THE BRIAN DENNE
NEIGHBORHOOD COLLECTION

PROGRESS RIDGE

BEAVERTON, OREGON



Local knowledge.
A neighborhood worth knowing.

2026 MAGAZINE

WELCOME

A neighborhood worth knowing.

A useful local guide - made for the people who live here.

Thank you for opening the Progress Ridge edition of The Brian Denne Neighborhood Collection. Here, neighborhood living meets the everyday convenience of TownSquare, local dining, coffee, and time by the lake.

This guide brings together the places and resources that help you get to know the area: homes, outdoor destinations, schools, shopping, and ways to connect with the wider Beaverton community.

Whether you already live here or are considering a move, I hope these pages help you explore with confidence and feel more connected to the place you call home.

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Photography note: TownSquare images on pages 1, 4 and 14 are from Gramor Development. Other lifestyle and landscape images are illustrative artwork retained from the original collection; they do not document specific properties or venues.

THE GUIDE

In this edition

Six sections. Twenty pages. One useful neighborhood resource.

01 **Welcome + Orientation** — PAGES 2-5

Introduction, neighborhood character, setting, and local connections

02 **Homes, Parks + Community** — PAGES 6-8

Housing character, trails, schools, and civic resources

03 **Resources + Quick Read** — PAGES 9-10

Listings, home value, market updates, contact links, and a fast recap

04 **Living Here + Local Favorites** — PAGES 11-13

Lifestyle overview, neighborhood dining, cafes, and coffee

05 **Destinations + Community Life** — PAGES 14-18

Shopping, events, green space, and a perfect local Saturday

06 **Local Links + Connect** — PAGES 19-20

Useful community resources and direct contact with Brian

Clickable resources and QR codes connect the magazine to current information beyond the printed page.

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NEIGHBORHOOD OVERVIEW

Progress Ridge at a glance

Local places. Lakeside pauses. Everyday convenience.



Progress Ridge brings a neighborhood rhythm to the southwest Beaverton area. Barrows Road and Horizon Boulevard frame its TownSquare destination, where shopping, dining, and services gather close to Progress Lake. The surrounding residential streets connect that everyday convenience with a more relaxed sense of home.

WHY IT STANDS OUT

- Established neighborhood character
- Parks and trail connections nearby
- Varied homes and landscaping
- Convenient everyday destinations
- A strong southwest Beaverton identity

