

Canyon Crossing is a 2-story mixed-use Retail/Medical Office building located in Beaverton OR.

Canyon Crossing
11350 SW Canyon Rd
Beaverton, OR 97005

**2nd Story Medical Office
available for Owner/User**



**COMMERCIAL
INTEGRITY *nw***
a real estate investment advisory company

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ADDRESS

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CANYON CROSSING

11350 SW Canyon Rd | Beaverton, OR 97005

\$4,950,000

| | | | |
|---------------|-------------|----------------------|---------------------|
| NRSF | 11,859 SF | Built | 2019 |
| Price | \$4,950,000 | Building Type | Reinforced Concrete |
| Zoning | CX | Parcel Number | R605444 |
| Use | Commercial | | |



INVESTMENT HIGHLIGHTS



High Traffic Location with Strong Tenant Surroundings

- 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
- Ideal investment opportunity with high traffic volume, stable foot traffic, and a strategic location for long-term value and reliable returns



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**.



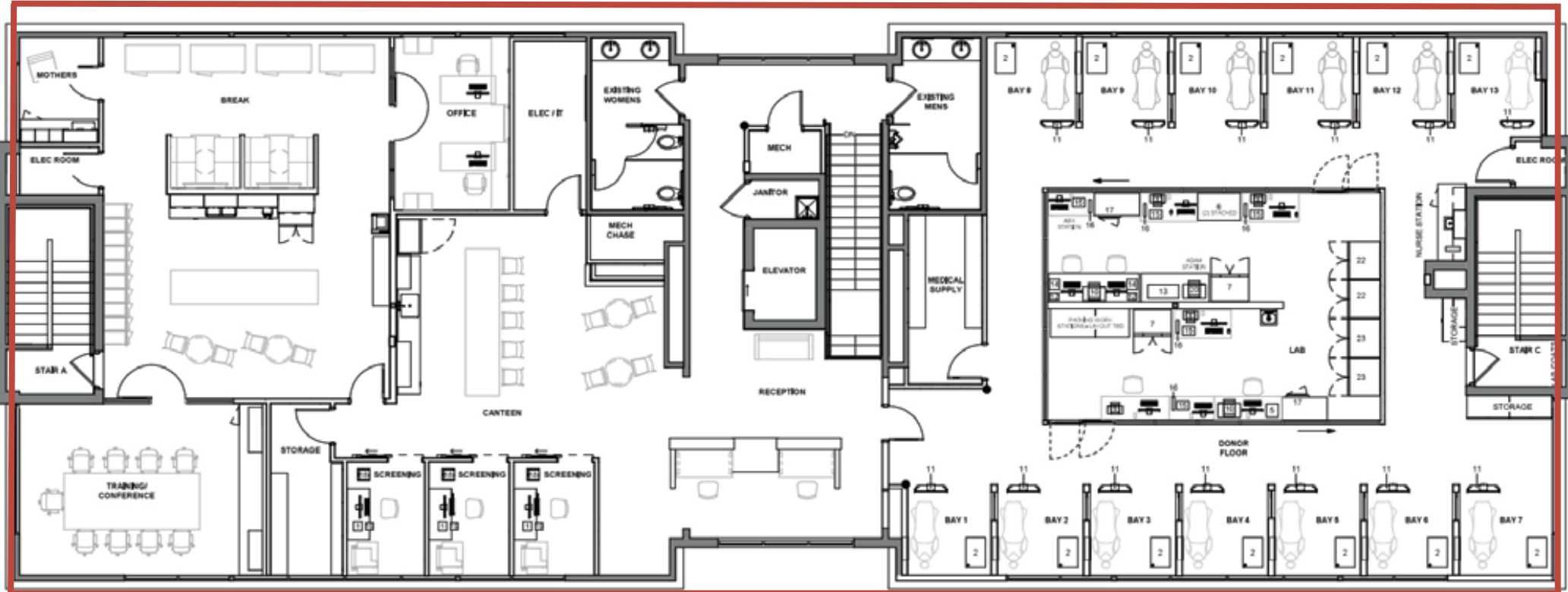
Subject property in relation to major retailers



