

FOR LEASE

# GLIDER RIDGE

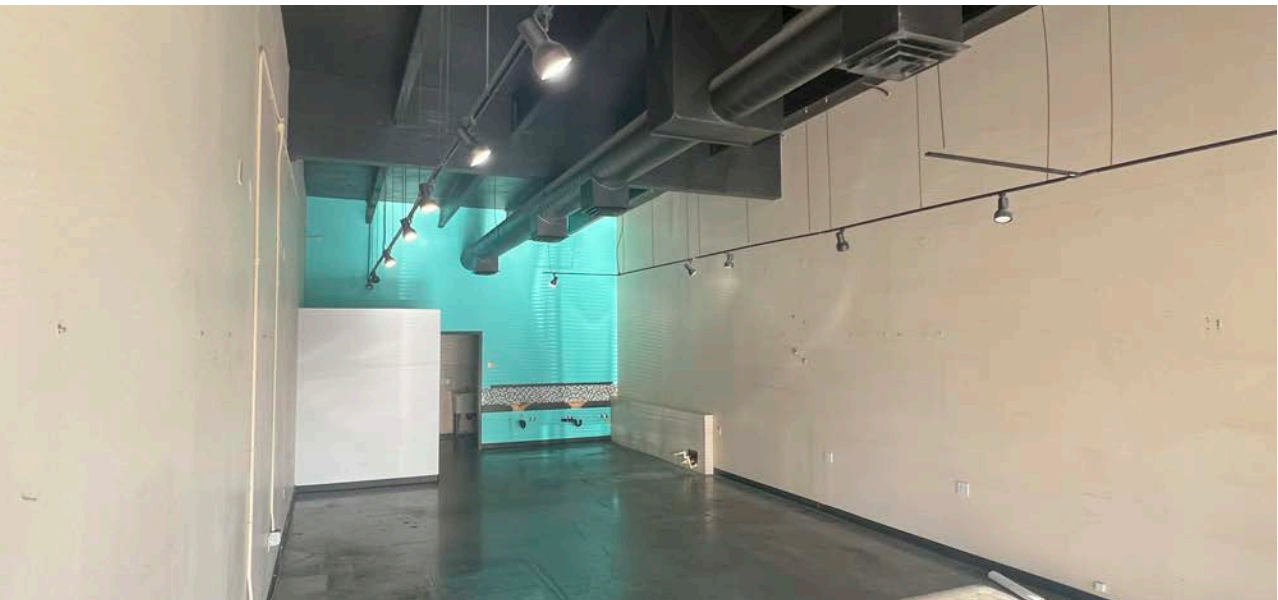
12745 SW WALKER RD, BEAVERTON, OR 97005

*1,000 SF Retail Space Available For  
Lease in Beaverton, Oregon*



KIDDER.COM

**km** Kidder  
Mathews



*Inline retail space situated within a thriving commercial hub, complemented by the vibrant atmosphere of the two nearby lifestyle centers.*

ADDRESS	12745 SW Walker Rd Beaverton, OR 97225
AVAILABLE	Immediately
LEASE RATE	\$34.00 PSF + NNN
PARKING RATIO	12.5/1,000
AVG HOUSEHOLD INCOME	\$119,719
WALK SCORE	85 (Very walkable)

*1,000 SF*  
AVAILABLE IMMEDIATELY

*\$34.00 PSF*  
LEASE RATE + NNN



## SURROUNDING RETAILERS







CO-TENANTS

*Cedar Hills  
Dental*

*Timber Valley  
Tobacco*

*Green  
Mart*

*Green Oregon  
Enterprises*



# HIGHLY- ACCESSIBLE LOCATION

Located directly across from the redeveloped Cedar Hills Crossing, a 563,000 SF lifestyle center.

Close proximity to Tektronix and Nike's World Headquarters, the shopping center is surrounded by a daytime workforce in excess of 90,000 employees.

Located on a hard-corner intersection of two major arterials, Walker Rd & Cedar Hills Blvd.

