



FOR LEASE



SAVANNA AT REED'S CROSSING

Mixed-Use Buildings with Ground-Floor Retail

950 SF - 2,510 SF (3 Suites) | \$36 - \$38 psf + NNN

3405 SE Reed Dr, Hillsboro, OR 97123

- Mixed-use Property with 301 Residential Apartment Units
- Part of Reed's Crossing, a 463-acre Master-planned Community in Hillsboro, OR, includes approximately 2,458 single-family homes and 1,406 multi-family homes in a variety of styles.
- Located near Market of Choice and Other Retailers
- Seeking Retail, Restaurant, Taphouse and Service Users

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	3405 SE Reed Dr, Hillsboro, OR 97123
Available Space	950 SF - 2,510 SF
Nº of Suites Available	3 Suites
Lease Rate	\$36 - \$38 psf + NNN
Use Type	Retail, Service, Restaurant
Available	Now

SPACE	SIZE	USE TYPE	RATE
Bldg. 7, Suite A	2,510 SF	Restaurant	\$38 psf + NNN
Bldg. 6, Suite B	950 SF	Retail / Service	\$38 psf + NNN
Bldg. 6, Suite C	1,020 SF	Retail / Service	LEASED Organic Bronze Bar
Bldg. 6, Suite D	1,080 SF	Retail / Service	\$36 psf + NNN
Bldg. 6, Suite E	1,240 SF	Retail / Service	LEASED Sharky's Cuts for Kids
Bldg. 6, Suite F	2,360 SF	Restaurant	LEASED Handel's Ice Cream

Nearby Highlights

- Market of Choice
- Camping World
- Park Lanes Family Center
- Dutch Bros Coffee
- Chick-Fil-A
- Chipotle
- Fred Meyer
- Shake Shack
- Century High School
- 24 Hour Fitness
- Regal Cinemas
- Ladd Acres Elementary School
- OnPoint Credit Union
- Club Pilates
- Sharkey's Cuts for Kids
- Organic Bronze Bar
- Handel's Ice Cream
- Qdoba
- Cinnabon Swirl
- Insomnia Coffee

