



FOR SUBLEASE

12325 SW CANYON ROAD

BEAVERTON, OR 97005

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PROPERTY DESCRIPTION

This is a rare opportunity to sublease several automotive-related properties, including showroom space, retail areas, automotive repair, car sales, and car storage lots. The underlying master lease expires March 31, 2029 with the ability to extend the term through a direct lease with the ownership.

PROPERTY HIGHLIGHTS

- Move-in ready 17,800 SF car showroom building with signage facing Canyon Road
- 14' clear height in the service bays
- Car wash bay measuring 14' wide, 24' deep, and 12' tall (door opening is 10' wide)
- Prime location for car sales with multiple lots
- Open to subleasing individual properties

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	634	2,070	7,212
Total Population	1,432	4,794	17,311
Average HH Income	\$84,435	\$86,194	\$86,069

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
SW Canyon Rd	SW East Ave E	31,821
SW Canyon Rd	SW Hall Blvd E	30,734
SW Hall Blvd	SW Canyon Rd S	8,491

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12325 SW CANYON ROAD

The main showroom and sales office at 12325 SW Canyon Road is a 17,800 SF building with a small 2nd-floor office on a 42,471 SF lot. This flexible building includes a large showroom, office, waiting area, interior car storage/shop space (14' tall to the bottom of the beam), three large roll-up doors (vary in size from 12' to 14' high), and a car wash bay (14' wide and 24' deep).

OFFERING SUMMARY

Lease Rate:	Call Broker
Available SF:	17,800 SF
Lot Size:	42,471 SF



4200 SW EAST AVENUE

Located behind the sales lot is a 6,800-square-foot service shop on 16,533-square-feet of land, with two grade doors (16' wide and 14' high) on the north and south sides of the property.

OFFERING SUMMARY

Lease Rate:	Call Broker
Available SF:	6,800 SF
Lot Size:	16,533 SF



4250 SW EAST AVENUE

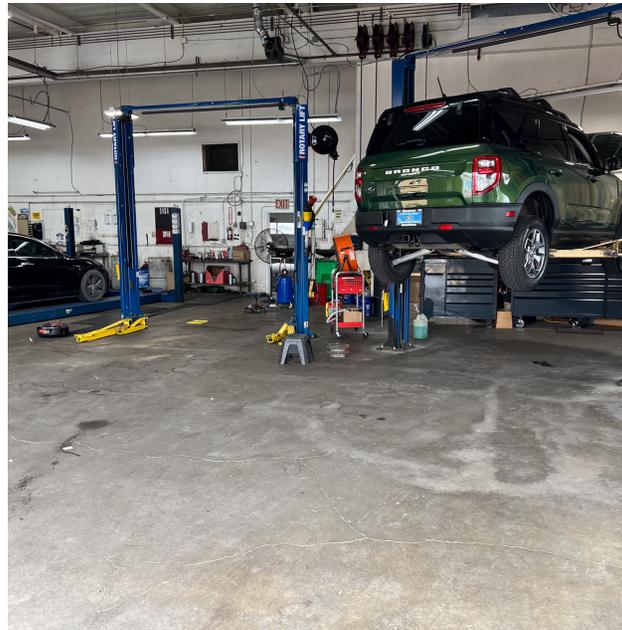
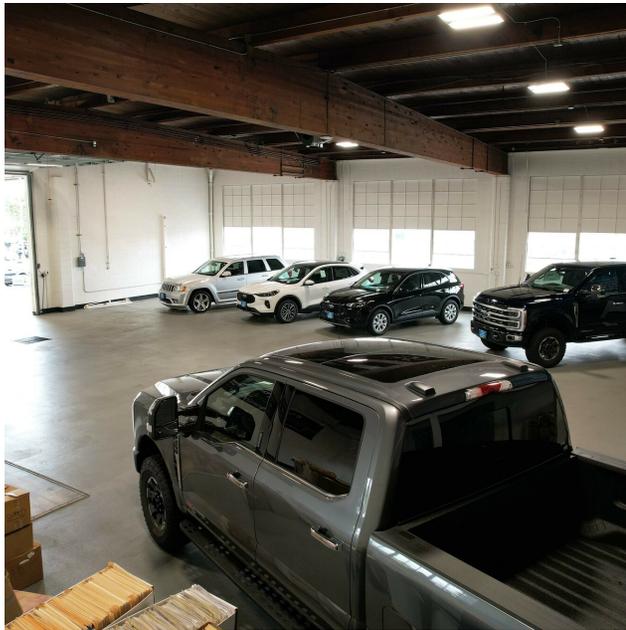
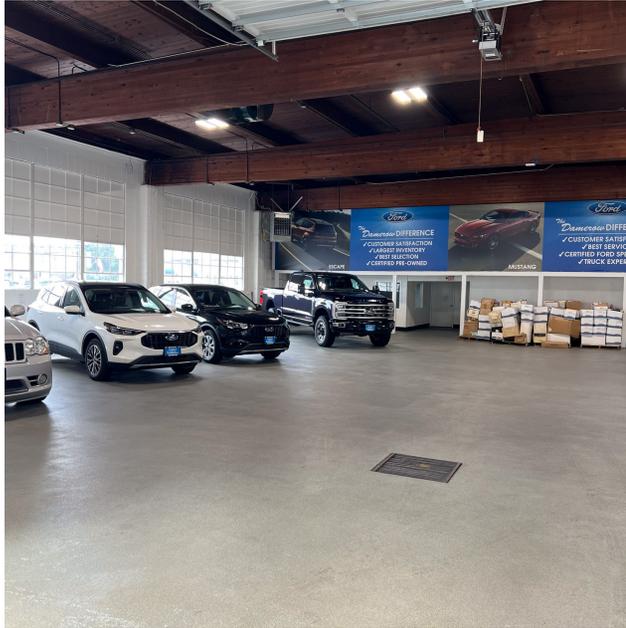
21,200 SF sale lot located at 4250 SW East Ave. with frontage on Canyon Road.