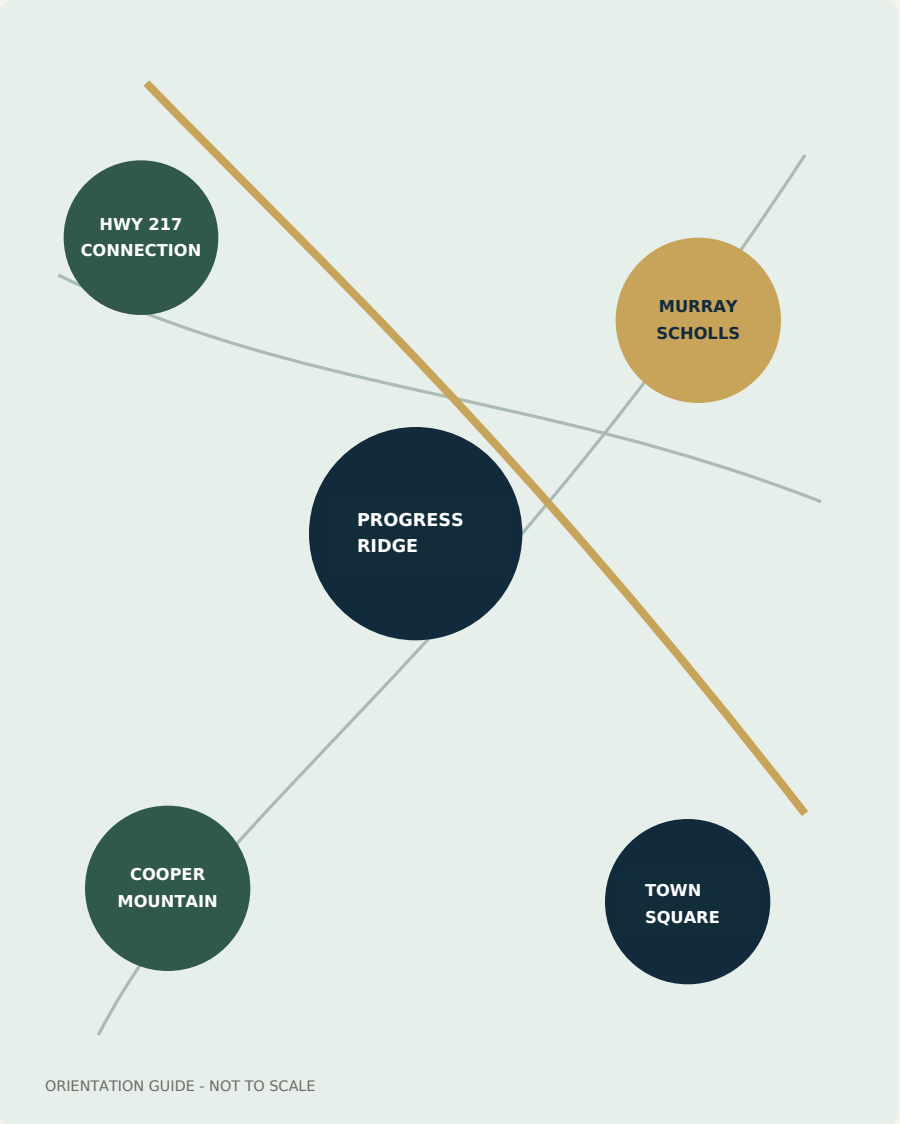
The local advantage

A neighborhood can feel residential without feeling removed from the rest of the city.

ORIENTATION

The shape of the neighborhood

A simple guide to the places that frame everyday life.



ORIENTATION GUIDE - NOT TO SCALE

HOW TO READ THE AREA

Start with Barrows Road and Horizon Boulevard. TownSquare is the local shopping and dining anchor. Murray Scholls is a nearby destination; parks and nature outings extend the options beyond the center. This diagram shows relationships, not boundaries or turn-by-turn directions.