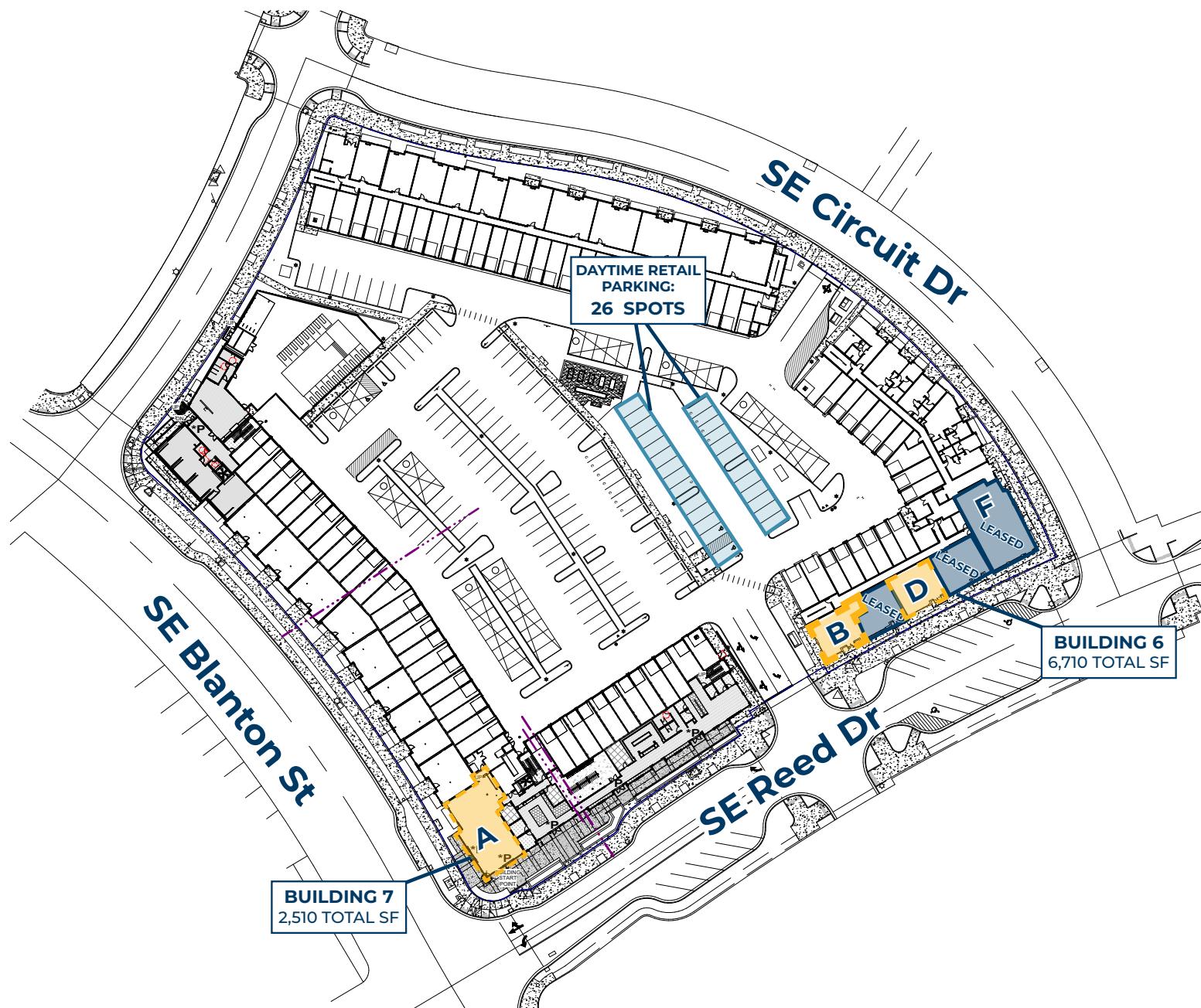
Major Area Employers

- Intel
- Costco
- Hillsboro Airport
- Portland Community College
- Regal Movies
- Tektronics
- Aerotek
- MetLife
- Fred Meyer
- Pacific University Hillsboro
- University of Oregon Portland
- Dutch Bros Coffee



SITE PLAN

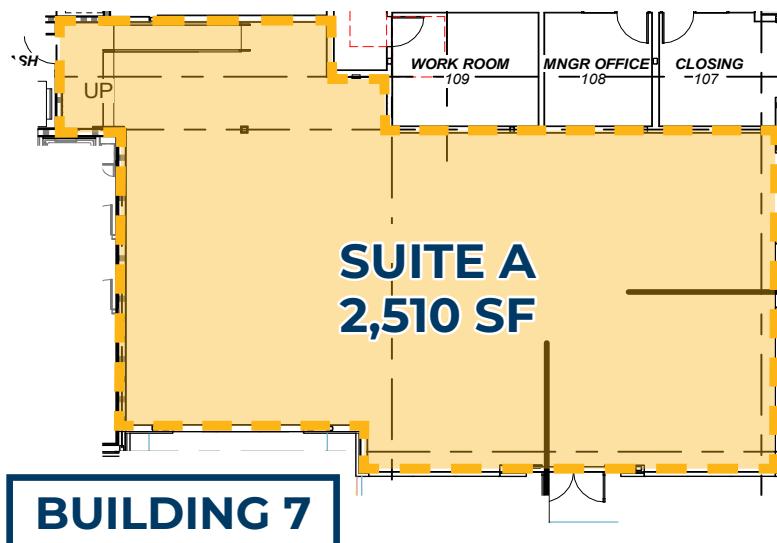
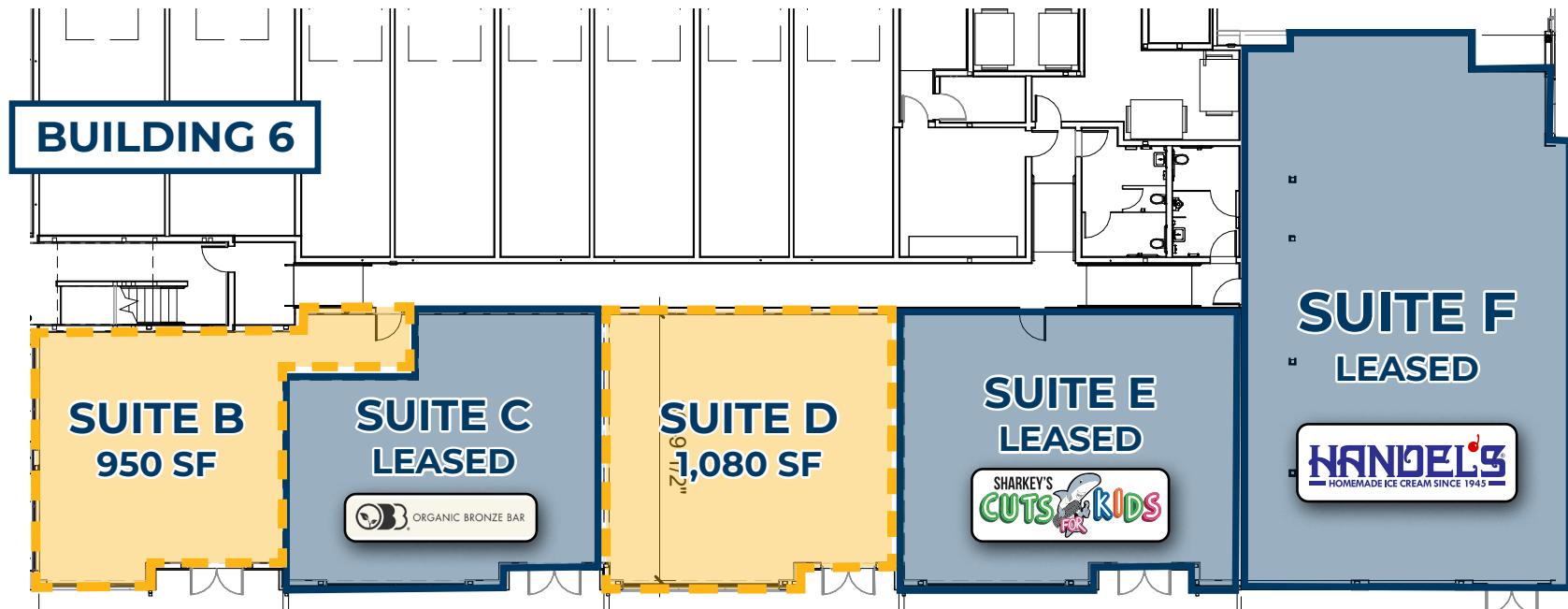
SAVANNA SITE PLAN





