



FOR LEASE



KIRKLAND PLACE

Retail / Restaurant / Medical Space

± 2,500 SF - ± 5,117 SF (Divisible) | \$42 - \$45 psf + NNN

11780-11786 NW Cedar Falls Dr, Portland, OR 97229

- Anchored by Even Hotel by IHG and Adjacent to Market of Choice (Grocery) at Timberland Town Center
- Part of 100 Acre Timberland Master Plan with 50,000 SF of Retail Space
- 1,100 Residential Units, a New Middle School, and 3 Miles of Walking Trails
- Along SW Barnes Rd. with ±17k AADV*
- Close to Nike Headquarters with over 8,500 Employees, Providence St. Vincent Hospital, Columbia Sportswear, and Oregon Health & Science University Now

*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025

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NICHOLAS G. DIAMOND

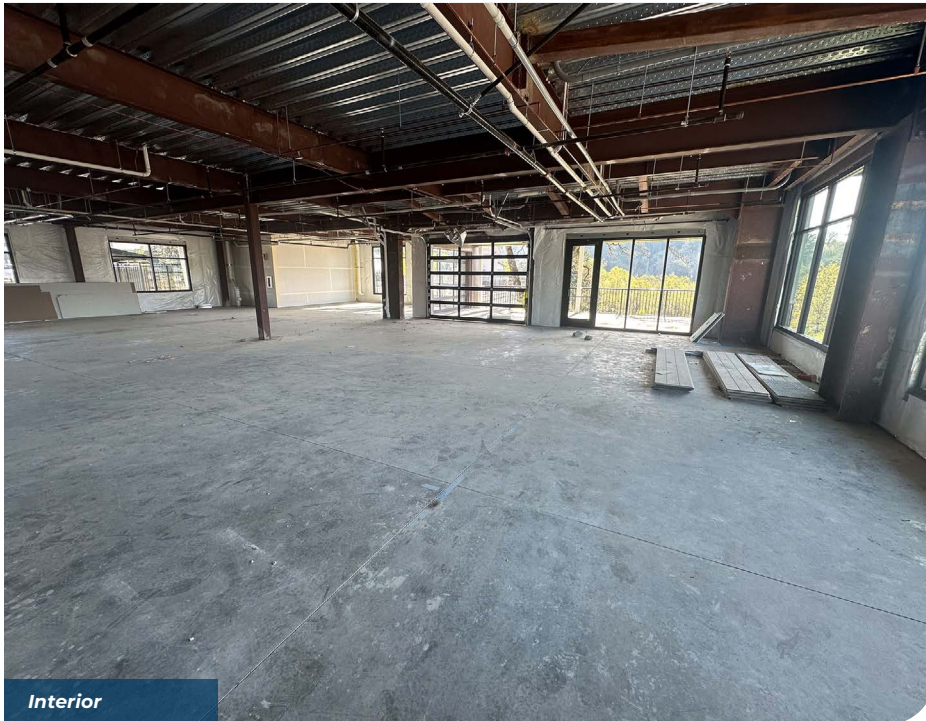
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PROPERTY SUMMARY

**FOR
LEASE**



Interior

PROPERTY DETAILS	
Address	11780-11786 NW Cedar Falls Dr, Portland, OR 97229
Available Space	±2,500 SF - ±5,117 SF (Divisible)
Lease Rate	\$42 - \$45 psf + NNN
Use Type	Retail / Restaurant / Medical
Availability	Now

Co-Tenants Include

- Even Hotel by IHG
- AFC Urgent Care
- Wolfe Dental Cedar Mill
- Surge Wellness

Nearby Highlights

- Market of Choice
- Von Ebert Pizzeria & Taproom
- Kukai Ramen & Izakaya
- Orangetheory Fitness
- Mudbay
- barre3
- Starcycle
- Dogtopia
- Timberland Park



