

FOR LEASE

Canyon Place

3805-4105 SW 117TH AVENUE / BEAVERTON, OR 97005



Central Beaverton neighborhood center

Owned By



AVAILABLE SPACE

- 500 SF
(office/service only)
- 1,015 SF

LEASE RATE

Please call for details

TRAFFIC COUNTS

SW Canyon Rd – 38,711 ADT ('22)

HIGHLIGHTS

- Central Beaverton 156,564 SF neighborhood center anchored by Natural Grocers, Petco, JoAnn Fabric and Crafts, Starbucks and Asian Family Market.
- Abundant parking
- Adjacent to MAX station
- 40,000+ vehicles per day

CONTACT

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Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



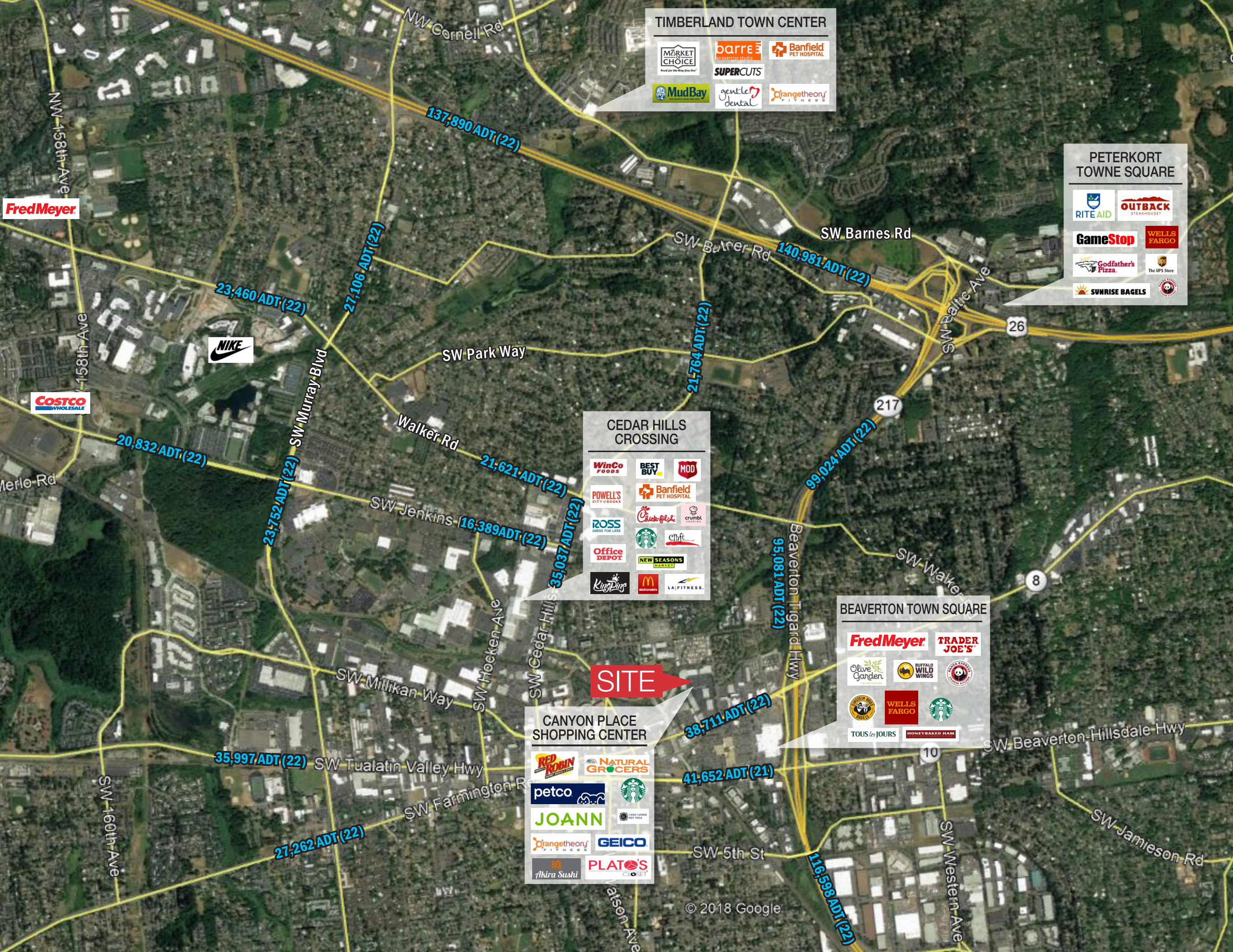
Photos



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TIMBERLAND TOWN CENTER

PETERKORT TOWNE SQUARE

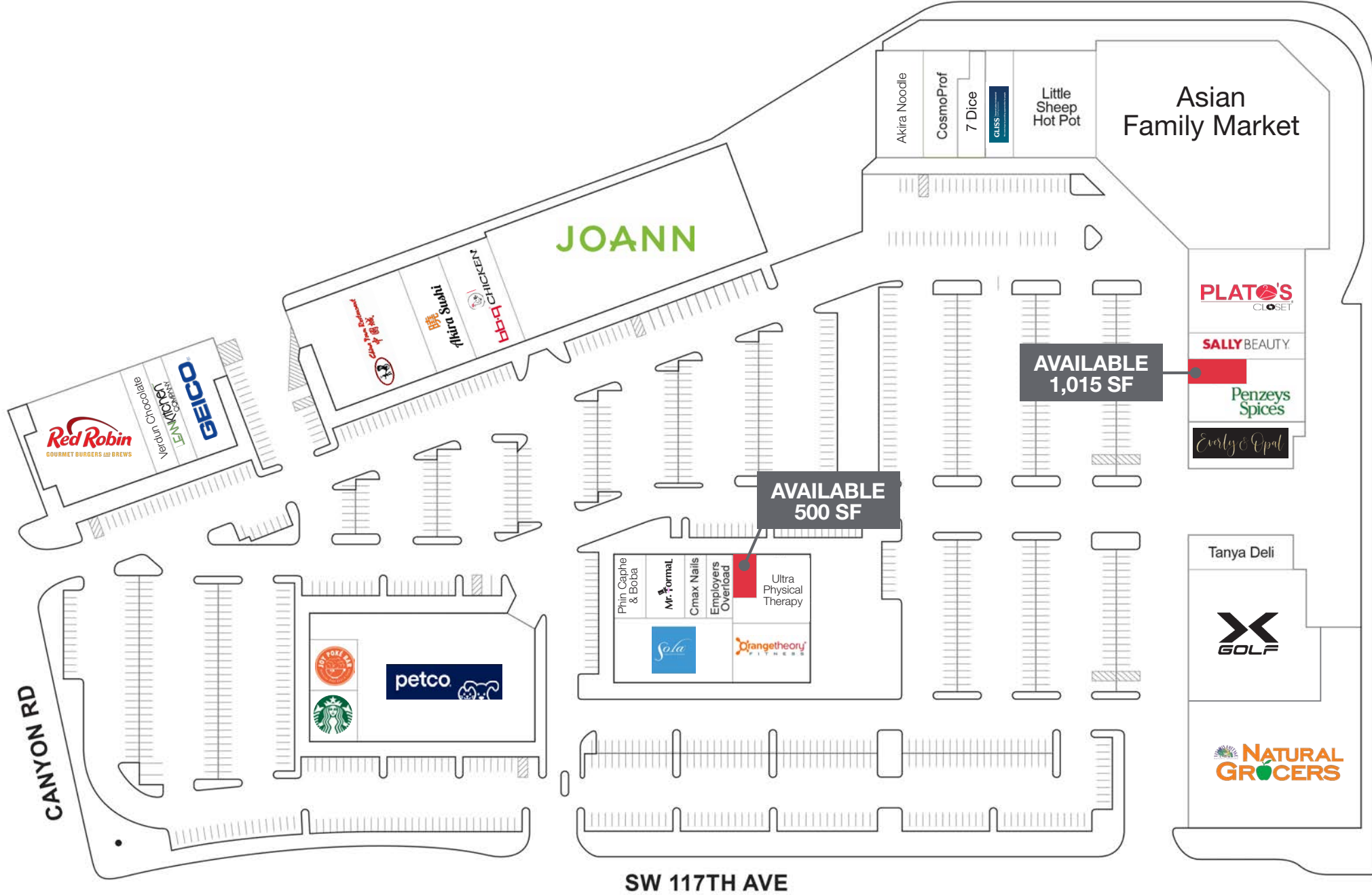
CEDAR HILLS CROSSING

BEAVERTON TOWN SQUARE

CANYON PLACE SHOPPING CENTER

SITE

Site plan



Owned By

Schnitzer
 PROPERTIES

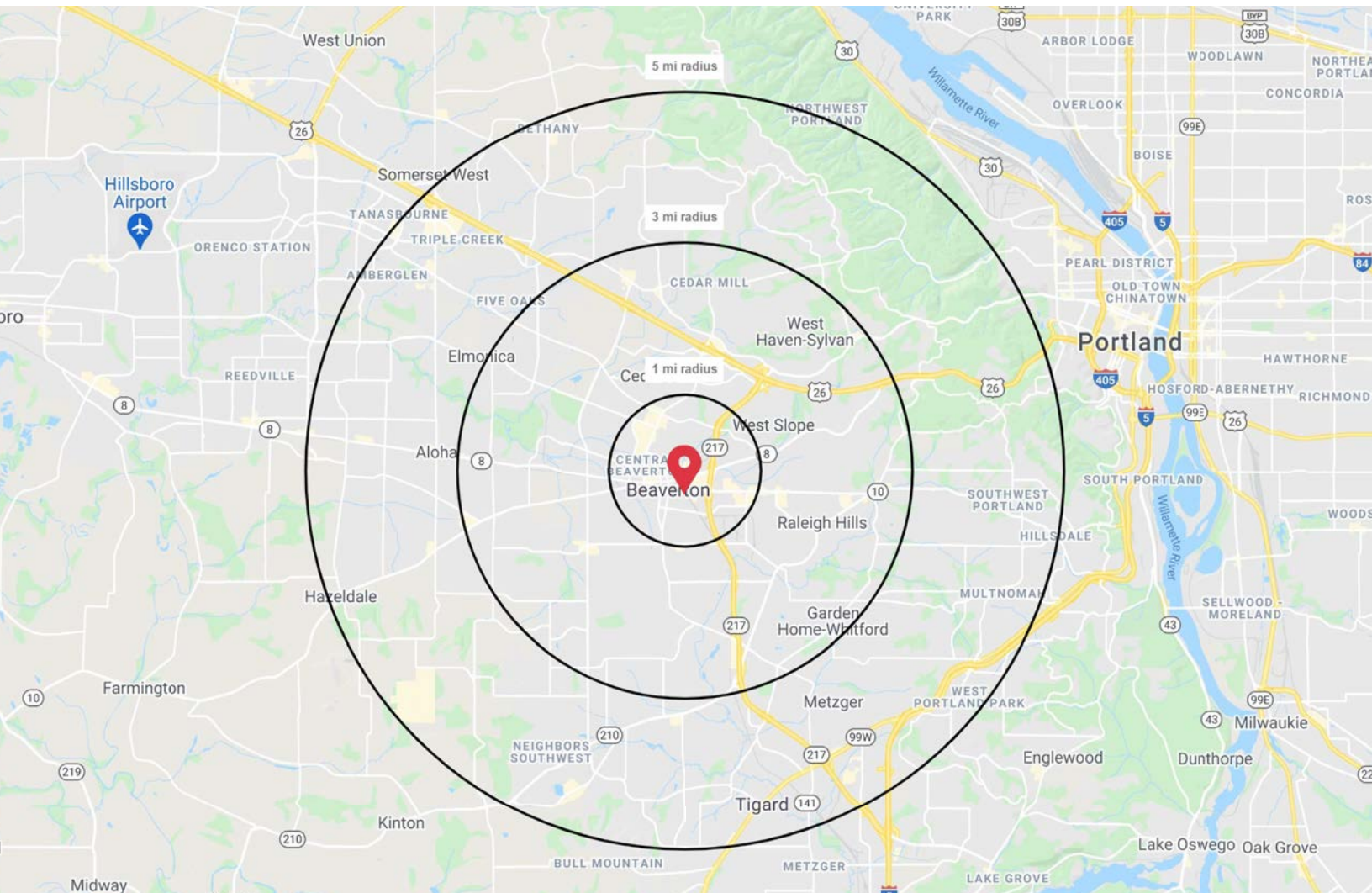
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Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	16,435	133,475	361,621
Estimated Households	6,796	56,059	145,648
Average HH Income	\$102,705	\$137,176	\$157,909
Median Home Value	\$450,606	\$532,663	\$543,346
Daytime Demographics 16+	19,371	99,068	223,295
Some College or Higher	65.7%	77.8%	80.8%

Source: Regis – SitesUSA (2024)

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Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

