



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

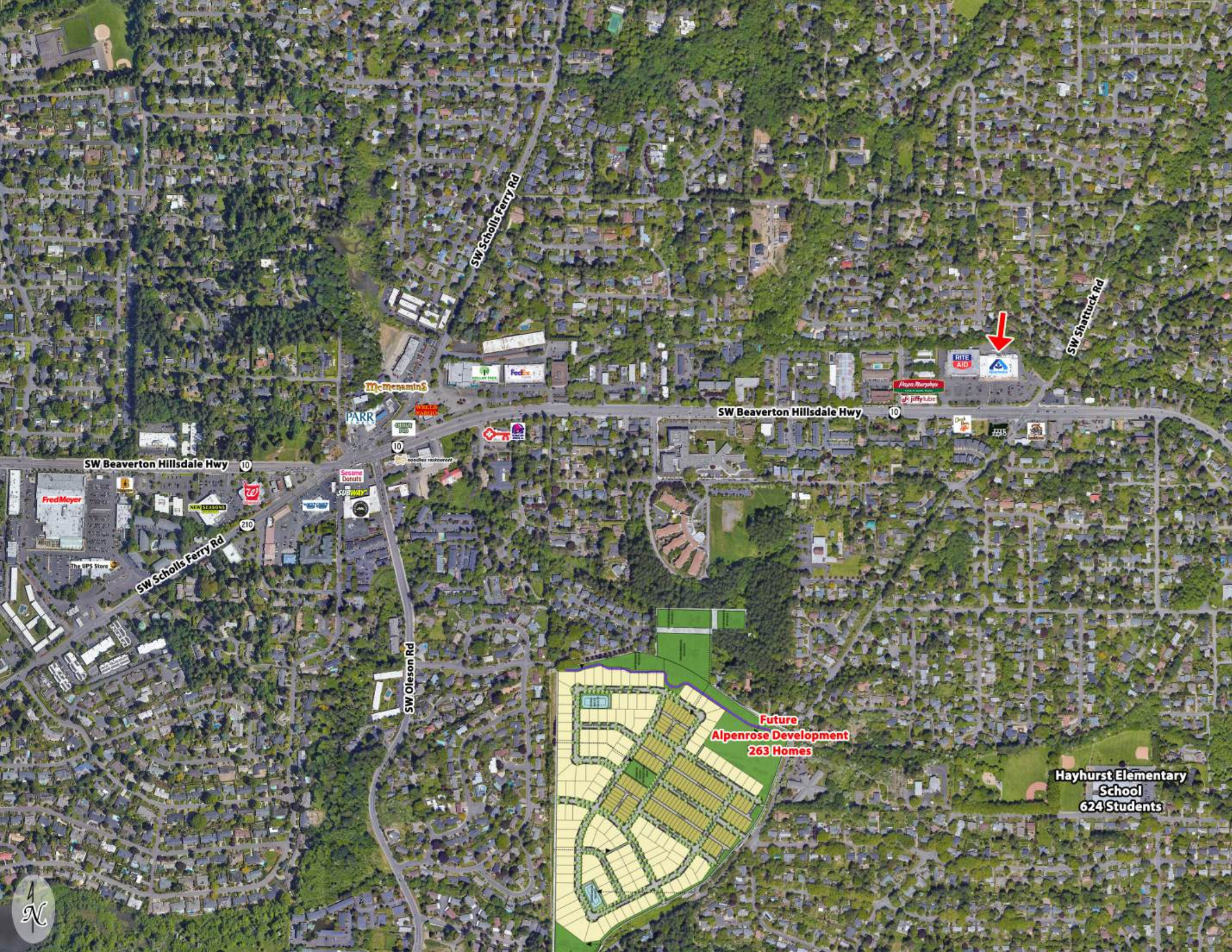
Portland Zoning

- 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 Scholls Ferry Rd

SW Spattuck rd

SW Beaverton Hillsdale Hwy

SW Beaverton Hillsdale Hwy

