

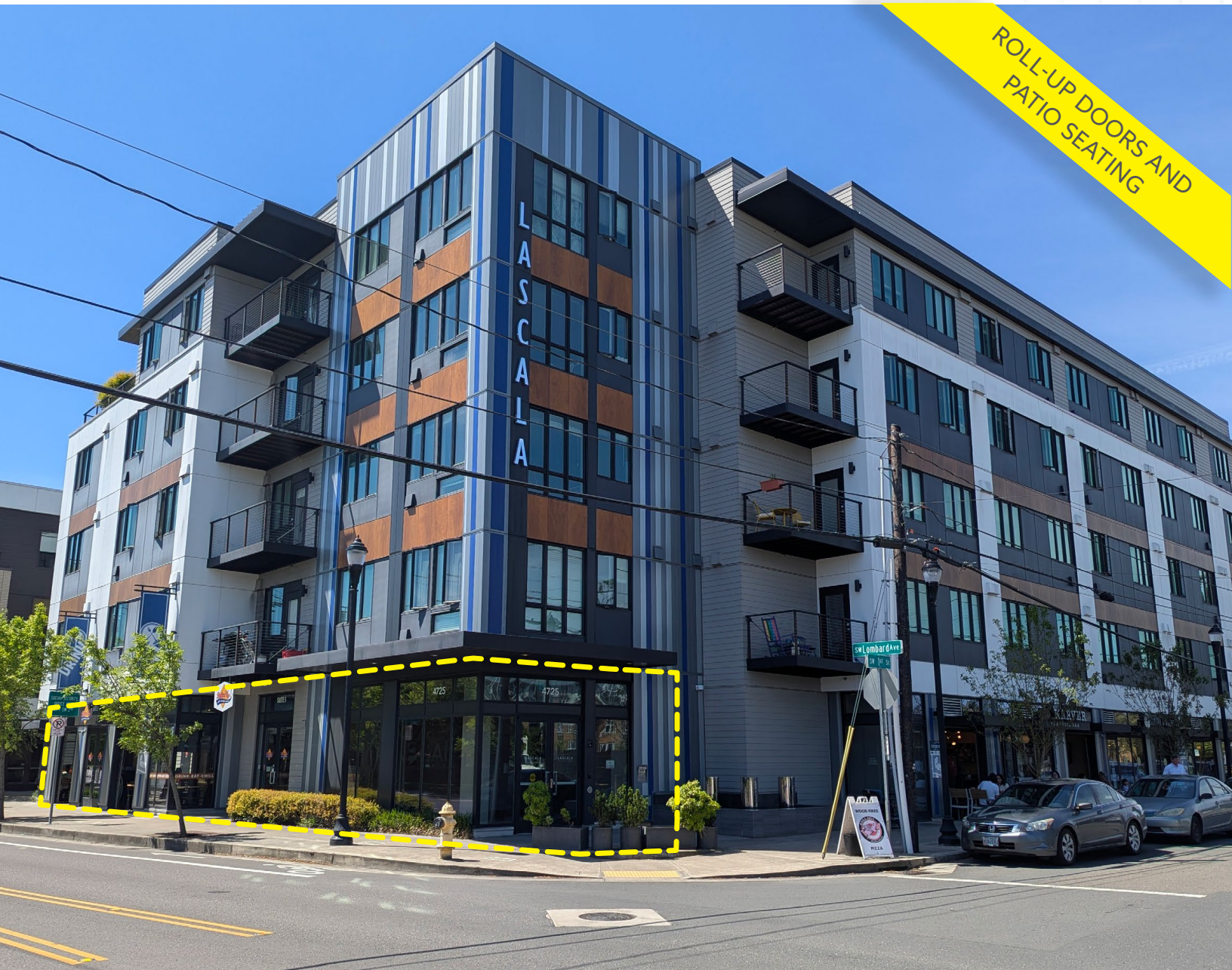
Retail/Restaurant | For Lease | ± 2,295 SF