OFFERING SUMMARY

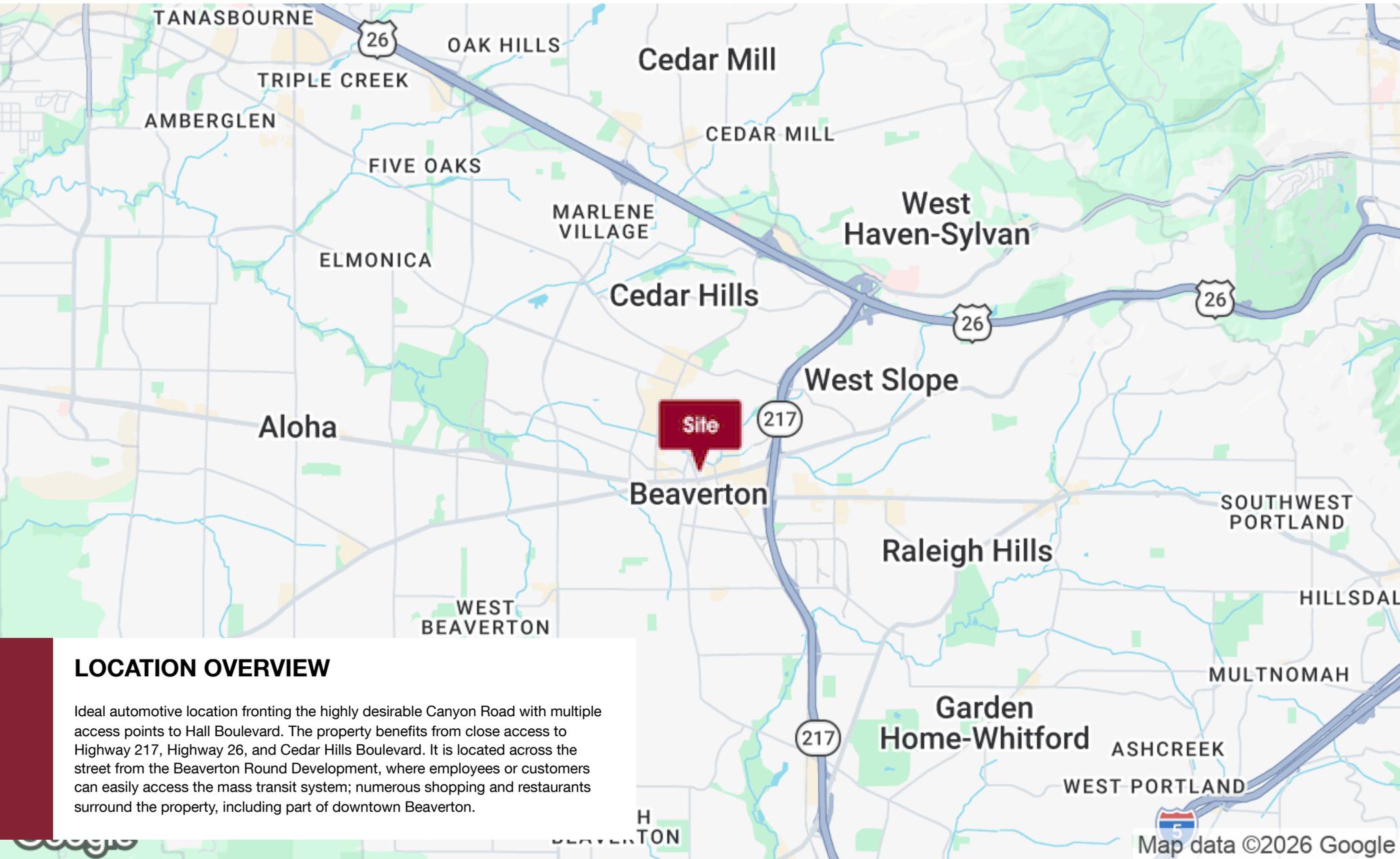
Lease Rate:	Call Broker
Lot Size:	21,200 SF

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LOCATION OVERVIEW

Ideal automotive location fronting the highly desirable Canyon Road with multiple access points to Hall Boulevard. The property benefits from close access to Highway 217, Highway 26, and Cedar Hills Boulevard. It is located across the street from the Beaverton Round Development, where employees or customers can easily access the mass transit system; numerous shopping and restaurants surround the property, including part of downtown Beaverton.

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