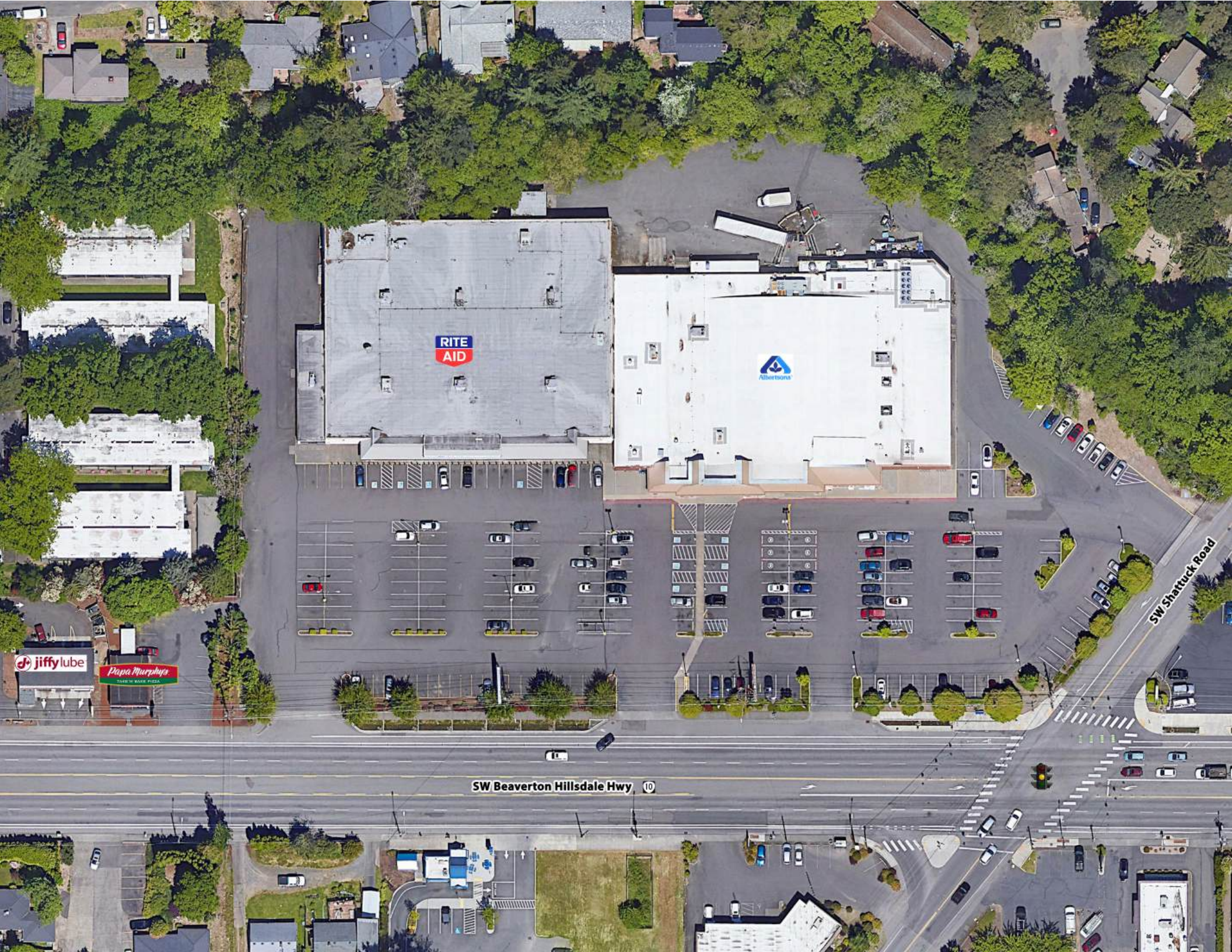
SW Scholls Ferry Rd

SW Oleson Rd

Future
Alpenrose Development
263 Homes

Hayhurst Elementary
School
624 Students





RITE
AID

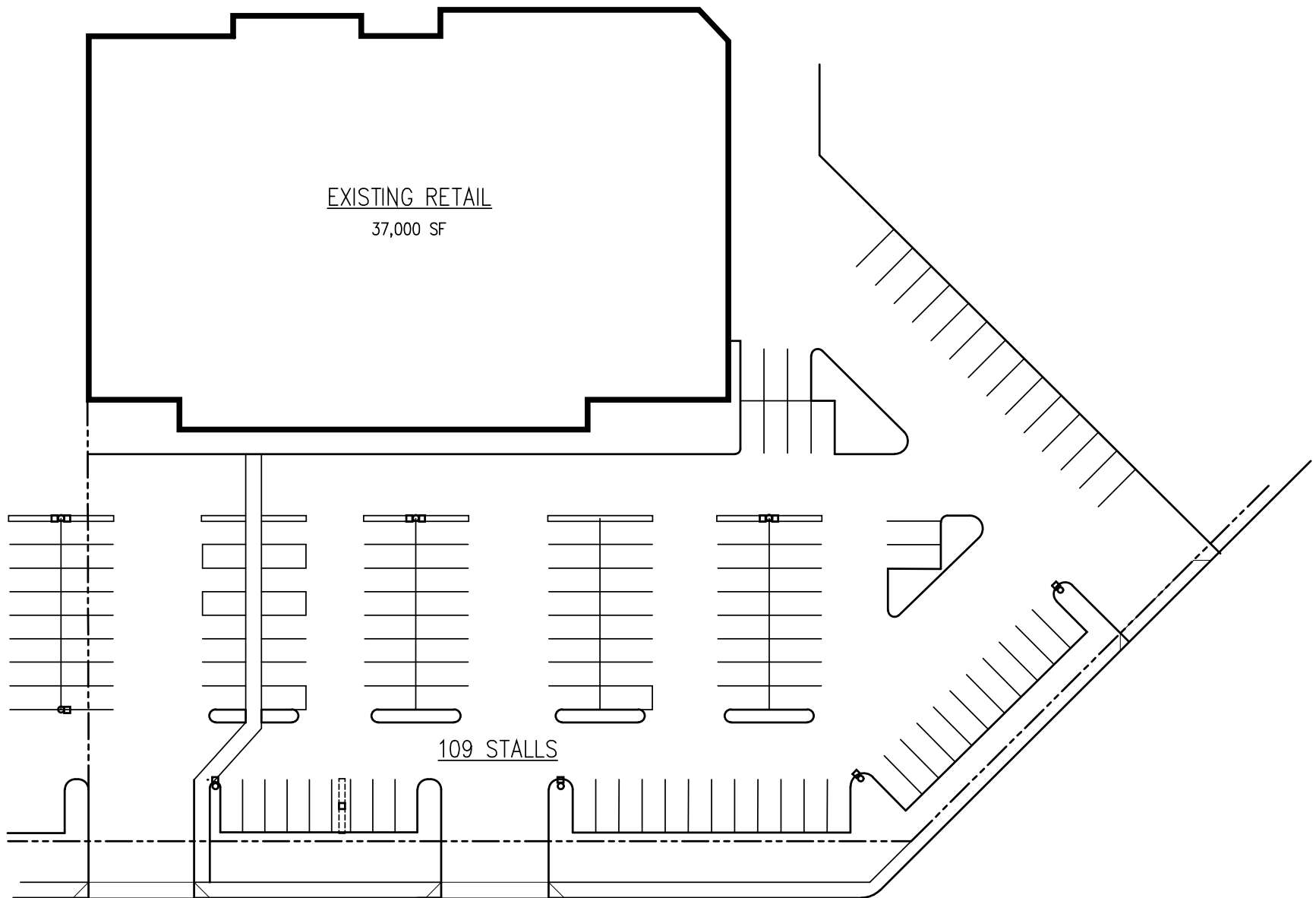
Albertsons

jiffy lube