**CBRE**

# 4725 SW Lombard Ave. | Beaverton, OR 97005

**BUILT OUT AS A FOOD HALL** ALLOWING FOR UP TO 4 DIFFERENT RESTAURANT CONCEPTS

ROLL-UP DOORS AND  
PATIO SEATING



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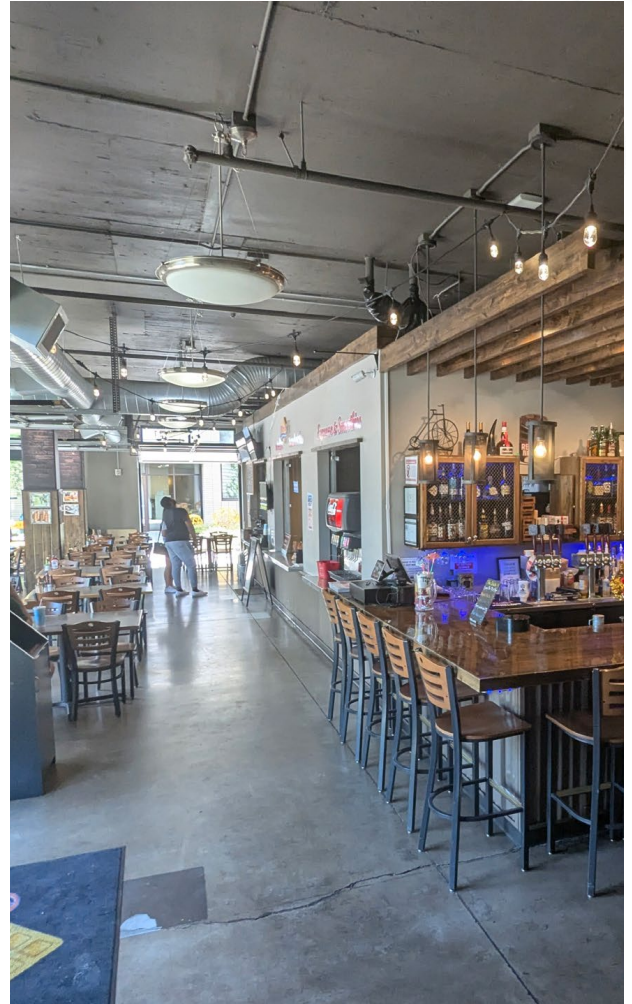
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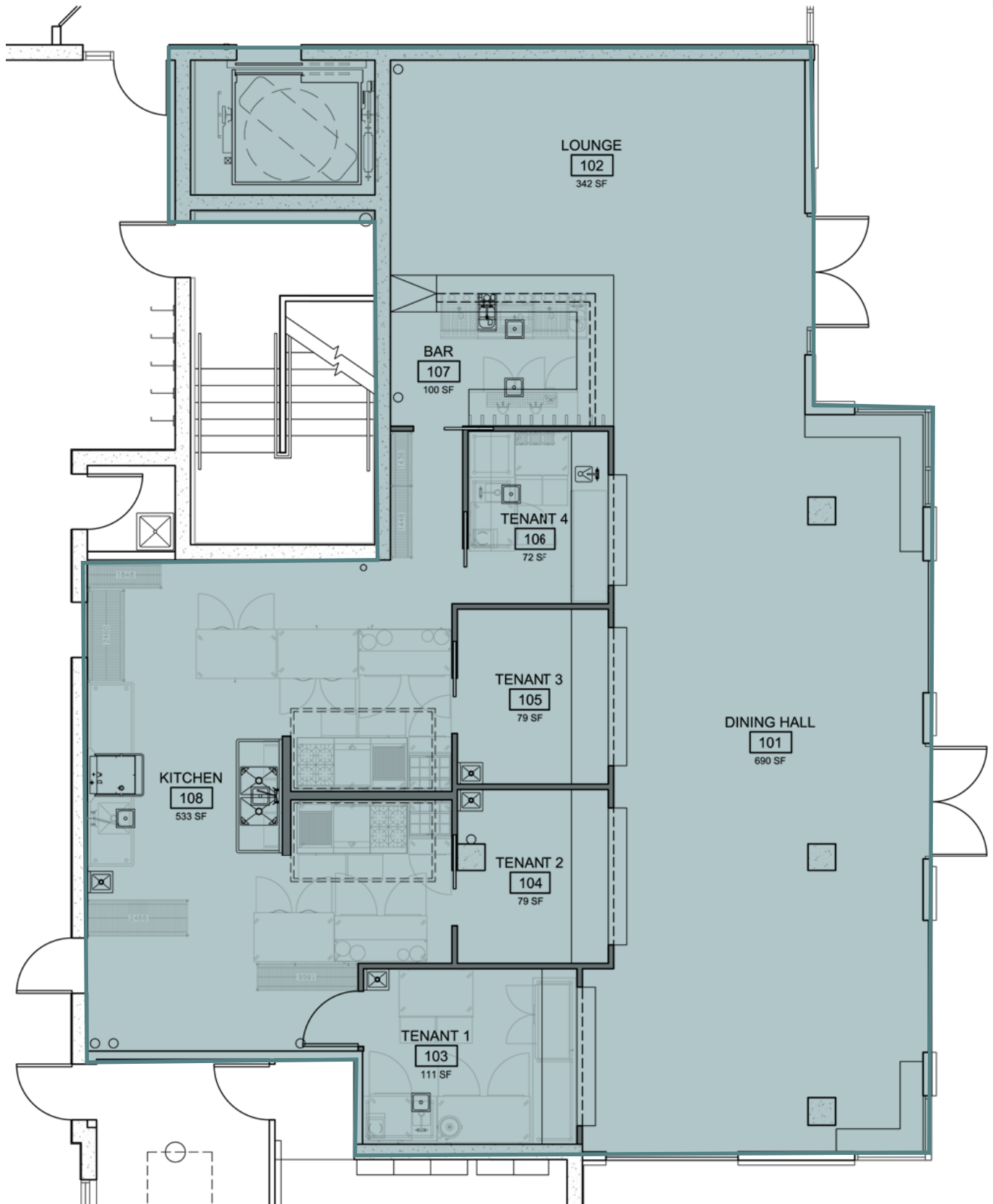
**CALL FOR  
LEASE RATE**

