



FOR LEASE



BEAVERTON  
**WEST END**  
DISTRICT

FEATURING



Rise Cycle  
Edward Jones

**PRIME TAP HOUSE**

CosCakes GANGNAM KOREAN BBQ  
Mikiko Mochi Donuts  
Pixiu Mala Hongtang ROVENTE PIZZERIA

& MORE

# WEST END DISTRICT BEAVERTON

## Ground-Floor Retail Space in New Mixed-Use Development

848 SF - 2,324 SF | \$28 - \$32 psf + NNN

14700 SW Rocket St, Beaverton, OR 97005

- Located in Downtown Beaverton and featuring 34,456 Total SF Commercial Space and 424 Living Units
- Ground-Floor Retail / Restaurant / Service Space
- Multiple Suites Available in Mixed-Use Buildings with Commercial Parking
- Seeking Restaurant, Retail, Small Fitness, Wine Bar, Service User
- Ground-Floor Commercial Space Available Immediately

**MICHELLE D. ROZAKIS**

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com





# PROPERTY SUMMARY



| PROPERTY DETAILS |                                         |
|------------------|-----------------------------------------|
| Address          | 14700 SW Rocket St, Beaverton, OR 97005 |
| Available Space  | 848 SF - 2,324 SF                       |

| SPACE             | SIZE                 | USE TYPE                  | CONDITION       | RATE                  |
|-------------------|----------------------|---------------------------|-----------------|-----------------------|
| Bldg 5, Retail 1  | 1,961 SF (Divisible) | Retail/Service/Restaurant | Raw             | \$28 - \$32 psf + NNN |
| Bldg 11, Retail 1 | 1,979 SF (Divisible) | Retail/Service            | Raw             | \$28 - \$32 psf + NNN |
| Bldg 11, Retail 2 | 2,324 SF             | Taphouse Wine Bar         | 2nd-Gen Taproom | \$29 psf + NNN        |
| Bldg 12, Retail 2 | 1,961 SF (Divisible) | Retail/Service/Restaurant | Raw             | \$28 - \$32 psf + NNN |

## Location Features

- Centrally Located West of Downtown Beaverton at the Corner of SW Tualatin-Valley Highway & SW Murray Blvd
- Easy Access to/from Highway 217 via SW Tualatin-Valley Hwy and SW Canyon Rd
- Easy Access to/from Highway 26 via SW Murray Blvd

## Nearby Highlights

- Murray Business Center (0.3 Miles)
- Nike World Headquarters (1.3 Miles)
- Valley Catholic High School
- Tektronix Corporate Campus
- Nike Air Manufacturing
- Cedar Hills Crossing Shopping Center (2 Miles)
- Beaverton High School
- Canyon Place (Shopping Center)
- Beaverton Town Square (Shopping Center)
- Multifamily Communities
  - Pallas Townhomes & Apartments
  - Center Pointe Apartment Homes
  - Fountain Park Apartments
  - Murray Place Apartments
  - Farmington Apartments
  - Crestview Court Apartments
  - Courtyards at Cedar Hills
  - Country Oaks Apartments
  - St. Mary's Woods Apartments