BOUNDARY NOTE

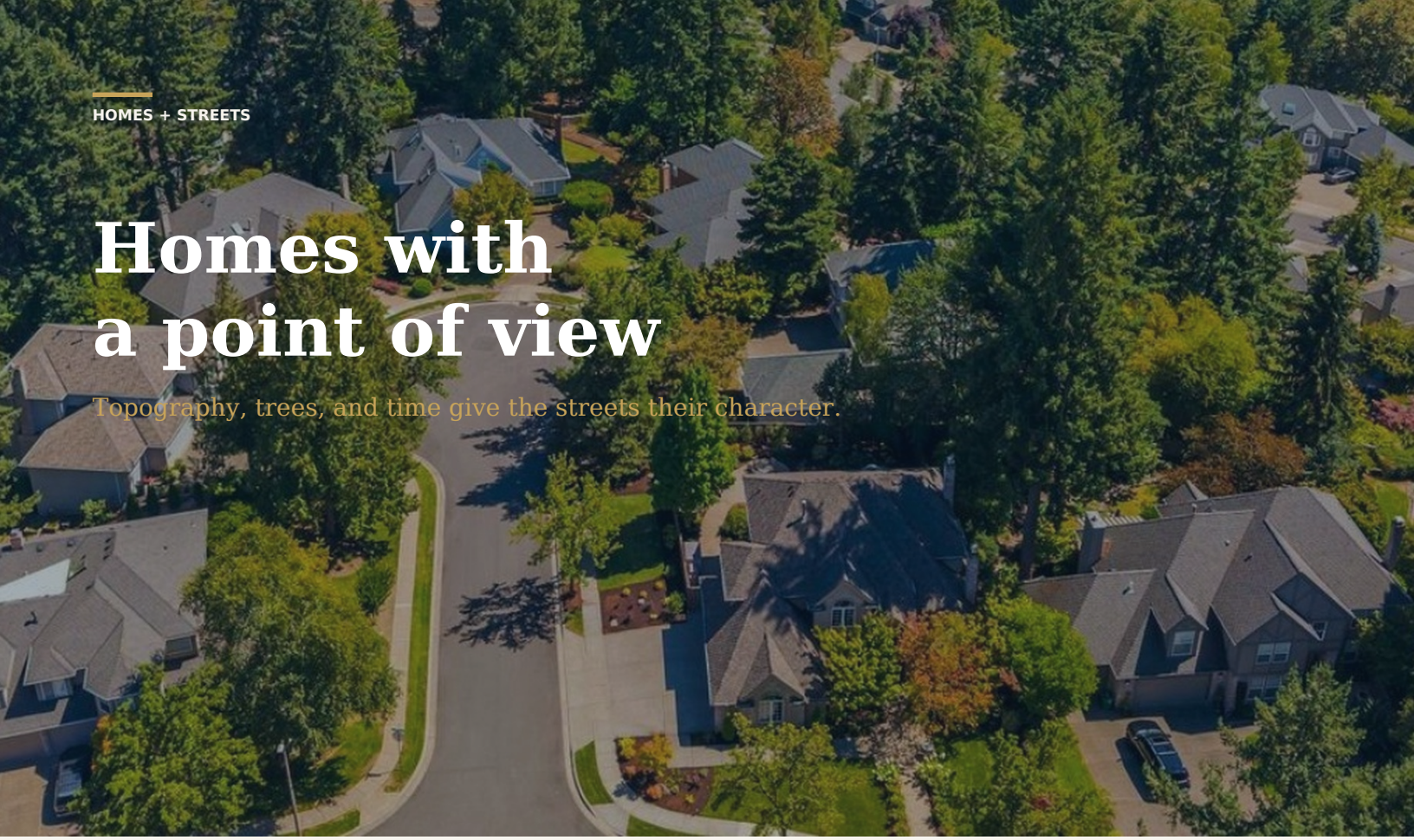
Confirm the jurisdiction, school assignment, and service district for each address. Neighborhood names are not parcel boundaries.

CITY RESOURCES

Sources: Gramor Development, Progress Ridge TownSquare; City of Beaverton. Diagram is not to scale.

Useful local context starts with the right map.

SCAN FOR THE CITY'S CURRENT NEIGHBORHOOD RESOURCE



HOMES + STREETS

Homes with a point of view

Topography, trees, and time give the streets their character.

01

VARIETY BY DESIGN

Detached homes, townhomes, established subdivisions, and individual updates create visual variety from block to block.

02

LANDSCAPE MATTERS

Mature trees and layered planting often do as much as architecture to establish a street's sense of place.

03

SLOPE SHAPES EXPERIENCE

Hillside lots can influence views, drainage, retaining systems, outdoor areas, and the way a home meets the street.

A PRACTICAL BUYER NOTE

Evaluate each property individually - condition, drainage, systems, updates, and site design can vary widely.

Lifestyle imagery is illustrative.



PARKS + TRAILS

Outdoor access is part of the address

Everyday green space helps set the neighborhood rhythm.

CLOSE TO HOME

Progress Lake adds a waterside pause beside the shops and dining at TownSquare. Explore the public paths and posted access points.

CONNECTED OUTWARD

For a longer outdoor outing, use current park directories to choose a trail, nature area, or recreation destination.

CHECK BEFORE YOU GO

Trail projects, conditions, hours, and amenities can change. Use current THPRD information when planning a visit.

Make room for an outdoor pause

Pair errands with time outside. Check official park information for access, amenities, trail conditions, and any posted restrictions before you go.