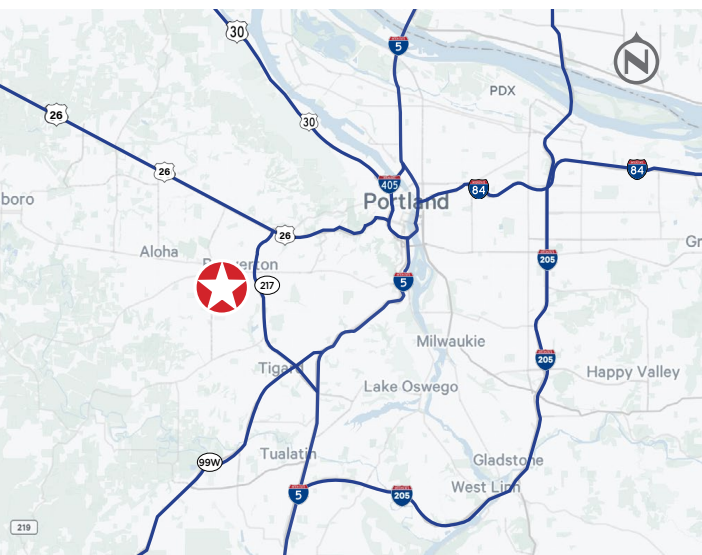
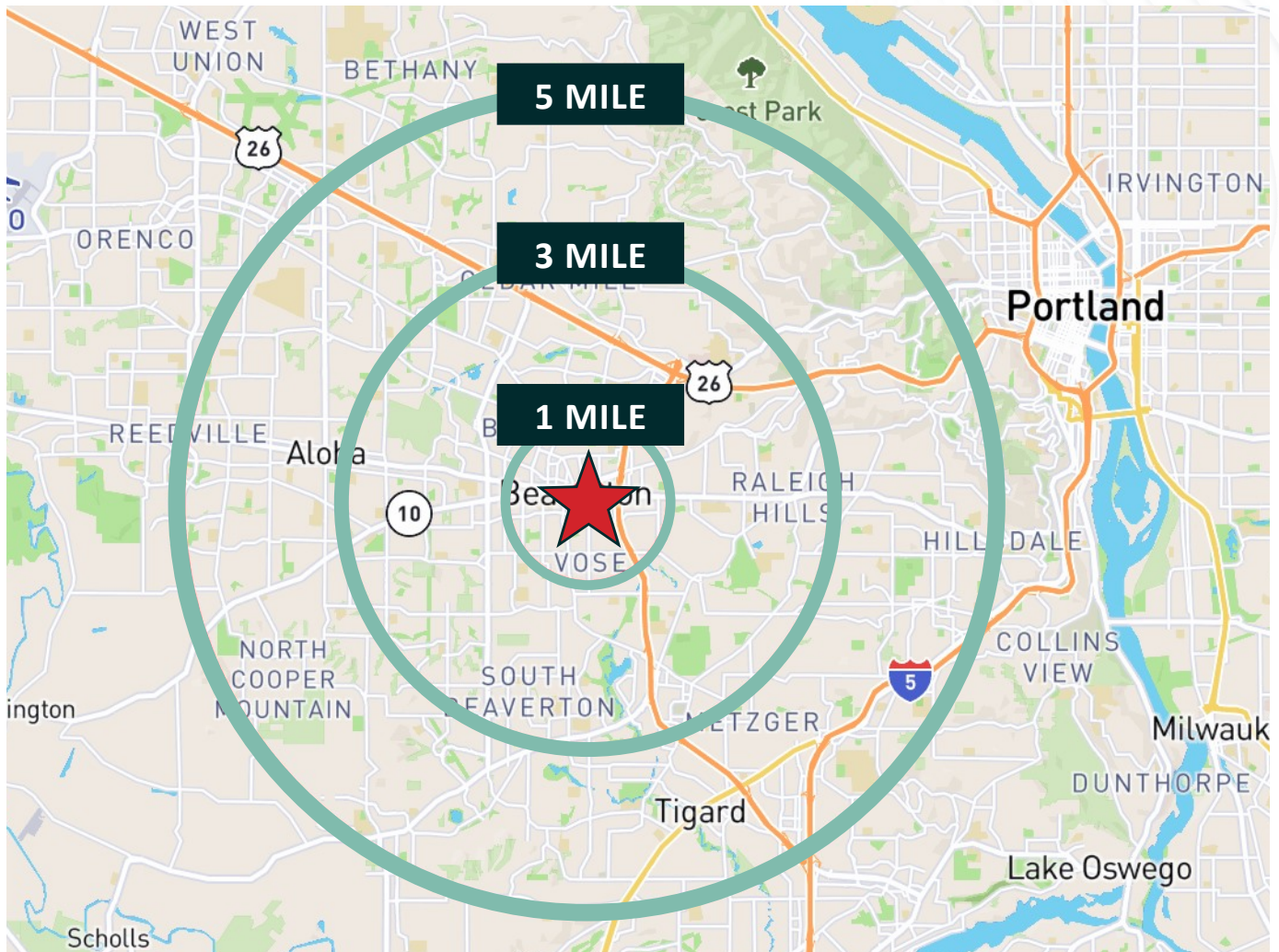
## Property Highlights