# RETAIL / RESTAURANT / SERVICE SPACE

PLEASE SEE INDIVIDUAL RETAIL SPACE PLANS FOR POSSIBLE DEMISING OPTIONS

BEAVERTON  
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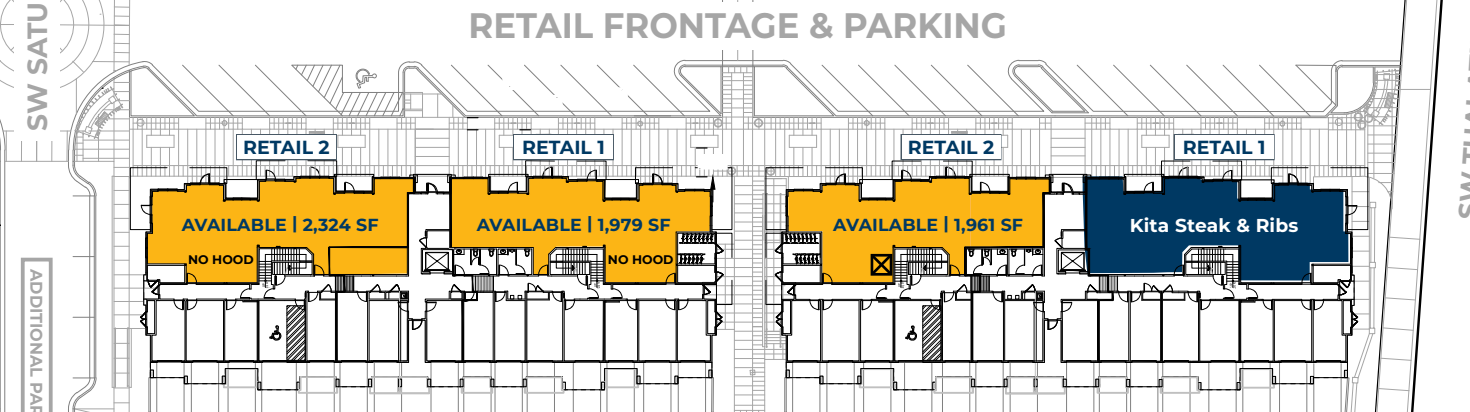
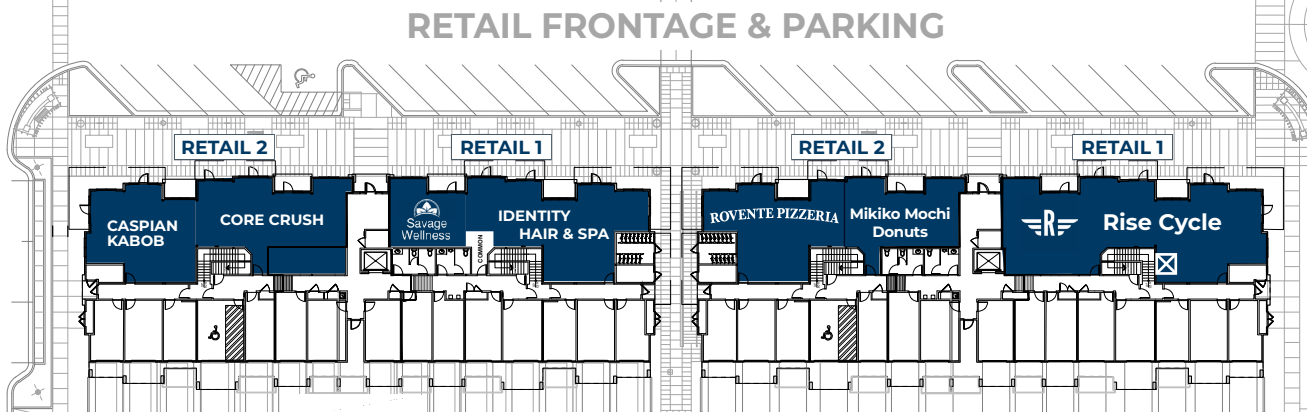
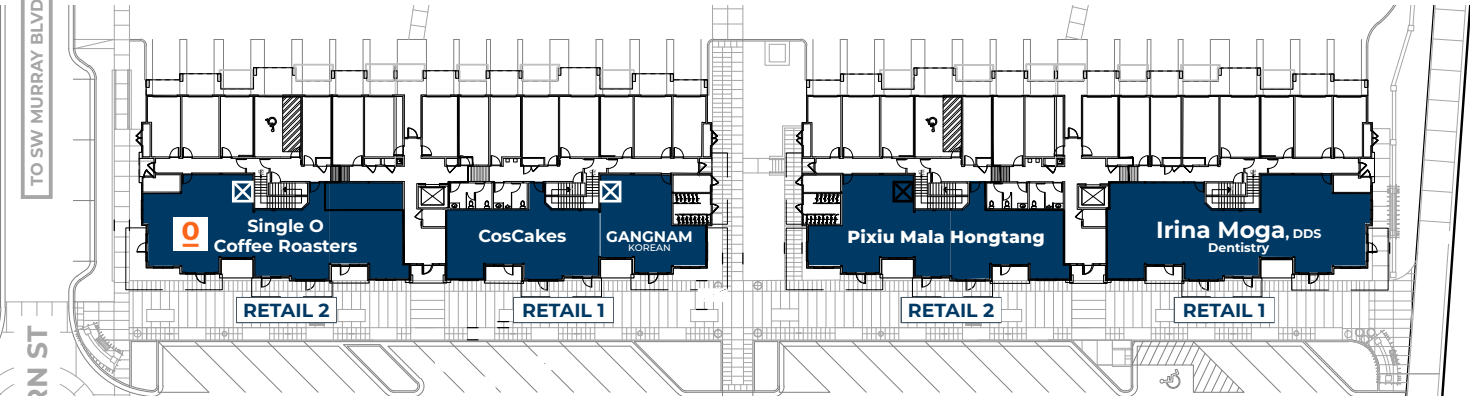
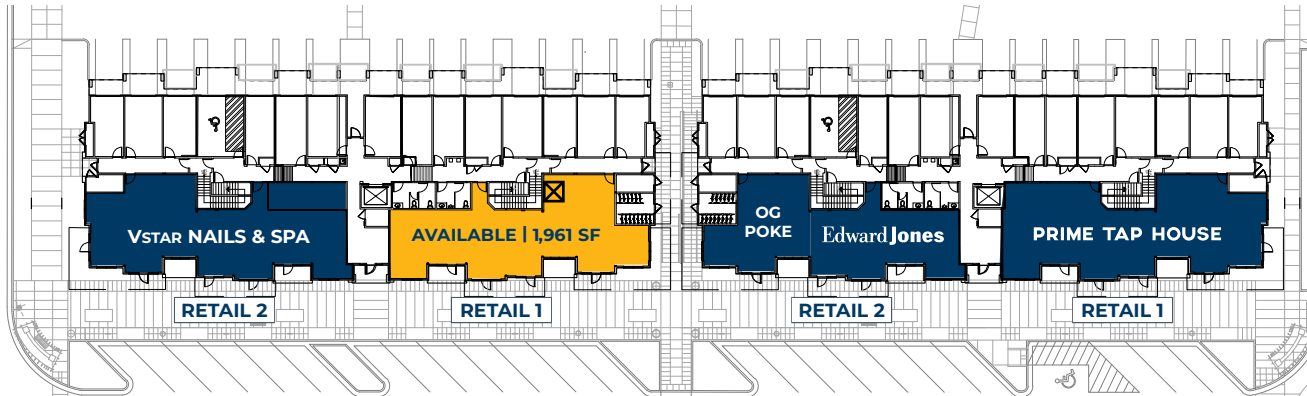
FLOOR PLAN