Resources: Gramor Development, Progress Ridge TownSquare; Tualatin Hills Parks and Rec.

Lifestyle imagery is illustrative.

SCHOOLS + COMMUNITY

A neighborhood anchored by connection

School, civic, and recreation resources help residents stay informed.

SCHOOLS BY ADDRESS

Start with your address

Use the Beaverton School District website to find current boundary and enrollment information.

BEFORE YOU MAKE A MOVE

Confirm elementary, middle, and high school assignments directly with the district.

School boundaries and assignments can change. Buyers and families should verify the current assignment for a specific address directly with the district.

NEIGHBORHOOD VOICE

Local connections

City resources help you find maps, meetings, services, and community information. Confirm which jurisdiction serves your property.

CITY RESOURCE

Three ways to stay connected

01

VERIFY

Use official maps and address-specific tools before making a property decision.

02

PARTICIPATE

Watch City calendars for meetings, public events, and neighborhood updates.

03

EXPLORE

Use THPRD resources to find current parks, programs, classes, trails, and events.

Resources: Beaverton School District, beaverton.k12.or.us; City of Beaverton, beavertonoregon.gov.

DIGITAL INFORMATION

Your neighborhood resource hub

Scan once. Keep exploring after the page closes.

CURRENT LISTINGS

Browse homes available in and around Progress Ridge.

SCAN

HOME VALUE

Request a personalized review of your home's market position.

SCAN

MARKET UPDATES

Follow neighborhood pricing, inventory, and sales activity.

SCAN

SCHEDULE A CALL

Connect directly with Brian to discuss your plans.

SCAN

Explore homes, values, and neighborhood updates

BRIANDENNE.COM

THE QUICK READ

Progress Ridge in five minutes

The opening section, distilled to what matters most.

01	**SETTING**	TownSquare and Progress Lake give the area a recognizable local center.
02	**HOUSING**	Compare layout, condition, outdoor space, parking, and any HOA.
03	**DAILY LIFE**	Coffee, dining, groceries, services, and entertainment support the daily routine.
04	**COMMUNITY**	City, school district, and parks resources help you verify details and get involved.
05	**BEST ADVICE**	Confirm boundaries, schools, access, property condition, and current market context for your address.

