



Former Albertsons Available for Lease

5415 SW Beaverton Hillsdale Hwy | Portland, Oregon | 97221

Retail Space Available

37,000 SF

Site Information

- Located on SW Beaverton Hillsdale Highway and Shattuck Road
- Building can be demised (16,700 square feet, 10,500 square feet, and 9,800 square feet)
- 109 standard parking stalls
- Pylon sign along SW Beaverton Hillsdale Highway
- Co-Tenants include Rite-Aid

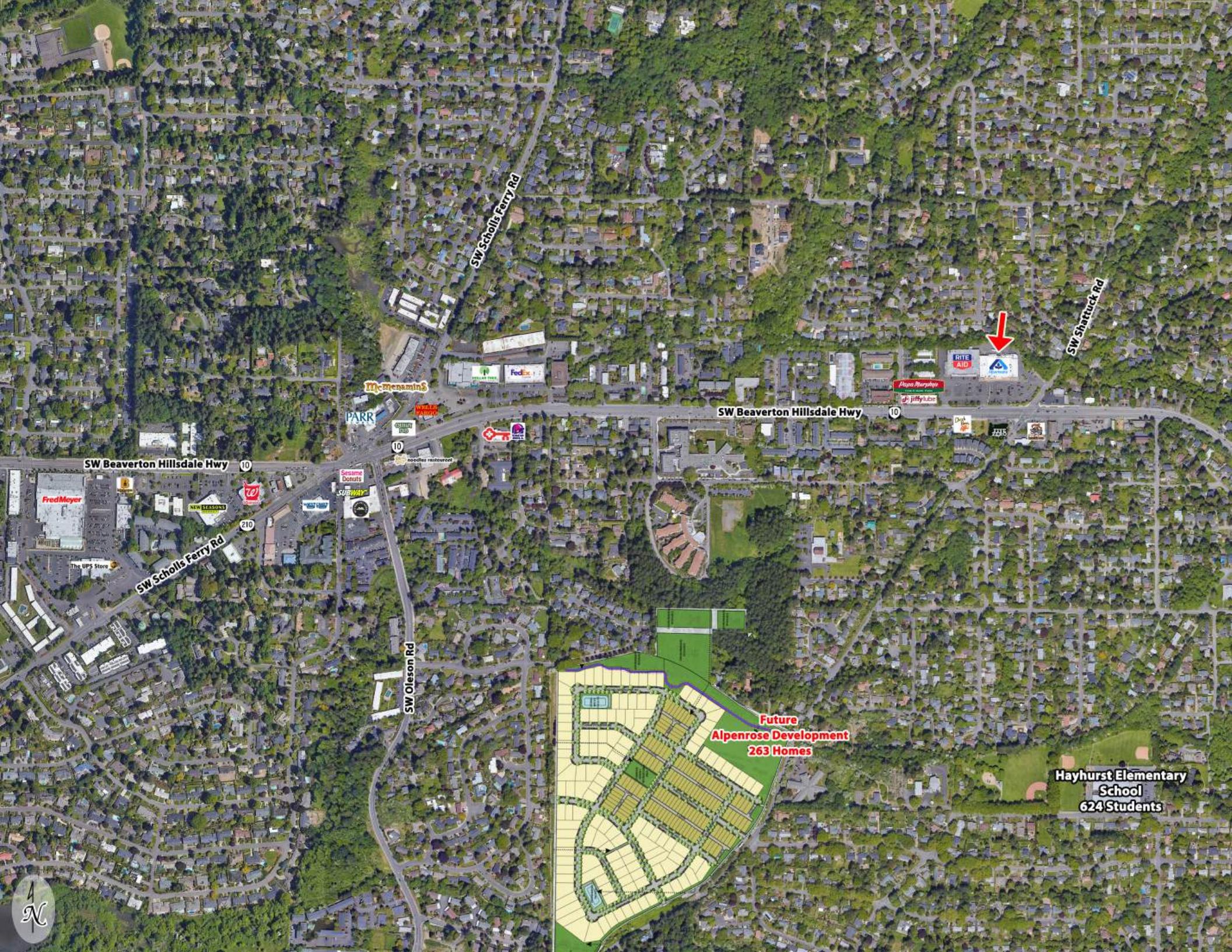
Portland Zoning

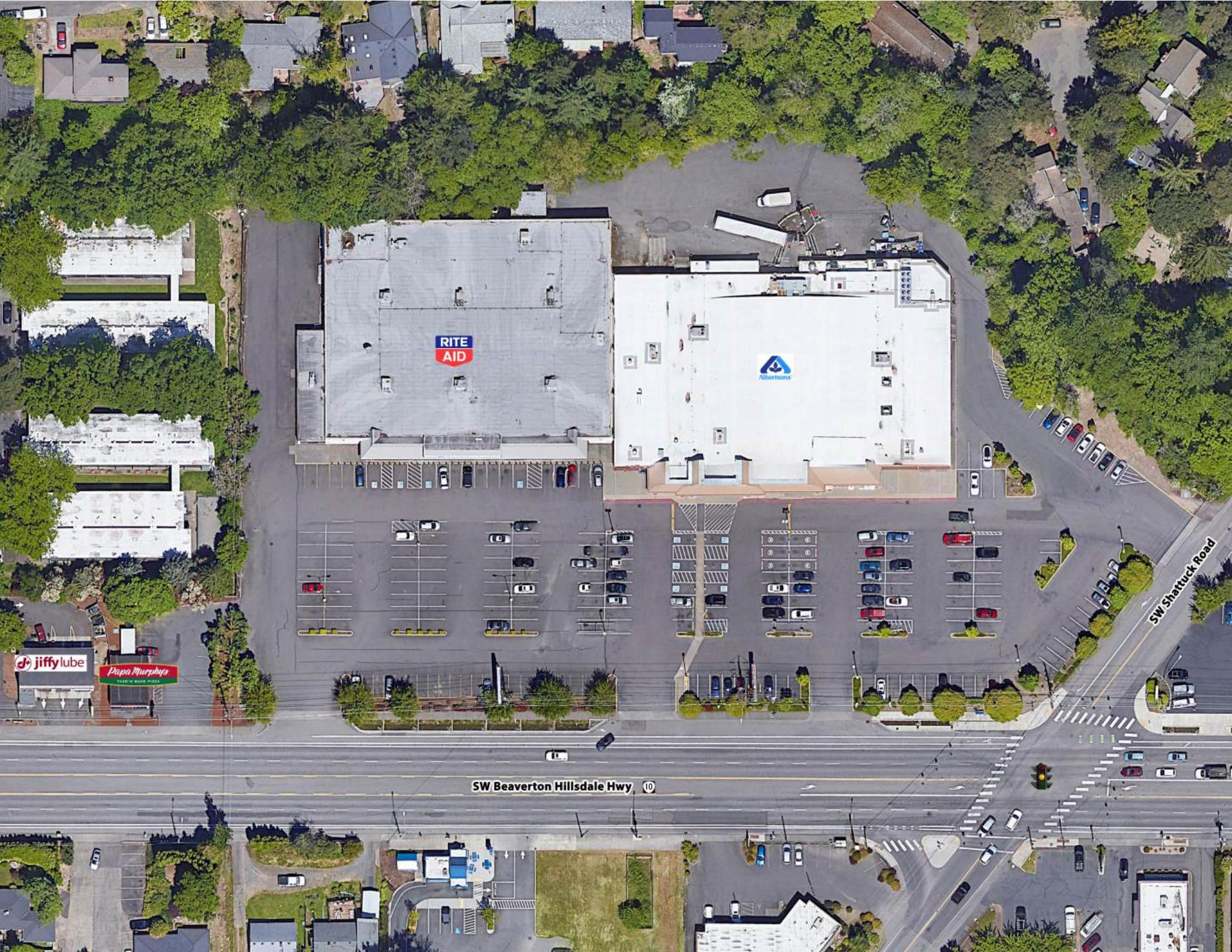
- Site is zoned Commercial Employment (CE)
- Zone allows for retail, office, and mixed-use buildings.