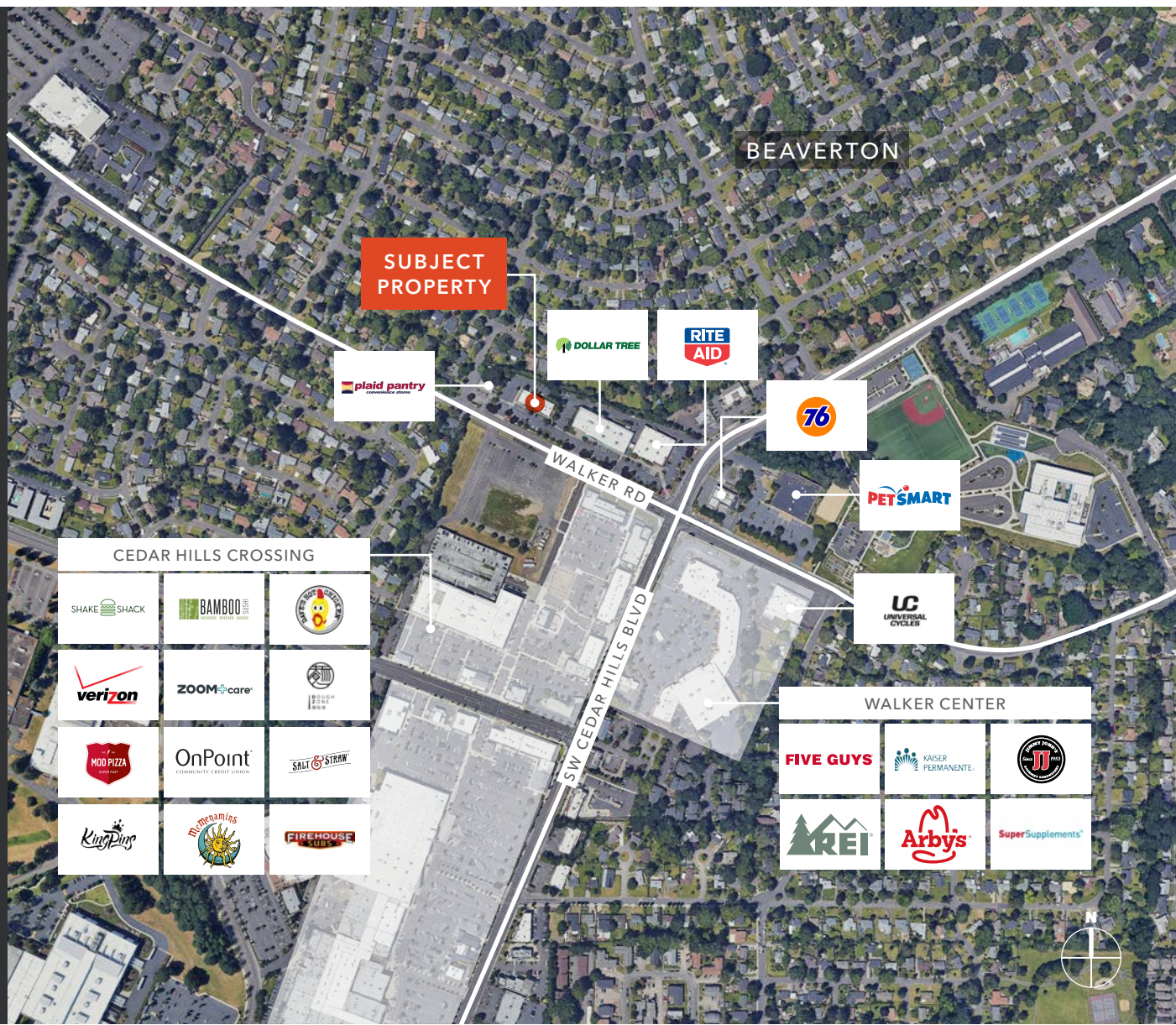
Walkable area with ample parking for all Tenants.