Next: Living Here

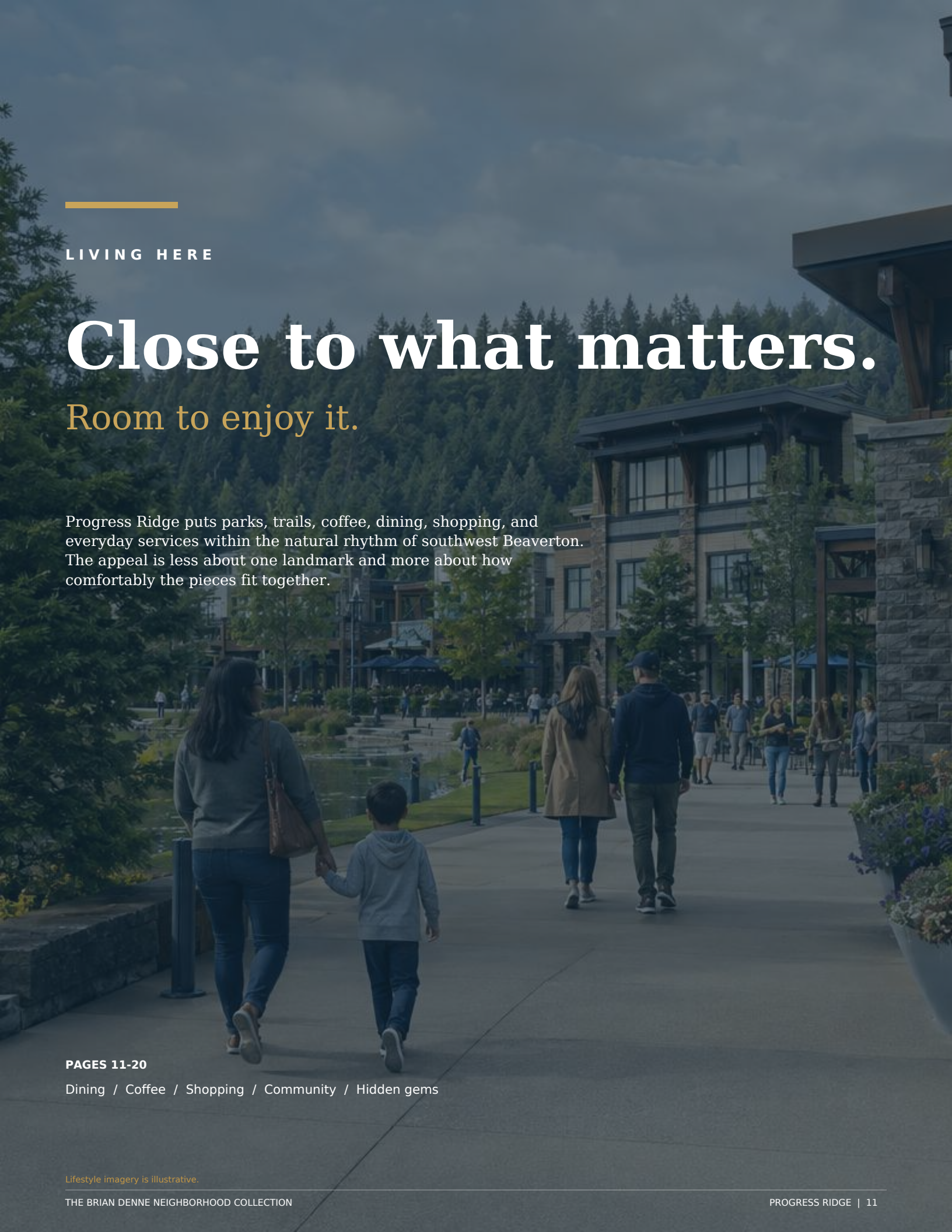
Dining, coffee, shopping, community life, parks, and a perfect local Saturday.

LIVING HERE

Close to what matters.

Room to enjoy it.

Progress Ridge puts parks, trails, coffee, dining, shopping, and everyday services within the natural rhythm of southwest Beaverton. The appeal is less about one landmark and more about how comfortably the pieces fit together.



PAGES 11-20

Dining / Coffee / Shopping / Community / Hidden gems

Lifestyle imagery is illustrative.



DINING & COFFEE

From breakfast to bistro

Local choices make an ordinary day feel considered.

LA PROVENCE

Breakfast, pastries, lunch, dinner, and lakeside atmosphere at Progress Ridge.

15151 SW Barrows Rd. #153

MENU + HOURS

CAFE MURRAYHILL

A locally owned, Northwest-oriented kitchen serving breakfast through dinner and weekend brunch.

14500 SW Murray Scholls Dr.

MENU + HOURS

AVA ROASTERIA

A Progress Ridge coffee stop for a morning cup, a casual conversation, or a break between errands.

15135 SW Barrows Rd. #137

MENU + HOURS

Hours and offerings can change. Scan the featured listing or verify directly before visiting.

Sources: provencepdx.com; cafemurrayhill.com; avaroasteria.com/locations. Reviewed September 2026.
Lifestyle imagery is illustrative.



Lifestyle imagery is illustrative.

Coffee & conversation

A comfortable local ritual.

AVA ROASTERIA - PROGRESS RIDGE

AVA Roasteria operates a Progress Ridge location with coffee beverages, premium teas, pastries, and sandwiches. Its neighborhood setting makes it an easy stop for a morning meeting, an afternoon reset, or a little time with a laptop.

15135 SW BARROWS ROAD
SUITE #137

Weekdays: 6am-9pm

Weekends: 7am-9pm

Hours listed by AVA; confirm before visiting.