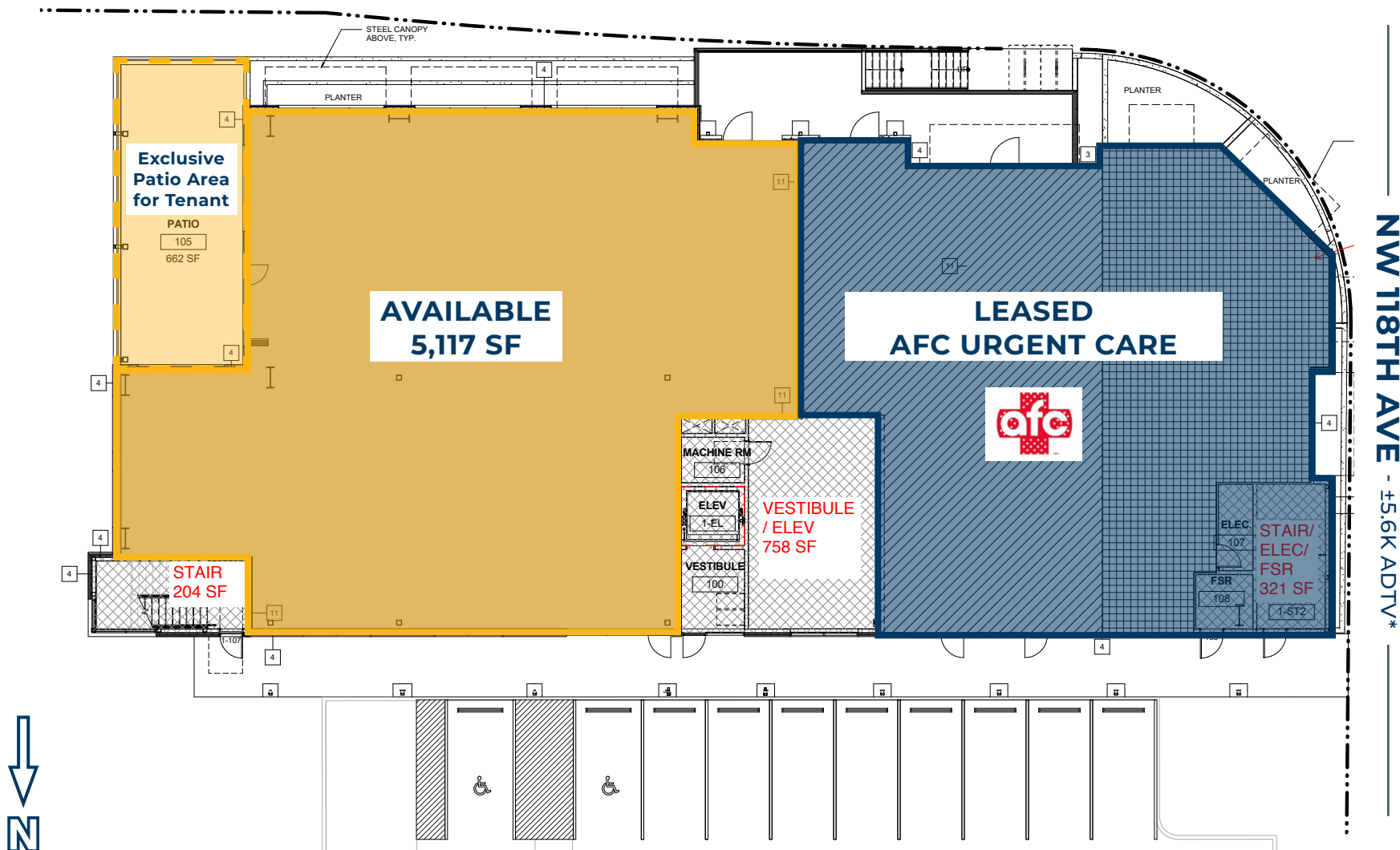
Parking-side Entrance



FLOOR PLAN

FLOOR PLAN

SW BARNES RD - ±17K ADTV*



NW 118TH AVE - ±5.6K ADTV*

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SITE PLAN



AVAILABLE
5,117 SF

Patio

SITE PLAN

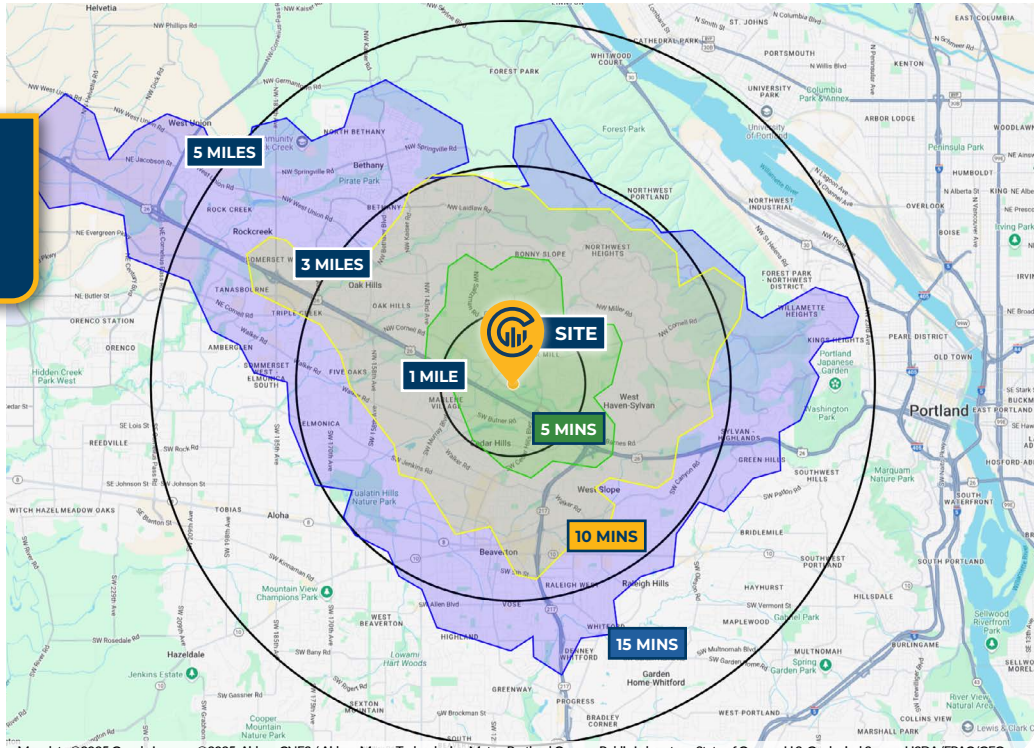


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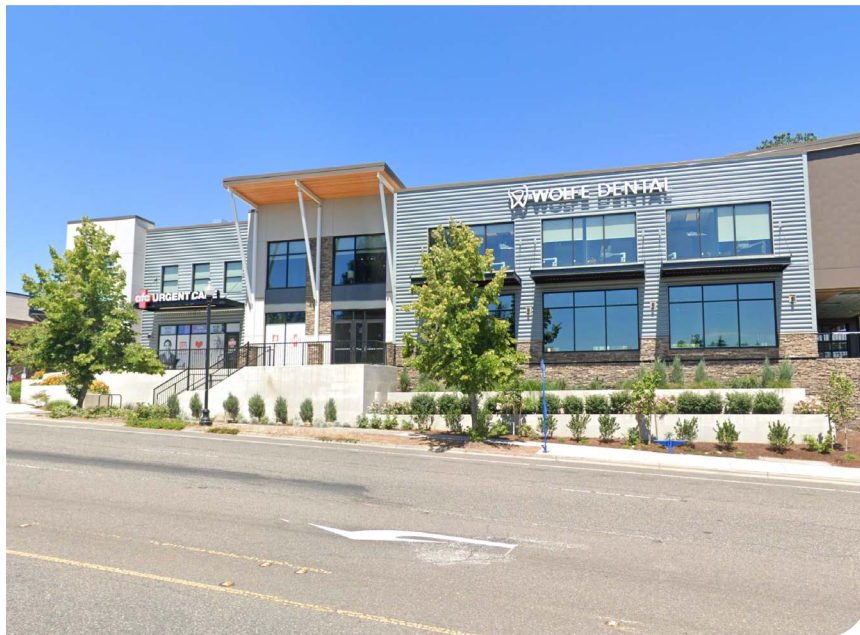




DRIVE TIMES & DEMOGRAPHICS



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76

Walk Score®
"Very Walkable"



68

Bike Score®
"Bikeable"



40

Transit Score®
"Some Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	16,814	119,717	313,597
2029 Projected Population	16,365	116,774	305,983
2020 Census Population	15,554	120,920	316,269
2010 Census Population	13,190	106,681	278,355
Historical Annual Growth 2010 to 2024	2.0%	0.9%	0.9%
Households & Income			
2024 Estimated Households	7,414	49,396	129,428
2024 Est. Average HH Income	\$148,047	\$169,614	\$157,513
2024 Est. Median HH Income	\$116,868	\$131,271	\$121,649
2024 Est. Per Capita Income	\$65,327	\$70,097	\$65,113
Businesses			
2024 Est. Total Businesses	763	6,878	16,187
2024 Est. Total Employees	3,859	52,819	121,267

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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