| BUILDING 5 |                            |           |
|------------|----------------------------|-----------|
| RETAIL 1   | 1,961 Total SF (Divisible) | AVAILABLE |
| RETAIL 2   | 2,350 SF                   | LEASED    |

| BUILDING 6 ✓ FULLY LEASED |          |        |
|---------------------------|----------|--------|
| RETAIL 1                  | 2,324 SF | LEASED |
| RETAIL 2                  | 1,110 SF | LEASED |
|                           | 848 SF   | LEASED |

| BUILDING 7 ✓ FULLY LEASED |          |        |
|---------------------------|----------|--------|
| RETAIL 1                  | 1,113 SF | LEASED |
| RETAIL 2                  | 848 SF   | LEASED |
|                           | 2,350 SF | LEASED |

| BUILDING 8 ✓ FULLY LEASED |          |        |
|---------------------------|----------|--------|
| RETAIL 1                  | 2,324 SF | LEASED |
| RETAIL 2                  | 1,979 SF | LEASED |



| BUILDING 9 ✓ FULLY LEASED |          |        |
|---------------------------|----------|--------|
| RETAIL 1                  | 506 SF   | LEASED |
| RETAIL 2*                 | 1,344 SF | LEASED |
|                           | 1,321 SF | LEASED |
| RETAIL 2*                 | 982 SF   | LEASED |

| BUILDING 10 ✓ FULLY LEASED |          |        |
|----------------------------|----------|--------|
| RETAIL 1                   | 2,350 SF | LEASED |
| RETAIL 2                   | 828 SF   | LEASED |
|                            | 1,110 SF | LEASED |

| BUILDING 11 |                            |           |
|-------------|----------------------------|-----------|
| RETAIL 1    | 1,979 Total SF (Divisible) | AVAILABLE |
| RETAIL 2*   | 2,324 SF                   | AVAILABLE |

| BUILDING 12 |                            |           |
|-------------|----------------------------|-----------|
| RETAIL 1*   | 2,350 SF                   | LEASED    |
| RETAIL 2    | 1,961 Total SF (Divisible) | AVAILABLE |