LOCATION + HOURS

A neighborhood feels connected when it has places to pause.

Source: avaroasteria.com/locations (consult current official resources).

THE NEIGHBORHOOD ANCHOR

Progress Ridge TownSquare

Errands, entertainment, and a walk by the water.



GROCERY

New Seasons Market anchors the center for everyday shopping.

A MOVIE OUT

AMC Progress Ridge 13 provides a dine-in cinema experience.

THE LAKE

Progress Lake adds a scenic pause to the commercial district.

DINING + SERVICES

Restaurants, medical, retail, and professional services share the center.

CENTER INFO

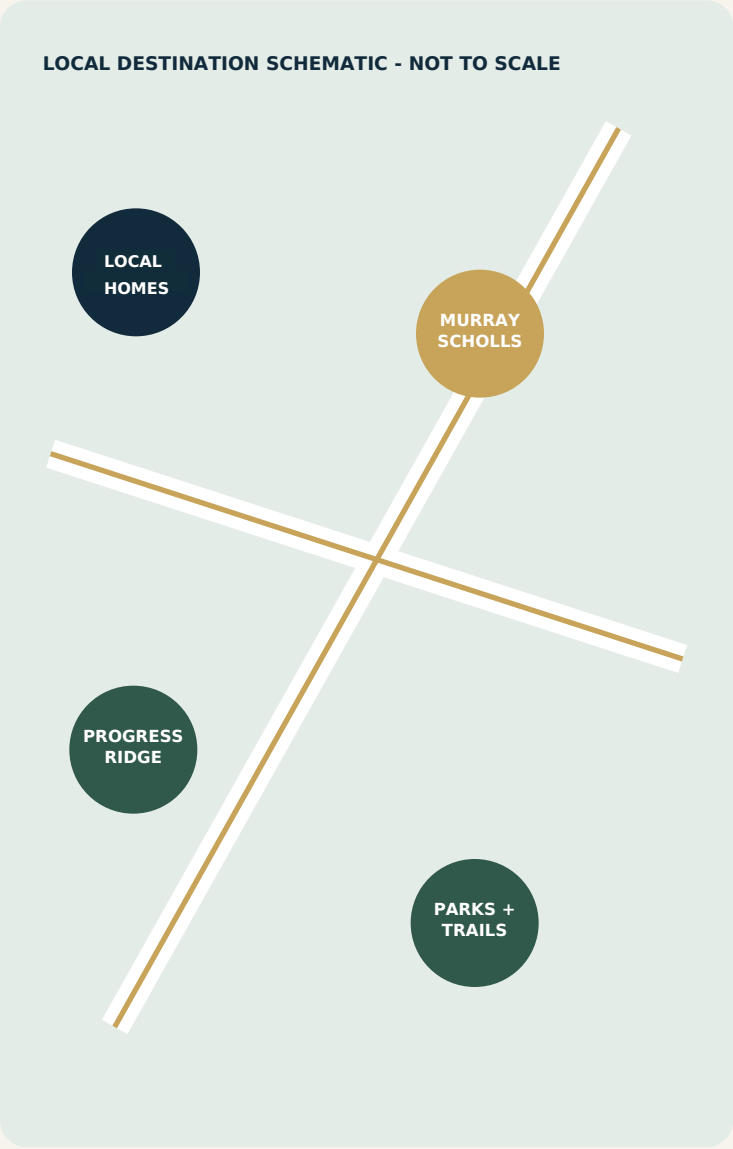
Why locals use it:
One destination can cover groceries, a coffee meeting, dinner, a movie, and a walk - a practical advantage for busy households.

Source and photograph: Gramor Development, Progress Ridge TownSquare. Business rosters may change.

SHOPPING & SERVICES

Everyday essentials, close by

Convenience, without losing the neighborhood feel.