Beaverton Night Marketing

SECOND LEVEL FLOOR PLAN

AVAILABLE
6,141 SF



RENT ROLL

FIRST FLOOR

| Tenant | Suite | Lease Start | Lease End | Remaining Lease Term (Mths) | Squar Feet | Occupied | % | CURRENT Monthly Rent | CURRENT Annual Rent | CURRENT Rent PSF | Monthly NNN | Annual NNN | NNN PSF |
|----------------------------------|-------|-------------|-----------|-----------------------------|------------|----------|-------|----------------------|---------------------|------------------|-------------|-------------|---------|
| Bobadochi | 101 | 7/01/25 | 12/31/31 | 60 | 1,059 | 1,059 | 8.9% | \$3,088.75 | \$37,065.00 | \$35.00 | \$1,272.57 | \$15,270.84 | \$14.42 |
| Wiles' Wings, Inc. DBA Wingstop | 102 | 3/9/20 | 3/31/30 | 70 | 1,800 | 1,800 | 15.2% | \$5,700.00 | \$68,400.00 | \$38.00 | \$1,846.49 | \$22,157.88 | \$12.31 |
| D's Lash & Nails Spa | 103 | 11/11/19 | 3/31/26 | 22 | 1,100 | 1,100 | 9.3% | \$3,025.00 | \$36,300.00 | \$33.00 | \$1,060.83 | \$12,729.96 | \$11.57 |
| Great Foods, Inc. DBA Koba Grill | 104 | 7/1/20 | 8/31/30 | 75 | 1,759 | 1,759 | 14.8% | \$5,939.56 | \$71,274.72 | \$40.52 | \$1,809.39 | \$21,712.68 | \$12.34 |

SECOND FLOOR

| Tenant | Suite | Lease Start | Lease End | Remaining Lease Term (Mths) | Squar Feet | Occupied | % | CURRENT Monthly Rent | CURRENT Annual Rent | CURRENT Rent PSF | Monthly NNN | Annual NNN | NNN PSF |
|-----------|-----------|-------------|-----------|-----------------------------|------------|----------|-------|----------------------|---------------------|------------------|-------------|-------------|---------|
| Available | 201 / 202 | COE | N/A | N/A | 6,141 | 0 | 51.8% | \$14,329.00 | \$171,948.00 | \$28.00 | \$5,700.90 | \$68,410.74 | \$11.14 |



VALUATION

| INCOME TYPE | CURRENT SCHEDULE OF RENT | PSF |
|-------------------------------|--------------------------|----------------|
| Gross Rental Income | \$354,283 | \$29.87 |
| Est. NNN Reimbursements | \$140,282 | \$11.83 |
| Misc Income | \$0 | \$0.00 |
| Total Income | \$494,565 | \$41.70 |
| (Economic Vacancy) | (\$24,728) | 5.00% |
| (Physical Vacancy) | \$0 | 0% |
| Effective Gross Income | \$469,837 | \$39.62 |



| OPERATING EXPENSES | CURRENT | PSF |
|--|------------------|----------------|
| Taxes | \$46,248 | \$3.90 |
| Insurance | \$4,333 | \$0.37 |
| Water & Sewer | \$14,389 | \$1.21 |
| Electric | \$2,265 | \$0.19 |
| Garbage | \$17,725 | \$1.49 |
| Repairs & Maintenance | \$32,214 | \$2.72 |
| Natural Gas | \$187 | \$0.02 |
| Parking Lot | | \$0.00 |
| Landscape | | \$0.00 |
| HVAC | | \$0.00 |
| Security | | \$0.00 |
| General & Administrative | \$504 | \$0.04 |
| Property & Administrative Fee (5% of Income) | \$24,728 | \$2.09 |
| Reserves (\$0.20 PSF) | \$2,372 | \$0.20 |
| Total Operating Expenses | \$144,964 | \$12.22 |
| OPEX % of EGI | 31% | |
| Net Operating Income | \$324,873 | \$27.39 |
| Less: Debt Service | (\$280,480) | |
| Free Cash Flow | \$44,393 | \$3.74 |