3805-4105 SW 117TH AVENUE / BEAVERTON, OR 97005	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	16,435	133,475	361,621
2028 Projected Population	16,106	126,502	351,733
2020 Census Population	15,947	134,937	363,030
2010 Census Population	14,556	124,215	329,350
Projected Annual Growth 2023 to 2028	-0.4%	-1.0%	-0.5%
Historical Annual Growth 2010 to 2023	1.0%	0.6%	0.8%
Households			
2023 Estimated Households	6,796	56,049	145,648
2028 Projected Households	6,659	53,183	142,163
2020 Census Households	6,455	55,610	143,258
2010 Census Households	5,961	51,644	131,200
Projected Annual Growth 2023 to 2028	-0.4%	-1.0%	-0.5%
Historical Annual Growth 2010 to 2023	1.1%	0.7%	0.8%
Age			
2023 Est. Population Under 10 Years	11.9%	10.3%	10.5%
2023 Est. Population 10 to 19 Years	10.7%	10.6%	11.3%
2023 Est. Population 20 to 29 Years	18.0%	15.1%	13.4%
2023 Est. Population 30 to 44 Years	23.9%	22.6%	23.9%
2023 Est. Population 45 to 59 Years	17.1%	18.5%	20.0%
2023 Est. Population 60 to 74 Years	11.6%	15.6%	14.9%
2023 Est. Population 75 Years or Over	7.0%	7.3%	6.0%
2023 Est. Median Age	34.8	38.7	38.6
Marital Status & Gender			
2023 Est. Male Population	50.9%	49.8%	49.8%
2023 Est. Female Population	49.1%	50.2%	50.2%
2023 Est. Never Married	43.0%	34.4%	31.7%
2023 Est. Now Married	33.8%	45.4%	49.6%
2023 Est. Separated or Divorced	19.9%	15.9%	14.7%
2023 Est. Widowed	3.3%	4.3%	4.1%
Income			
2023 Est. HH Income \$200,000 or More	10.7%	16.1%	20.7%
2023 Est. HH Income \$150,000 to \$199,999	9.2%	11.6%	13.0%
2023 Est. HH Income \$100,000 to \$149,999	16.3%	19.8%	19.7%
2023 Est. HH Income \$75,000 to \$99,999	13.1%	14.3%	13.2%
2023 Est. HH Income \$50,000 to \$74,999	16.0%	13.9%	12.7%
2023 Est. HH Income \$35,000 to \$49,999	12.0%	9.0%	7.7%
2023 Est. HH Income \$25,000 to \$34,999	8.0%	5.4%	4.5%
2023 Est. HH Income \$15,000 to \$24,999	7.4%	4.5%	3.7%
2023 Est. HH Income Under \$15,000	7.3%	5.4%	4.6%
2023 Est. Average Household Income	\$102,705	\$137,176	\$157,909
2023 Est. Median Household Income	\$78,361	\$102,507	\$117,381
2023 Est. Per Capita Income	\$42,610	\$57,739	\$63,693
2023 Est. Total Businesses	1,900	8,280	18,670
2023 Est. Total Employees	15,430	64,216	127,402

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

3805-4105 SW 117TH AVENUE / BEAVERTON, OR 97005	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	57.7%	66.9%	66.9%
2023 Est. Black	3.5%	3.5%	3.3%
2023 Est. Asian or Pacific Islander	9.4%	11.1%	13.8%
2023 Est. American Indian or Alaska Native	1.3%	0.8%	0.7%
2023 Est. Other Races	28.1%	17.6%	15.3%
Hispanic			
2023 Est. Hispanic Population	5,157	24,794	56,368
2023 Est. Hispanic Population	31.4%	18.6%	15.6%
2028 Proj. Hispanic Population	31.2%	18.6%	15.6%
2020 Hispanic Population	39.2%	20.2%	16.5%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	11,434	96,799	261,921
2023 Est. Elementary (Grade Level 0 to 8)	9.3%	4.3%	3.0%
2023 Est. Some High School (Grade Level 9 to 11)	4.4%	2.6%	2.3%
2023 Est. High School Graduate	20.6%	15.3%	13.9%
2023 Est. Some College	22.7%	20.3%	19.0%
2023 Est. Associate Degree Only	6.7%	7.4%	7.7%
2023 Est. Bachelor Degree Only	24.0%	31.3%	32.6%
2023 Est. Graduate Degree	12.3%	18.8%	21.4%
Housing			
2023 Est. Total Housing Units	7,061	58,469	152,582
2023 Est. Owner-Occupied	53.4%	56.3%	56.1%
2023 Est. Renter-Occupied	42.9%	39.6%	39.4%
2023 Est. Vacant Housing	3.8%	4.1%	4.5%
Homes Built by Year			
2023 Homes Built 2010 or later	9.2%	10.2%	11.2%
2023 Homes Built 2000 to 2009	10.3%	13.1%	15.1%
2023 Homes Built 1990 to 1999	7.6%	10.7%	15.0%
2023 Homes Built 1980 to 1989	8.8%	13.5%	14.0%
2023 Homes Built 1970 to 1979	19.6%	20.9%	18.9%
2023 Homes Built 1960 to 1969	12.1%	12.4%	8.8%
2023 Homes Built 1950 to 1959	12.7%	8.7%	6.5%
2023 Homes Built Before 1949	15.9%	6.3%	6.0%
Homes Values			
2023 Home Value \$1,000,000 or More	2.5%	4.2%	4.7%
2023 Home Value \$500,000 to \$999,999	38.0%	48.1%	50.1%
2023 Home Value \$400,000 to \$499,999	23.7%	23.1%	23.1%
2023 Home Value \$300,000 to \$399,999	17.4%	14.8%	13.2%
2023 Home Value \$200,000 to \$299,999	4.4%	4.0%	4.2%
2023 Home Value \$150,000 to \$199,999	1.9%	1.4%	1.1%
2023 Home Value \$100,000 to \$149,999	1.7%	0.7%	0.6%
2023 Home Value \$50,000 to \$99,999	2.0%	0.9%	1.2%
2023 Home Value \$25,000 to \$49,999	2.4%	1.0%	0.8%
2023 Home Value Under \$25,000	6.1%	1.7%	1.1%
2023 Median Home Value	\$450,606	\$532,663	\$543,346
2023 Median Rent	\$1,298	\$1,414	\$1,444