Traffic Counts

- 22,000 vehicles per day ('24) on SW Beaverton Hillsdale Highway
- 7,269 vehicles per day ('24) on SW Shattuck Road

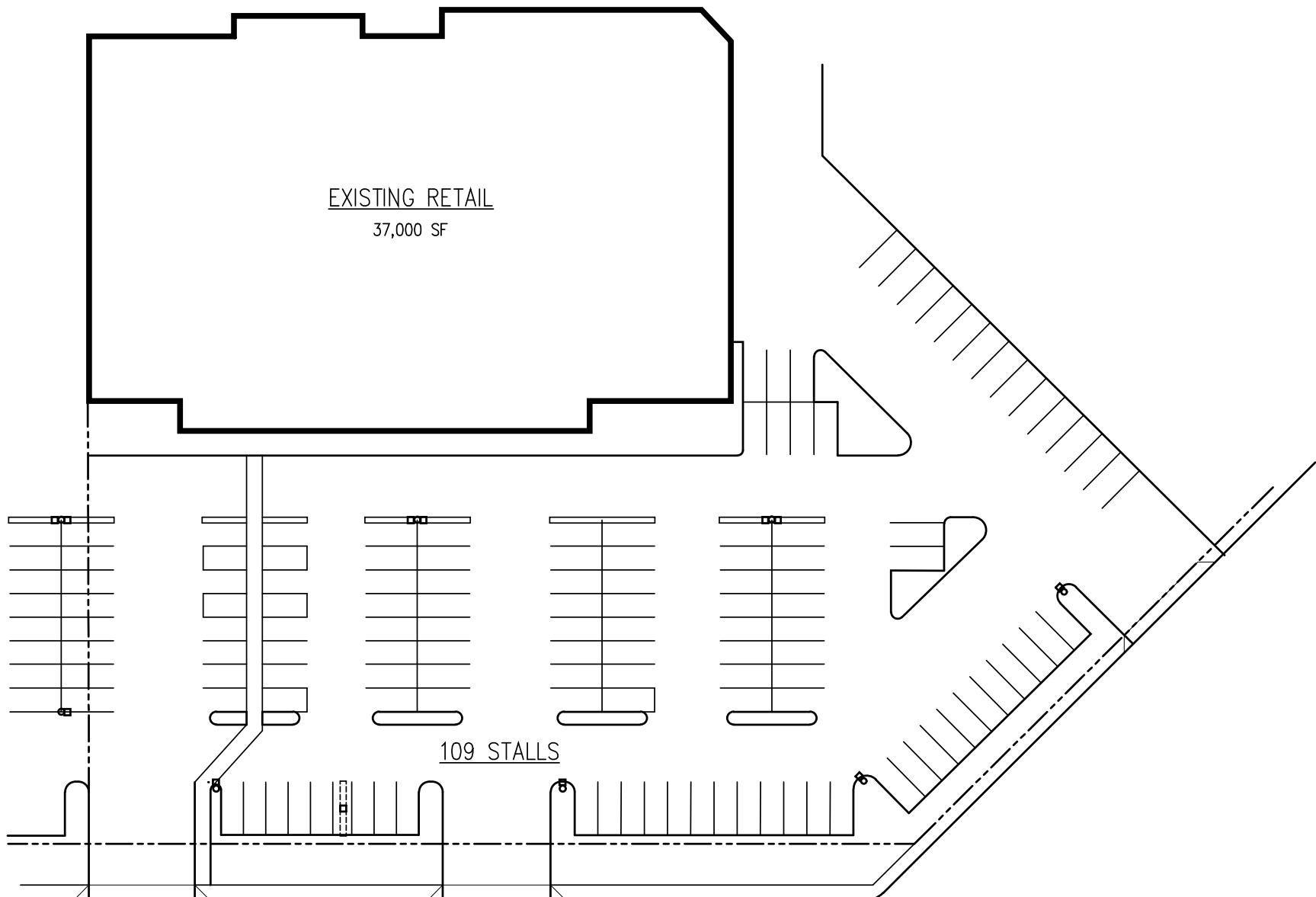






SW Beaverton Hillsdale Hwy 10

SW Shattuck Road



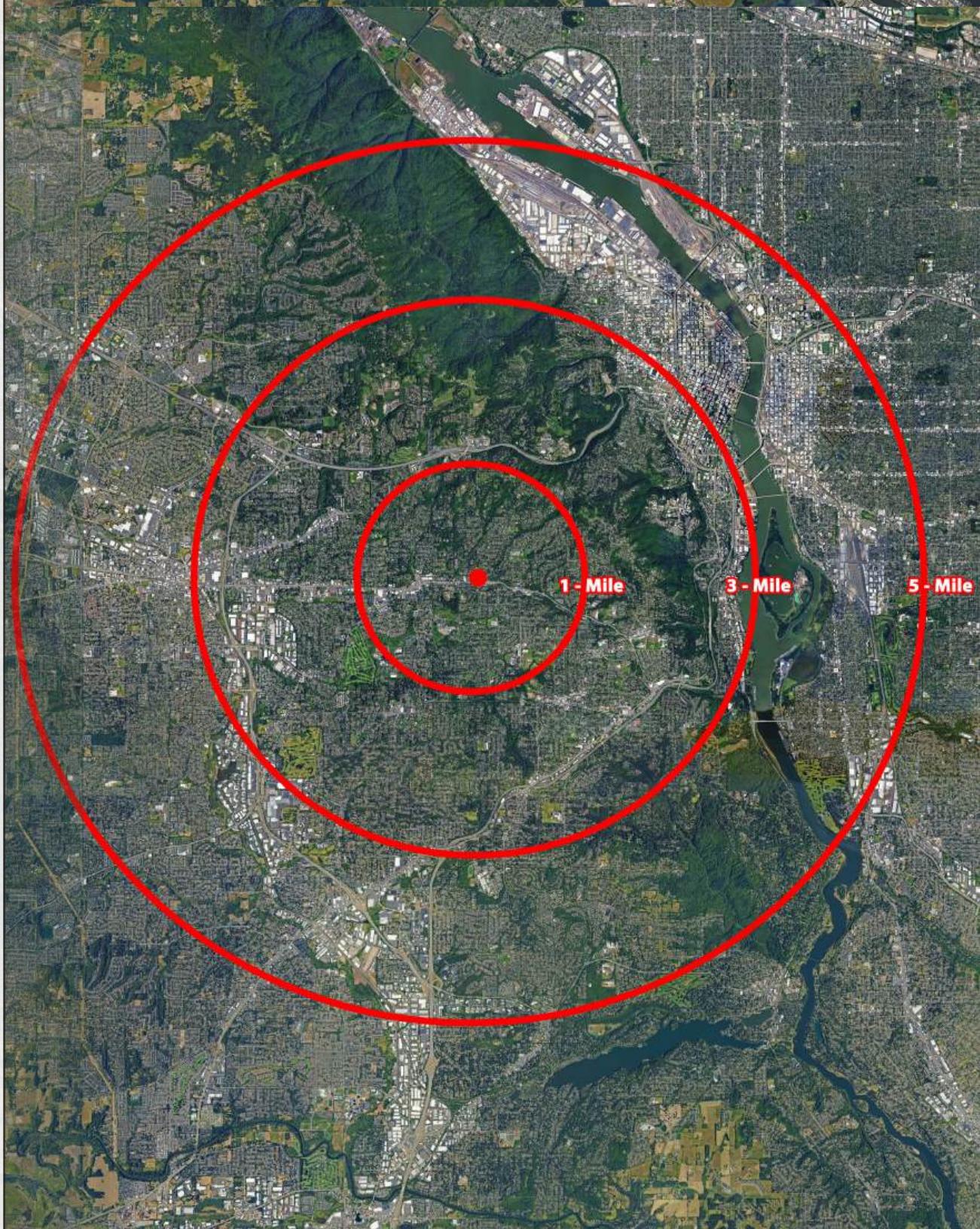
EXISTING SITE PLAN



Area Statistics

	1 - Mile	3 - Miles	5 - Miles
Population	12,455	118,025	357,680
Projected Population ('29)	12,450	120,658	371,898
Estimated Households	5,276	53,138	88,108
Median Age	43.6	40.0	41.7
Bachelor's Degree +	71.7%	66.5%	62.5%
Average Household Income	\$202,248	\$162,281	\$142,869
Median Household Income	\$140,596	\$105,664	\$96,418
Area Business	422	6,144	27,587
Daytime Population - Workers	4,385	122,157	423,693
Daytime Population - Total	10,338	173,745	573,055

*'24 data, unless specified



For Leasing Information:

Mark New
mark@n-nres.com

N&N Real Estate Services
900 SW 13th Avenue, Suite 90
Portland, Oregon 97205

503.922.0600

www.n-nres.com

