



CEDAR HILLS SHOPPING CENTER

OFFERING SUMMARY

Lease Rate:	\$8.00 - 18.00 SF/yr (NNN; Gross)
Second Floor Offices:	200 - 1,200 SF \$12/SF Gross
Lower Level Offices:	Elevator Served 500 - 9,350 SF \$8/SF NNN
Retail Storefront:	1,200 - 7,785 SF \$18/SF NNN
Year Built:	1955
Renovated:	1983

PROPERTY OVERVIEW

Cedar Hills Shopping Center has a wide variety of tenants including Harbor Freight Tools, Rodda Paint, Department of Motor Vehicles, Renaissance Coffee and Providence Health Services. The center is over 100,000 SF with abundant parking. The owner/manager is on site. Multiple office and retail spaces are available.

PROPERTY HIGHLIGHTS

- Great exposure
- MAX station nearby
- Onsite restaurants & shopping
- Minutes from downtown Portland & Beaverton
- Former Day Care Space
- Has two outdoor play areas



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

FOR LEASE

10110-10238 SW Parkway Dr, Portland, OR 97225



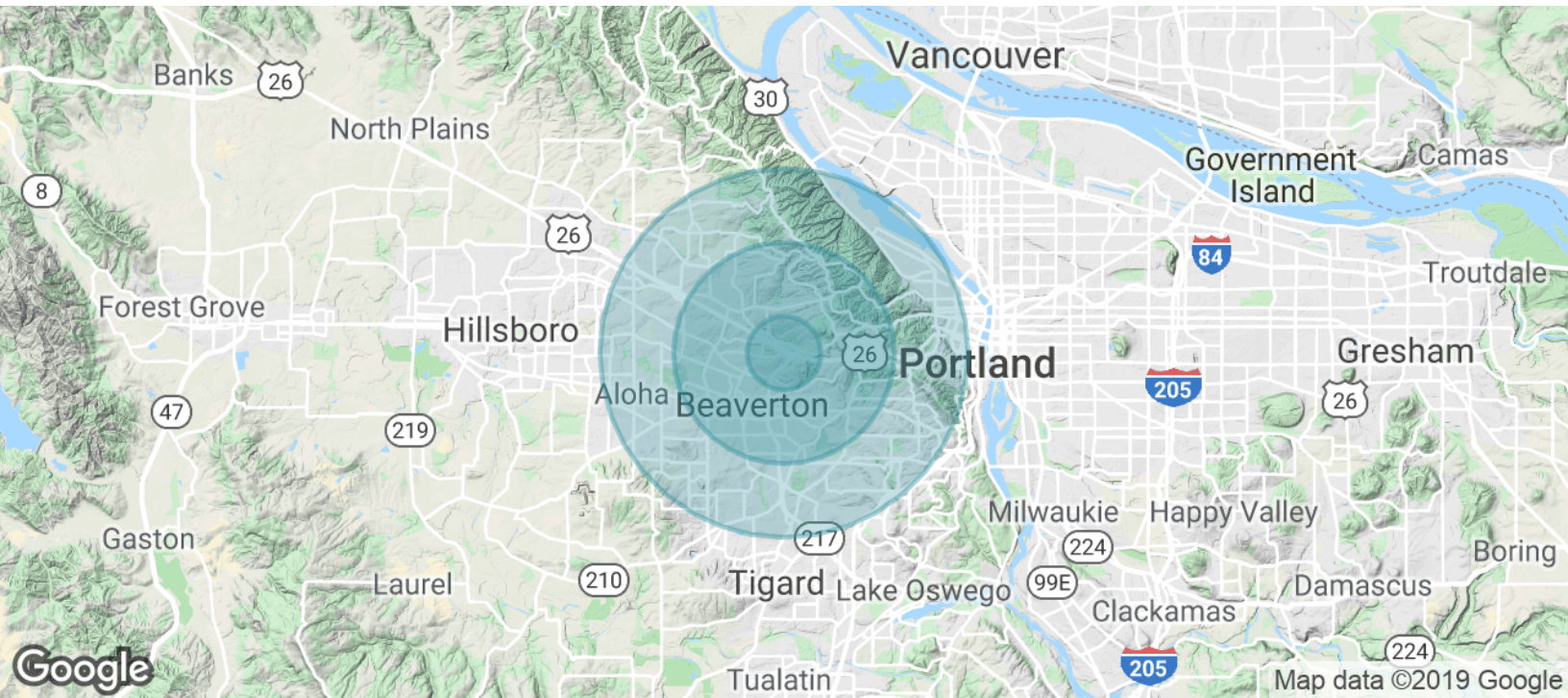
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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,157	97,532	262,652
Median age	39.5	37.9	37.6
Median age (Male)	40.4	37.4	36.6
Median age (Female)	40.1	38.8	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,677	41,305	108,374
# of persons per HH	2.2	2.4	2.4
Average HH income	\$93,232	\$87,172	\$87,895
Average house value	\$506,578	\$431,668	\$410,920

* Demographic data derived from 2010 US Census



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