**5 MIN**

DOWNTOWN  
BEAVERTON

**15 MIN**

DOWNTOWN  
PORTLAND



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	15,300	144,029	362,626
2023 ESTIMATED	14,609	142,749	360,629
2028 PROJECTED	13,584	135,280	351,402

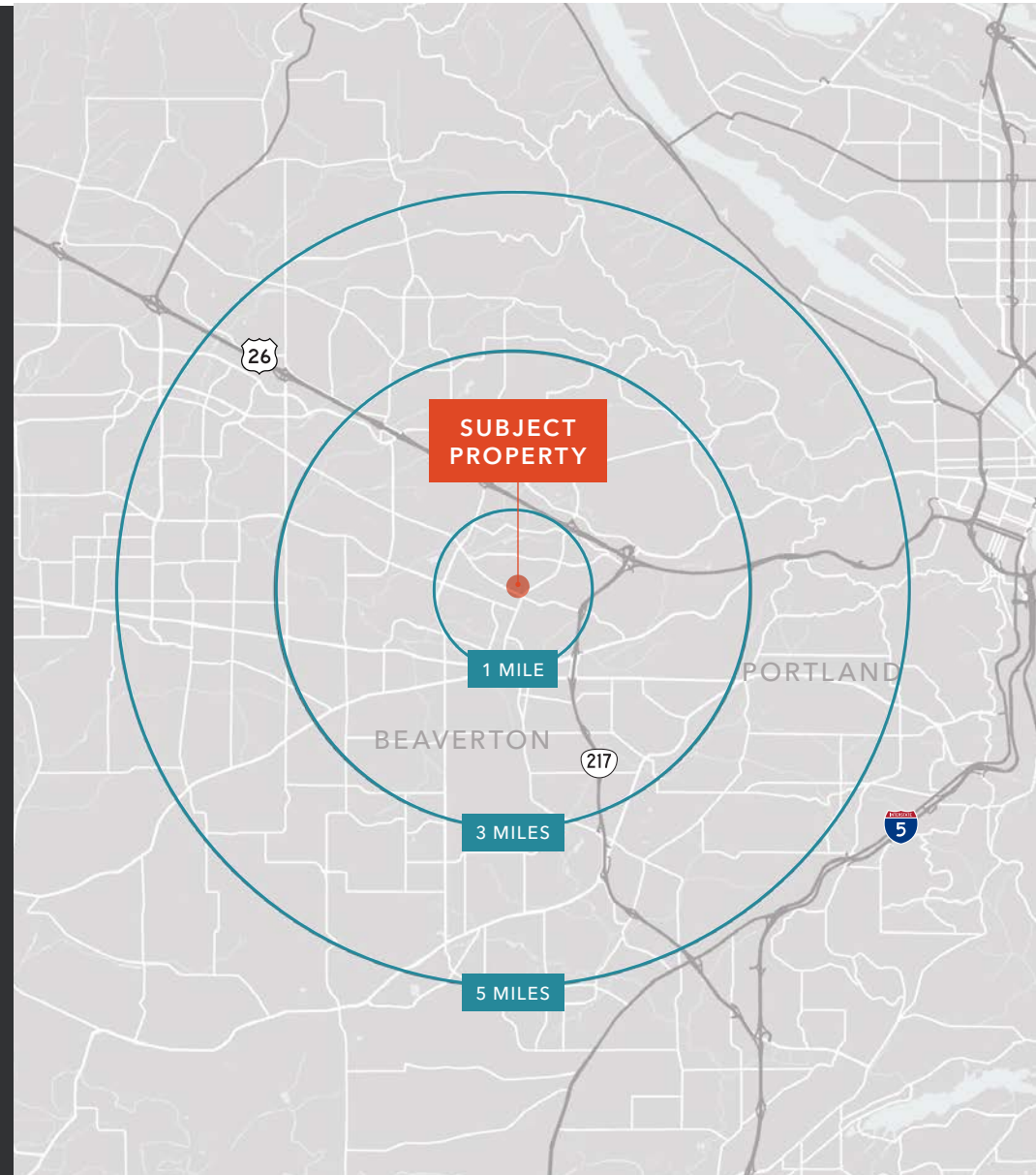
## LABOR FORCE

	1 Mile	3 Miles	5 Miles
WORKER BASE	8,813	79,493	201,518
TOTAL BUSINESSES	1,058	8,046	16,642
TOTAL EMPLOYEES	9,862	60,779	113,216

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$95,646	\$109,677	\$117,554
2028 MEDIAN PROJECTED	\$97,018	\$111,976	\$121,217
2023 AVERAGE	\$135,175	\$145,076	\$156,087
2028 AVERAGE PROJECTED	\$161,238	\$167,948	\$175,243

Data Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9





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*Exclusively leased by*

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