RESTAURANTS & FOOD

NEARBY MURRAY SCHOLLS

- Chipotle Mexican Grill
- Dickey's Barbecue Pit
- Five Guys
- Jamba
- Pizzicato

SHOPPING & SERVICES

- Walgreens pharmacy
- 24 Hour Fitness
- Kaiser Permanente Murrayhill
- Murray Scholls Branch Library
- PostalAnnex+

FULL DIRECTORY

Tenant rosters change. Scan for the current center directory before publication or visiting.

Source: Gramor Development, Murray Scholls Town Center directory (consult current official resources).

COMMUNITY LIFE

A calendar with character

Markets, cultural events, recreation programs, and seasonal traditions give greater Beaverton plenty of ways to gather.

BEAVERTON FARMERS MARKET

Fresh local produce and artisan foods, with Saturday markets and special programs throughout the season.

CURRENT DETAILS

Scan before planning your visit.

CITY EVENTS

The city's annual calendar includes arts, cultural celebrations, public-space events, and seasonal community gatherings.

CURRENT DETAILS

Scan before planning your visit.

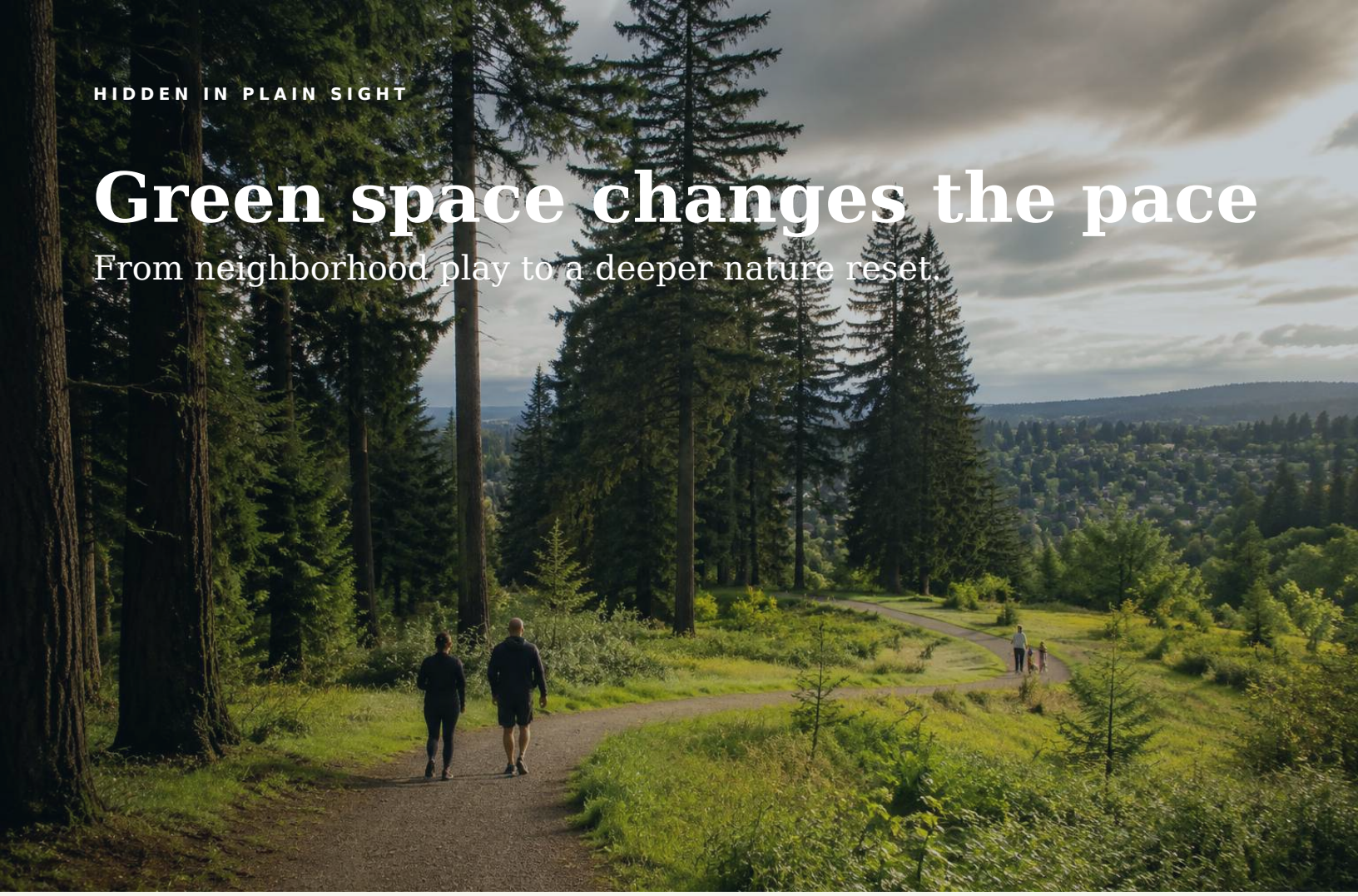
THPRD PROGRAMS

Classes, camps, volunteer opportunities, nature programs, recreation, and districtwide events for many ages and interests.

CURRENT DETAILS

Scan before planning your visit.

Sources: Beaverton Farmers Market; City of Beaverton; THPRD (consult current official resources).



HIDDEN IN PLAIN SIGHT

Green space changes the pace

From neighborhood play to a deeper nature reset.

PROGRESS LAKE

A waterside pause beside dining, coffee, shopping, and everyday services at TownSquare.

COOPER MOUNTAIN NATURE PARK

Trails, habitat, and broad regional views create a more immersive nearby outdoor experience.

JENKINS ESTATE

A historic landscape and THPRD destination with grounds, programs, and seasonal experiences.

NEIGHBORHOOD WALKS

Explore nearby streets at your own pace. Check sidewalks, crossings, slopes, and access for your chosen route.

Trail conditions, hours, and programs can change. Check THPRD before heading out.