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



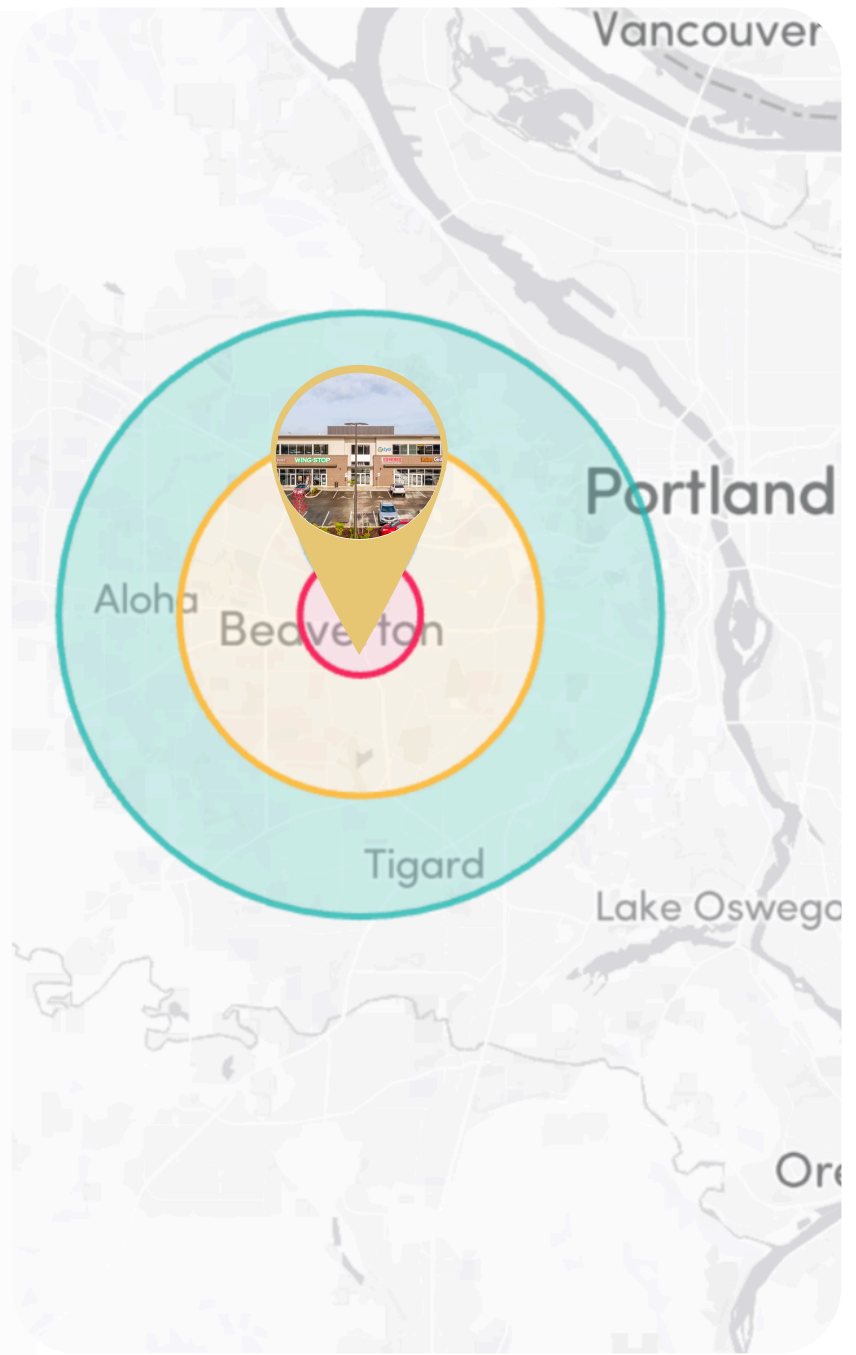
DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|---|----------|----------|----------|
| DEMOGRAPHICS | | | |
|  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 |

| | |
|---|---|
| TRAFFIC | |
|  DAILY CAR COUNT | SW Canyon Rd - 36,880 OR 217 - 125,244 OR 10 - 34,678 |

| | |
|---|--|
| TRANSPORTATION | |
|  | Very Walkable (89) Good Transit (65) |
|  | 16 miles to Portland International Airport |

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





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