

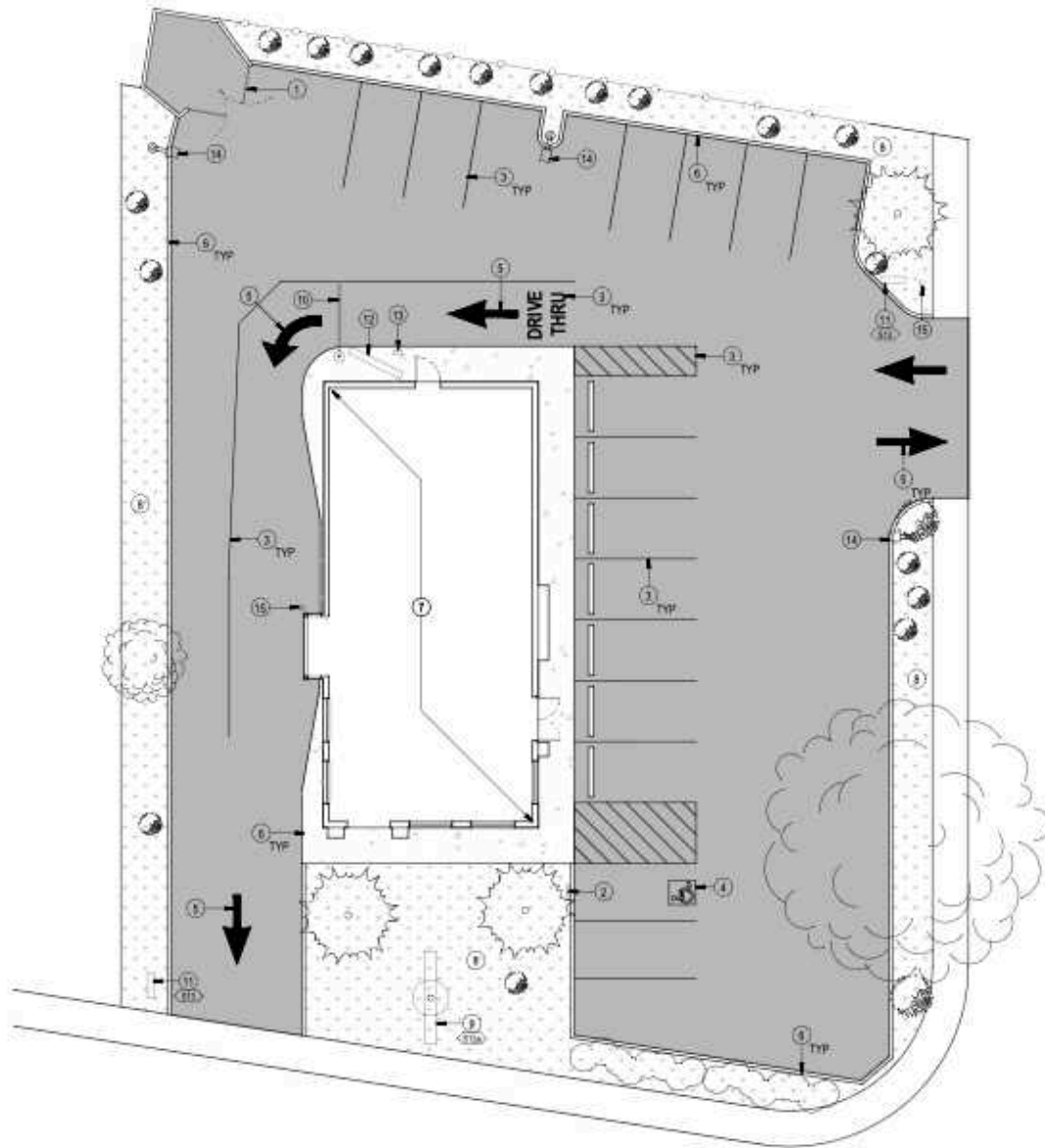


FORMER

ALOHA KFC

18735 SW TUALATIN VALLEY HWY | BEAVERTON, OR 97006

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SITE PLANS



1,750 SF CALL

BUILDING SIZE

FOR RATES



156k
TOTAL
POPULATION

79k
DAYTIME
POPULATION

\$132k
AVG. HOUSEHOLD
INCOME

5.3k
BUSINESSES

73%
ADULTS WITH
COLLEGE EDUCATION

39k
EMPLOYEES

*2025 PROJECTIONS FOR 3 MILE RADIUS FROM SITE. COLLECTED VIA SITESUSA



MARKET DETAILS

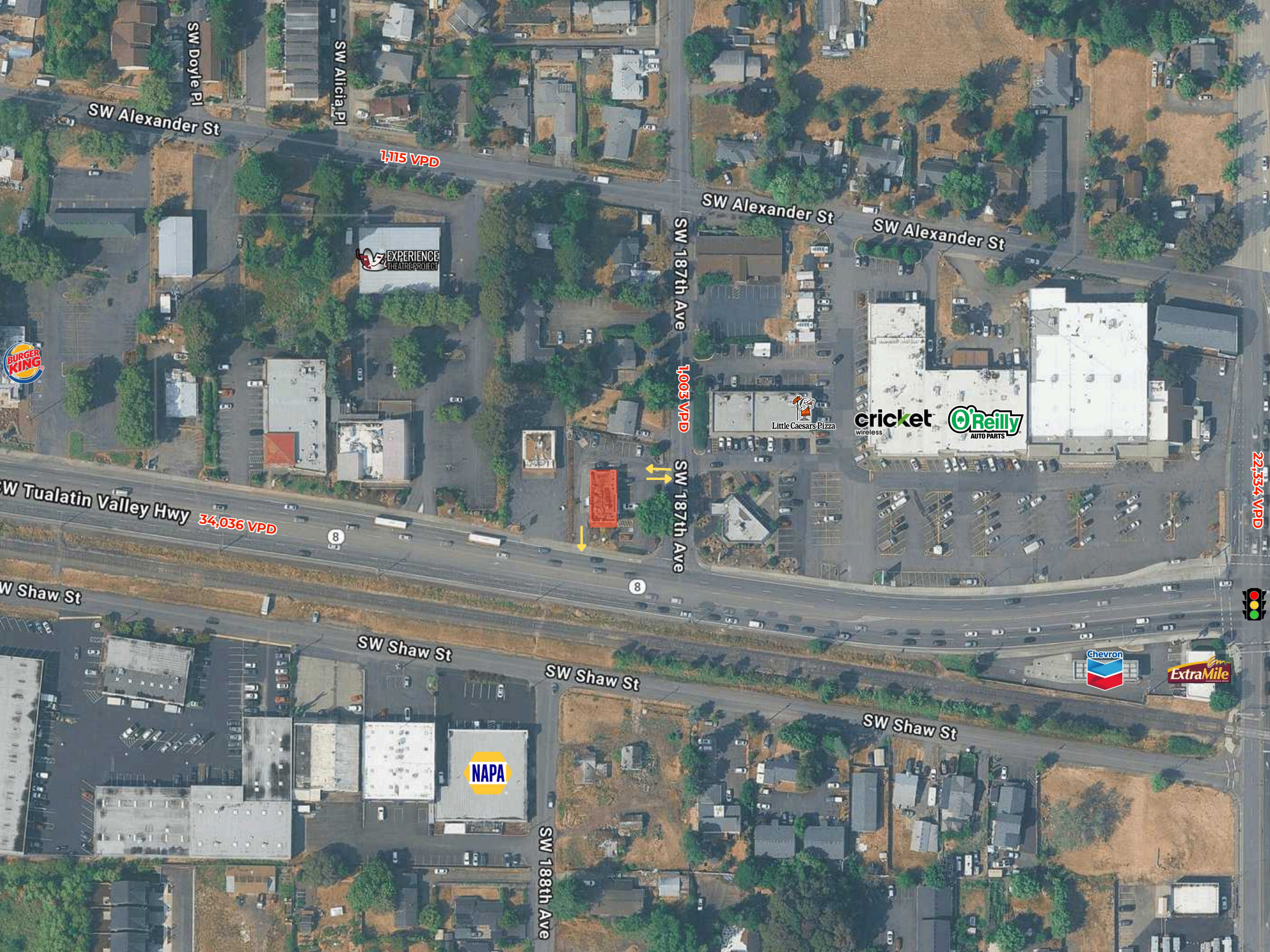
Aloha, OR is a growing suburban community located just west of Portland, offering a mix of residential, retail, and light commercial development. The area benefits from strong traffic exposure along key routes and convenient access to the greater Portland metro, supporting both local and regional customer flow. Aloha's growing population, expanding housing developments, and mix of national and local retailers create consistent demand for retail, dining, and service-oriented businesses. With limited competition in certain commercial nodes, the market presents a strategic opportunity for businesses seeking a visible and accessible location in a thriving suburban environment.

Located at 18735 SW Tualatin Valley Highway in Beaverton, OR, this highly visible site benefits from 34,036 vehicles passing daily and easy access to the greater Portland metro. The surrounding area features a strong mix of national retailers and service providers, including McDonald's, AutoZone, Safeway, Jiffy Lube, Taco Bell, Burger King, and more, generating consistent customer activity throughout the day. With nearby residential growth and ongoing commercial development, the location draws both local residents and regional visitors. This site presents a strategic opportunity for retail, dining, or service-oriented businesses seeking a prominent and accessible presence in Beaverton's vibrant market.

SITE HIGHLIGHTS

- 17 Dedicated Parking Stalls
- Strong Traffic Numbers (34,036 VPD on Tualatin Valley Hwy)
- Excellent Access
- Pylon/Monument Signage

PLACER REPORT







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