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

3805-4105 SW 117TH AVENUE / BEAVERTON, OR 97005	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	13,397	110,923	298,204
2023 Est. Civilian Employed	70.4%	68.1%	67.6%
2023 Est. Civilian Unemployed	2.2%	2.5%	2.3%
2023 Est. in Armed Forces	0.2%	0.5%	0.2%
2023 Est. not in Labor Force	27.2%	28.9%	29.9%
2023 Labor Force Males	50.7%	49.5%	49.5%
2023 Labor Force Females	49.3%	50.5%	50.5%
Occupation			
2023 Occupation: Population Age 16 Years or Over	9,426	75,517	201,669
2023 Mgmt, Business, & Financial Operations	14.3%	19.3%	21.3%
2023 Professional, Related	24.0%	30.9%	32.4%
2023 Service	20.0%	14.8%	13.4%
2023 Sales, Office	18.1%	18.8%	18.5%
2023 Farming, Fishing, Forestry	-	-	0.1%
2023 Construction, Extraction, Maintenance	8.8%	5.3%	4.5%
2023 Production, Transport, Material Moving	14.8%	10.7%	9.7%
2023 White Collar Workers	56.4%	69.1%	72.2%
2023 Blue Collar Workers	43.6%	30.9%	27.8%
Transportation to Work			
2023 Drive to Work Alone	60.2%	55.4%	52.5%
2023 Drive to Work in Carpool	5.8%	5.6%	5.8%
2023 Travel to Work by Public Transportation	4.5%	3.2%	2.6%
2023 Drive to Work on Motorcycle	-	0.1%	0.1%
2023 Walk or Bicycle to Work	6.8%	3.0%	2.3%
2023 Other Means	1.4%	1.2%	0.9%
2023 Work at Home	21.2%	31.4%	35.8%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	25.1%	25.6%	25.0%
2023 Travel to Work in 15 to 29 Minutes	40.9%	43.5%	44.5%
2023 Travel to Work in 30 to 59 Minutes	29.9%	26.8%	26.5%
2023 Travel to Work in 60 Minutes or More	4.1%	4.1%	4.0%
2023 Average Travel Time to Work	21.7	21.2	21.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$488.83 M	\$4.97 B	\$14.42 B
2023 Est. Apparel	\$17.45 M	\$178.7 M	\$522.88 M
2023 Est. Contributions, Gifts	\$28.54 M	\$305.32 M	\$909.2 M
2023 Est. Education, Reading	\$16.51 M	\$178.47 M	\$541.39 M
2023 Est. Entertainment	\$27.85 M	\$287.42 M	\$840.75 M
2023 Est. Food, Beverages, Tobacco	\$74.54 M	\$747.43 M	\$2.15 B
2023 Est. Furnishings, Equipment	\$17.26 M	\$177.96 M	\$519.26 M
2023 Est. Health Care, Insurance	\$44.04 M	\$442.66 M	\$1.27 B
2023 Est. Household Operations, Shelter, Utilities	\$158.33 M	\$1.59 B	\$4.61 B
2023 Est. Miscellaneous Expenses	\$9.28 M	\$94.79 M	\$275.26 M
2023 Est. Personal Care	\$6.57 M	\$66.78 M	\$193.36 M
2023 Est. Transportation	\$88.48 M	\$896.03 M	\$2.59 B