FLOOR PLANS

FLOOR PLANS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
Major Data Source: Published by the State of Georgia, MG 2019-12, <https://www.trafficcounts.com>

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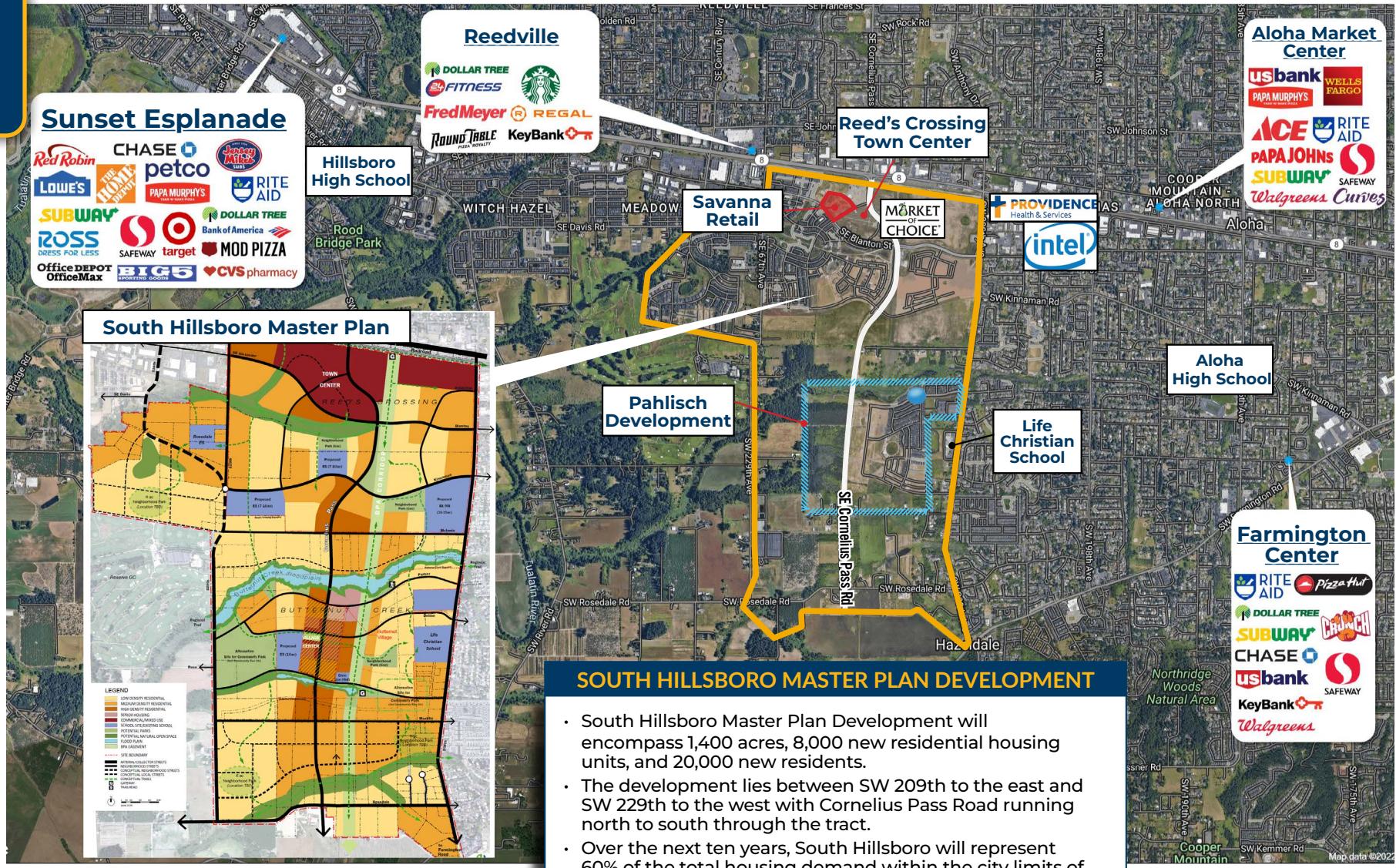
The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