\*2nd-Gen Taproom

\*2nd-Gen Full-Service Restaurant

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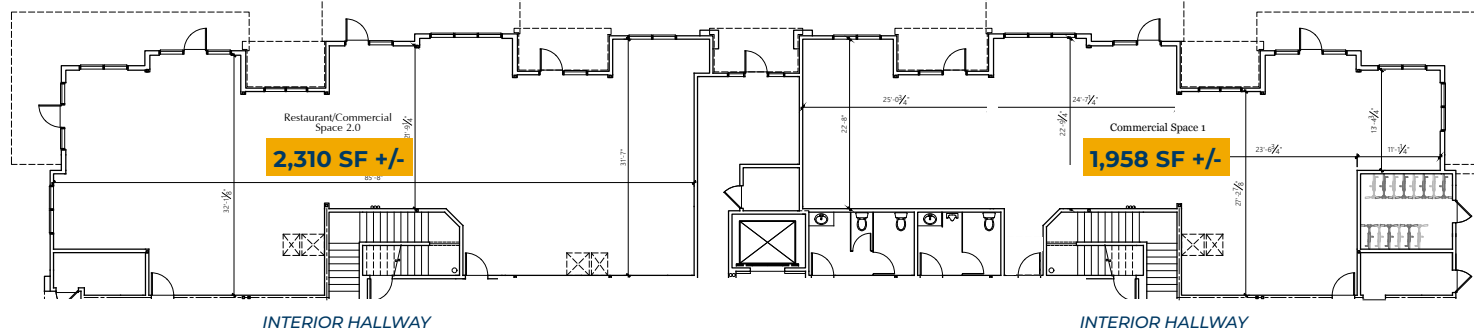
# DEMISING OPTIONS

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PLEASE CONTACT BROKER FOR DETAILS

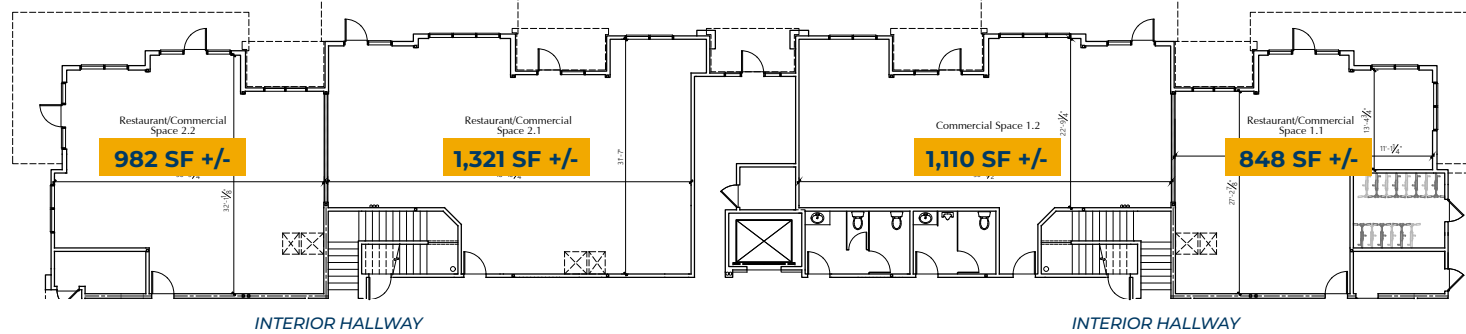
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RETAIL ENTRANCE / STREET SIDE



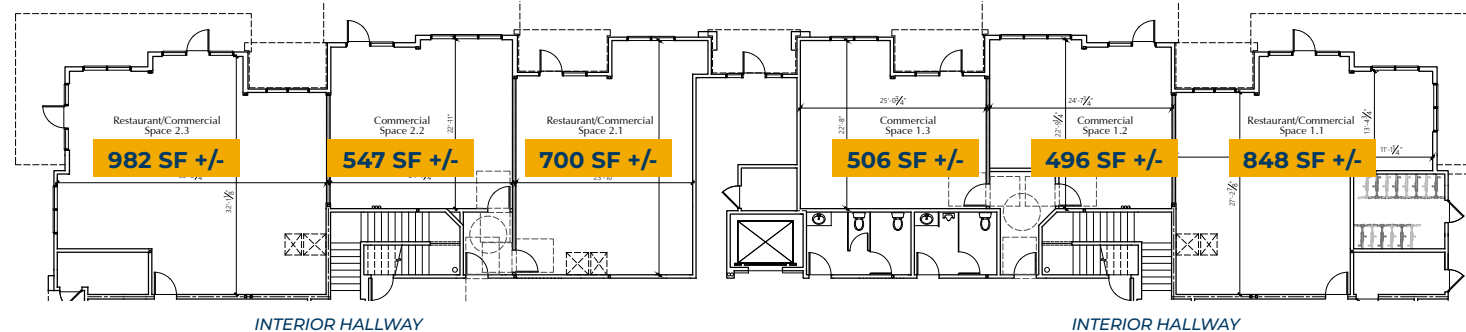
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RETAIL ENTRANCE / STREET SIDE