- + The space is designed as a food hall, accommodating up to four distinct restaurant concepts.
- + Currently leased to and operated by a single tenant, this presents a unique opportunity for an investor or restaurateur to introduce multiple culinary offerings while maintaining a master lease.
- + The communal bar and open seating create a vibrant atmosphere, encouraging social interaction and repeat visits, enhancing the overall dining experience for patrons.
- + Features roll-up doors and patio seating, allowing for inviting indoor/outdoor dining options.
- + Situated in Downtown Beaverton, the location offers excellent visibility and accessibility along with a steady stream of foot traffic daily.



Floor Plan





POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	19,586	142,088	371,721
2029 Population - Five Year Projection	20,756	145,978	380,693
2020 Population - Census	19,040	140,440	362,129
2010 Population - Census	18,077	129,573	329,232
2020-2024 Annual Population Growth Rate	0.67%	0.27%	0.62%
2024-2029 Annual Population Growth Rate	1.17%	0.54%	0.48%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	8,269	59,092	146,693
2029 Households - Five Year Projection	8,870	61,360	151,340
2010 Households - Census	7,929	57,705	142,376
2020 Households - Census	7,346	53,629	131,134
2020-2024 Compound Annual Household Growth Rate	0.99%	0.56%	0.71%
2024-2029 Annual Household Growth Rate	1.41%	0.76%	0.63%
2024 Average Household Size	2.34	2.38	2.52
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$92,632	\$128,832	\$149,340
2029 Average Household Income	\$109,045	\$149,111	\$172,144
2024 Median Household Income	\$67,993	\$92,105	\$105,056
2029 Median Household Income	\$81,986	\$106,190	\$119,724
2024 Per Capita Income	\$38,744	\$53,713	\$58,953
2029 Per Capita Income	\$46,199	\$62,838	\$68,451
PLACE OF WORK	3 MILES	5 MILES	10 MILES
2024 Businesses	1,719	6,223	12,901
2024 Employees	17,409	71,575	133,396

