

RETAIL SPACE AVAILABLE FOR LEASE

12000 SW CANYON ROAD
BEAVERTON, OREGON



LOCATION

11425 SW Canyon Road
Immediately west of Hwy 217 exit

RETAIL SPACE AVAILABLE

5,089 square feet

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REAL ESTATE
SERVICES, LLC

AREA RETAILERS INCLUDE:

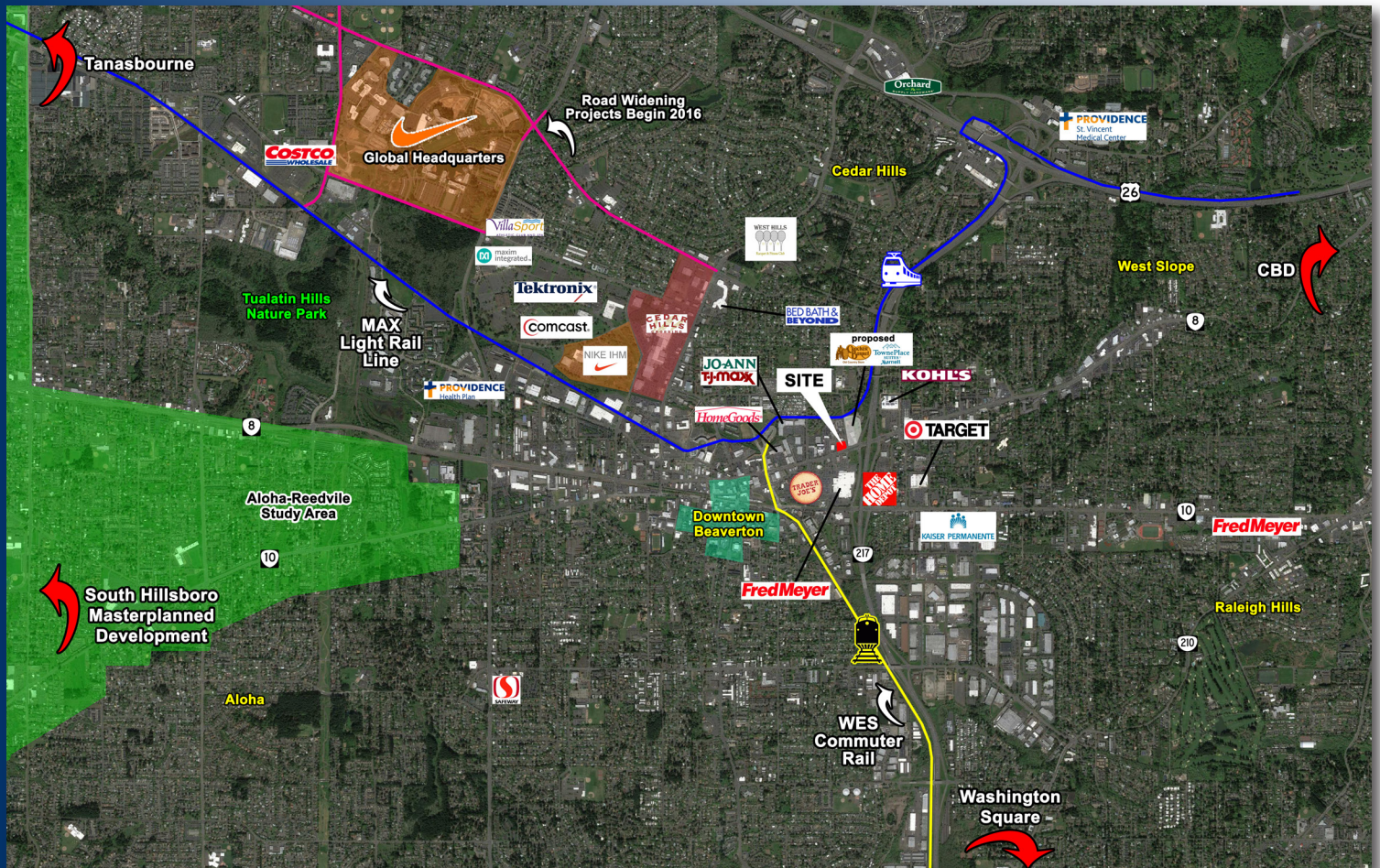
Fred Meyer



百佳 Asian Food Center
百佳超市

HomeGoods **JO-ANN** **TJ-maxx**

PROPERTY INFORMATION



Demographics

	1 Mile	3 Mile
Population	12,470	127,846
Projected Population ('20)	13,115	135,093
Est. Households	5,220	54,001
Median Age	34.8	38.1
Bachelor Degree +	47.5%	49.1%
Average HH Income	\$61,936	\$78,484
Median HH Income	\$46,901	\$62,193
Area Businesses	1,107	6,121
Daytime Population	8,776	64,131
Median Home Value ('10)	\$278,891	\$310,940

*2015 data, unless specified

Property Highlights

- 5,089 SF Retail Space
- Located on high-traffic Canyon Road (OR Hwy 8) with 36,400 cars per day
- Walking distance to MAX light rail
- Located across from Fred Meyer anchored Beaverton Town Square
- Easy access to Hwy 217, Hwy 26, and Beaverton-Hillsdale Hwy

The information contained herein has been obtained from sources deemed to be reliable, nonetheless, a prospective purchaser or lessee should verify all information to his or her satisfaction.

For More Information
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