3

RETAIL ENTRANCE / STREET SIDE







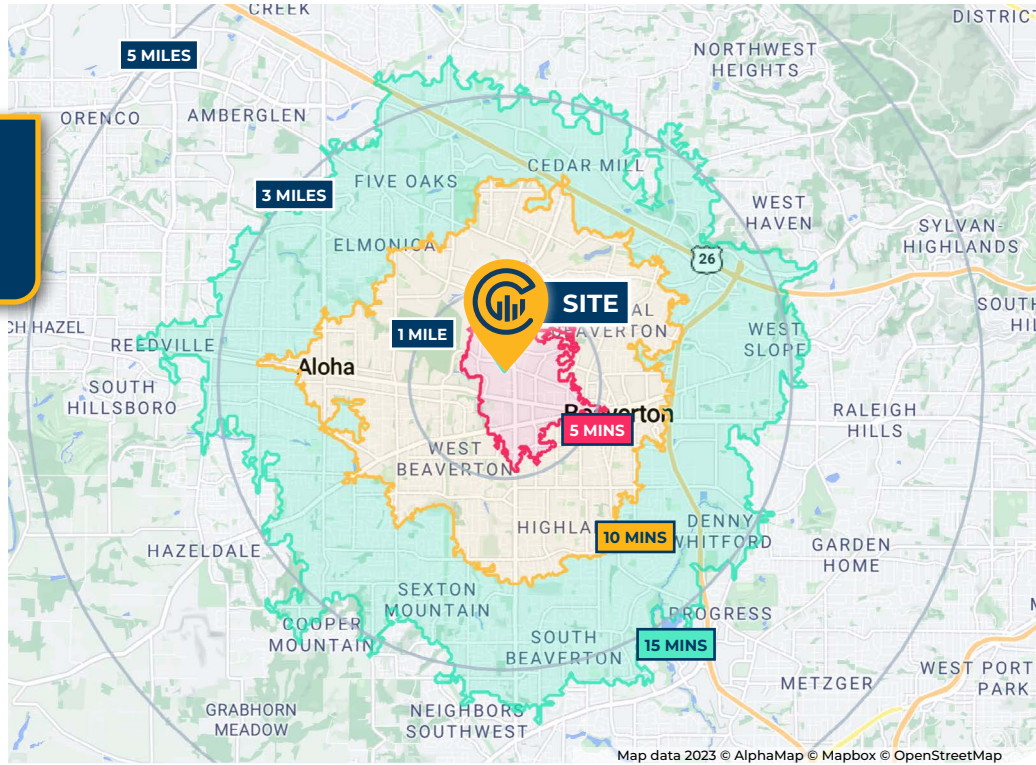
# LOCAL AERIAL MAP







# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

| Population                            | 1 Mile   | 3 Mile    | 5 Mile    |
|---------------------------------------|----------|-----------|-----------|
| 2024 Estimated Population             | 16,249   | 159,083   | 368,878   |
| 2029 Projected Population             | 16,245   | 157,011   | 363,747   |
| 2020 Census Population                | 16,824   | 159,566   | 370,606   |
| 2010 Census Population                | 15,566   | 146,108   | 329,725   |
| Projected Annual Growth 2024 to 2029  | -        | -0.3%     | -0.3%     |
| Historical Annual Growth 2010 to 2024 | 0.3%     | 0.6%      | 0.8%      |
| Households & Income                   |          |           |           |
| 2024 Estimated Households             | 7,120    | 64,182    | 149,733   |
| 2024 Est. Average HH Income           | \$97,763 | \$126,598 | \$149,561 |
| 2024 Est. Median HH Income            | \$73,958 | \$97,590  | \$116,485 |
| 2024 Est. Per Capita Income           | \$43,019 | \$51,178  | \$60,795  |
| Businesses                            |          |           |           |
| 2024 Est. Total Businesses            | 669      | 7,853     | 16,911    |
| 2024 Est. Total Employees             | 9,239    | 56,133    | 118,636   |

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,  
TIGER Geography - RS1

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**WEST END DISTRICT RETAIL**