

Canyon Crossing
11350 SW Canyon Rd
Beaverton, OR 97005

2nd Story
Available for Lease

COMMERCIAL
INTEGRITY *nw*

a real estate investment advisory company

ADDRESS

LEAD ADVISOR

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\$15/PSF +
NNN

CANYON CROSSING

11350 SW Canyon Rd | Beaverton, OR 97005

NRSF	3,000-6,141 SF	Built	2019
Price	\$15/PSF	Building Type	Reinforced Concrete
Zoning	CX	Lease Type	NNN
Use	Commercial		





High Traffic Location with Strong Tenant Surroundings

- Currently built out as one full suite but can be demised into two suites at roughly 3,000 SF each.
- Prime location at 11350 SW Canyon Rd, Beaverton, OR 97005, offering excellent visibility
- High traffic exposure with 36,880 VPD on SW Canyon Rd, 125,244 VPD on OR 217, and 34,678 VPD on OR 10
- Strong neighboring tenants including major retailers and restaurants, creating a vibrant commercial environment
- Easily visible from the freeway, enhancing the property's visibility and appeal



NEIGHBORHOOD HIGHLIGHTS

Prime Beaverton Location with High Traffic and Nearby Retail Draws

The neighborhood surrounding 11350 SW Canyon Rd, Beaverton, OR 97005, is a dynamic and thriving area that attracts a high volume of foot traffic, making it an excellent location for any investment. Beaverton is **experiencing rapid growth**, with more people moving to the area due to its vibrant mix of residential, retail, and recreational options. The property is **strategically located near major retailers like Target, Home Depot, and Safeway, as well as a variety of restaurants and local businesses that create a bustling environment**. These high-traffic establishments contribute to a steady flow of visitors throughout the day, further enhancing the property's appeal.

Beaverton itself is a thriving city with a strong sense of community and a focus on growth. **The city hosts a number of annual events**, such as the Beaverton Farmers Market, the Beaverton Night Market, and the Tualatin Hills Park & Recreation District events, which **draw large crowds to the area**. These events not only bring in more visitors but also increase the visibility of businesses within the vicinity. With the growing popularity of the city and its active, family-friendly atmosphere, 11350 SW Canyon Rd sits in an area with **excellent long-term potential for sustained high traffic and visibility**.



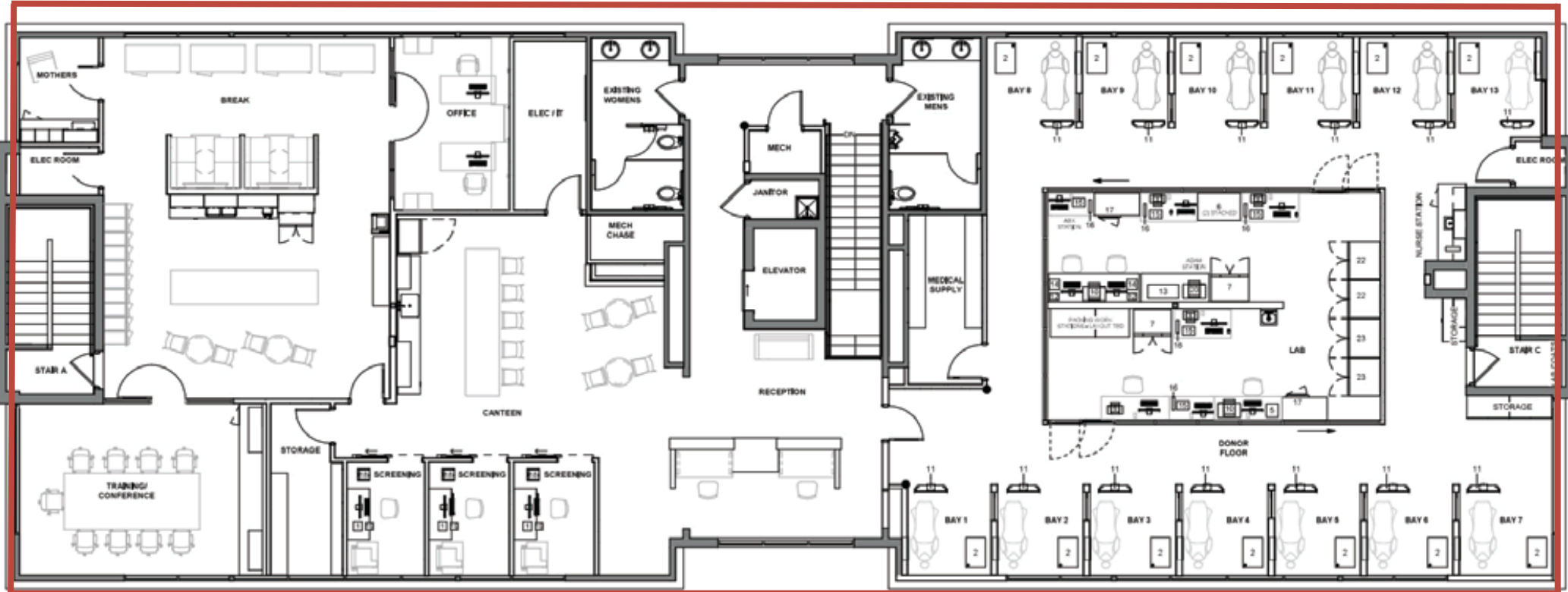
Subject property in relation to major retailers



Beaverton Night Marketing

SECOND LEVEL FLOOR PLAN

AVAILABLE
6,141 SF



AMENITY MAP



TRIMET
TOWNEPLACE SUITES
MARRIOTT
TJ-maxx
Olive Garden
noodles & company
PETSMART
TRADER JOE'S
STARBUCKS
BUFFALO WILD WINGS
QDOBA
PANDA EXPRESS CHINESE KITCHEN

KOHL'S
TARGET
THE HOME DEPOT
CHIPOTLE MEXICAN GRILL
Chick-fil-A
STARBUCKS


OR-217
125,244 VPD


OR-10
34,678 VPD



DEMOGRAPHICS

	1 mile	3 mile	5 mile
 POPULATION	14,054	132,932	362,970
 HOUSEHOLDS	5,916	55,234	144,796
 HOUSEHOLDS	\$103.5K	\$126.1K	\$145.6K
 CONSUMER SPENDING	\$185.1M	\$2.4B	\$7.1B

 DAILY CAR COUNT	SW Canyon Rd - 36,880 OR 217 - 125,244 OR 10 - 34,678
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	Very Walkable (89) Good Transit (65)
	16 miles to Portland International Airport

	STATE	Oregon	4.18 M
	COUNTY	Washington	598,865
	MSA	Portland Metro	2.47M
	CITY	Beaverton	96,945