Papa Murphy's
THEIR 'N BAKED PIZZAS

SW Beaverton Hillsdale Hwy 10

SW Shattuck Road



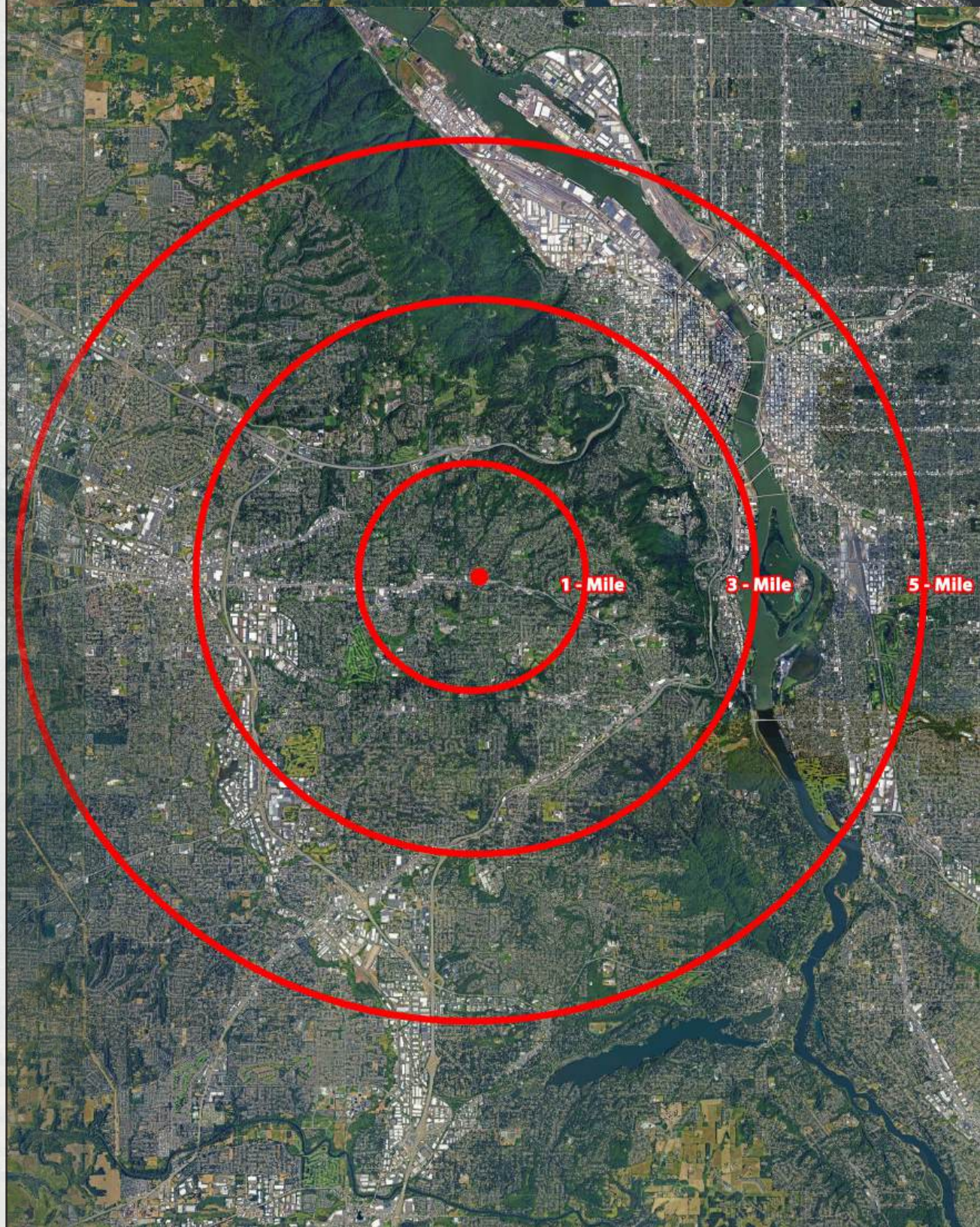
EXISTING SITE PLAN



Area Statistics

	1 - Mile	3 - Miles	5 - Miles
Population	12,455	118,025	357,680
Projected Population ('29)	12,450	120,658	371,898
Estiamted 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 Populaiton - Total	10,338	173,745	573,055

**'24 data, unless specified*



For Leasing Information:

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