

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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\$5,495,000

# CANYON CROSSING

11350 SW Canyon Rd | Beaverton, OR 97005

**NRSF**

11,859 SF

**Built**

2019

**Price**

\$5,495,000

**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
<b>Gross Rental Income</b>	<b>\$354,283</b>	<b>\$29.87</b>
Est. NNN Reimbursements	\$140,282	\$11.83
Misc Income	\$0	\$0.00
<b>Total Income</b>	<b>\$494,565</b>	<b>\$41.70</b>
(Economic Vacancy)	(\$24,728)	5.00%
<b>(Physical Vacancy)</b>	<b>\$0</b>	<b>0%</b>
<b>Effective Gross Income</b>	<b>\$469,837</b>	<b>\$39.62</b>



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
<b>Total Operating Expenses</b>	<b>\$144,964</b>	<b>\$12.22</b>
OPEX % of EGI	<b>31%</b>	
<b>Net Operating Income</b>	<b>\$324,873</b>	<b>\$27.39</b>
Less: Debt Service	(\$280,480)	
<b>Free Cash Flow</b>	<b>\$44,393</b>	<b>\$3.74</b>



# AMENITY MAP



**Fred Meyer**

OR- 10  
34,678 VPD



OR-217  
125,244 VPD





# DEMOGRAPHICS

## DEMOGRAPHICS



POPULATION

1 mile

3 mile

5 mile

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

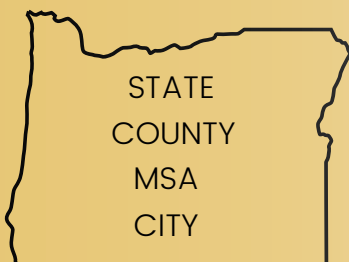


Very Walkable (89)  
Good Transit (65)



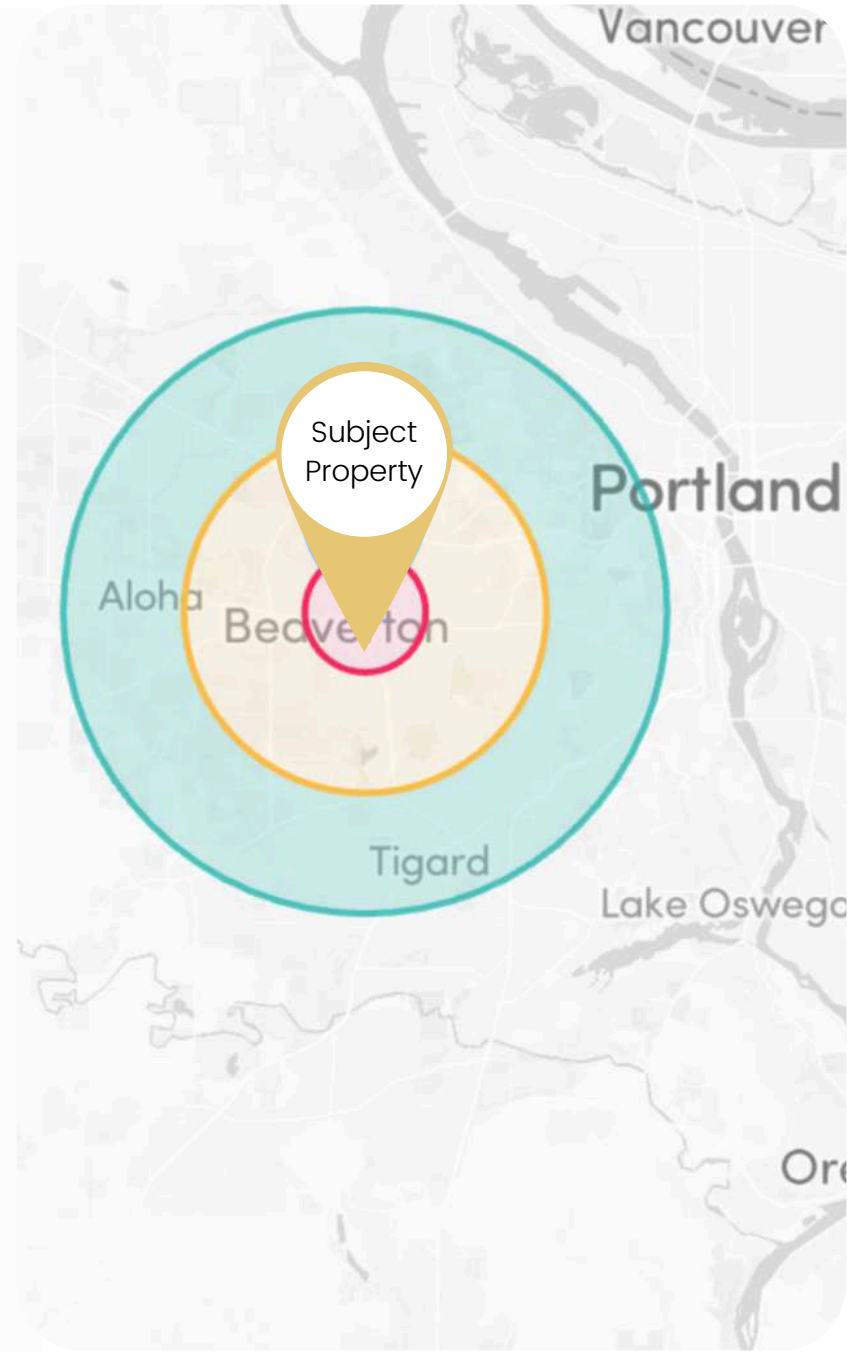
16 miles to Portland International  
Airport

## POPULATION



STATE  
COUNTY  
MSA  
CITY

Oregon 4.18 M  
Washington 598,865  
Portland Metro 2.47M  
Beaverton 96,945







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