LOCAL AERIAL MAP

3405 SE Reed Dr. Hillsboro, OR

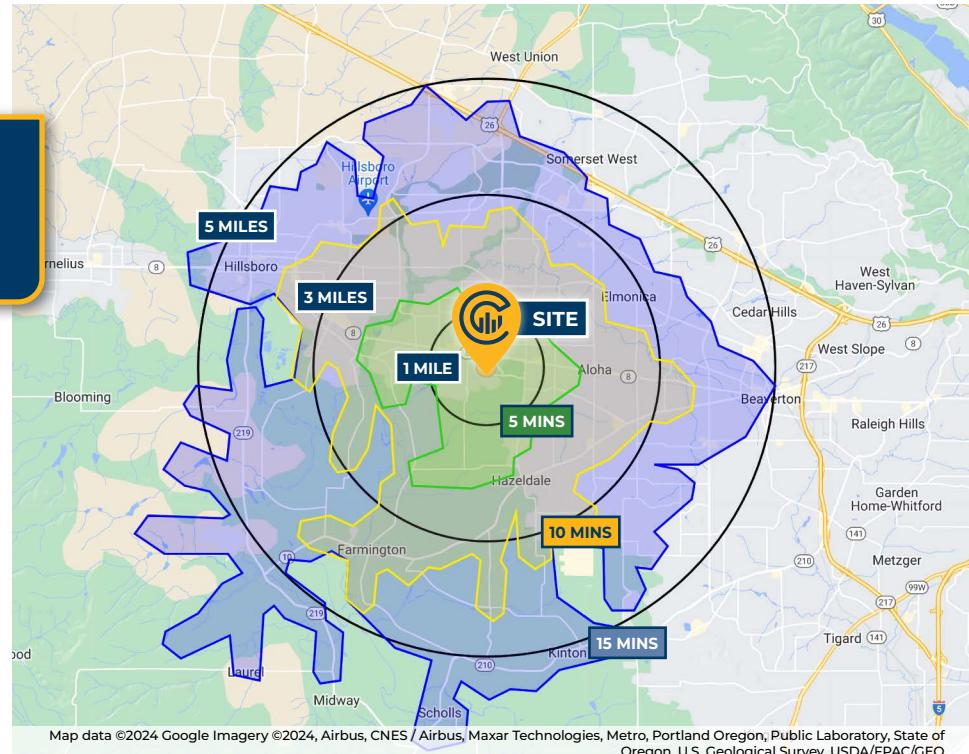


LOCAL OVERVIEW MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	11,171	128,162	268,765
2029 Projected Population	11,952	127,924	266,079
2020 Census Population	9,830	127,684	270,317
2010 Census Population	8,357	107,503	241,813
Projected Annual Growth 2024 to 2029	1.4%	-	-0.2%
Historical Annual Growth 2010 to 2024	2.4%	1.4%	0.8%
Households & Income			
2024 Estimated Households	4,064	49,096	105,263
2024 Est. Average HH Income	\$130,903	\$138,130	\$134,551
2024 Est. Median HH Income	\$103,274	\$107,135	\$105,386
2024 Est. Per Capita Income	\$47,726	\$52,979	\$52,774
Businesses			
2024 Est. Total Businesses	429	3,557	10,402
2024 Est. Total Employees	2,663	24,582	86,545

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,
TIGER Geography - RS1

Neighborhood Scores



52

Walk Score®
"Somewhat Walkable"



63

Bike Score®
"Bikeable"



33

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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