Sources: THPRD district plans and events; official park references.

PARKS + PROGRAMS
Lifestyle imagery is illustrative.

NEIGHBORHOOD RHYTHM

A perfect local Saturday

Four easy chapters. No complicated plan required.







8:30 AM

START SLOW

Coffee and breakfast at Progress Ridge or Murray Scholls.

10:30 AM

GET OUTSIDE

Walk a neighborhood route or choose a nearby THPRD nature destination.

1:30 PM

MAKE IT PRACTICAL

Pick up groceries, handle errands, or browse local services.

5:30 PM

STAY CLOSE

Dinner, a movie, or a quiet loop by Progress Lake.

The luxury is not having to choose between convenience and a little breathing room.

Suggested itinerary; verify business hours and event schedules.
Lifestyle imagery is illustrative.

DIGITAL INFORMATION

Your neighborhood resource hub

Scan once. Keep exploring after the page closes.

PROGRESS RIDGE

Dining, shopping, cinema, services, and center information.

SCAN

MURRAY SCHOLLS

Current shopping, dining, wellness, and service directory.

SCAN

PARKS & RECREATION

THPRD parks, programs, classes, events, and district resources.

SCAN

CITY EVENTS

Current Beaverton events, cultural programs, and public gatherings.

SCAN

Explore homes, values, and neighborhood updates

briandenne.com

Resource links updated September 2026; hours and offerings may change.

THE LIFESTYLE ADVANTAGE

The balance is the point.

Useful. Connected. Relaxed enough to feel like home.

01

EVERYDAY EASE

Shopping, dining, coffee, services, and entertainment fit naturally into the local routine.

02

OUTDOOR ACCESS

Neighborhood parks, trails, and nearby nature destinations make green space part of daily life.

03

COMMUNITY ENERGY

Markets, programs, seasonal events, and gathering places create reasons to participate.



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For local market insight, current homes, or a personalized conversation about buying or selling in Progress Ridge, connect directly.

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