

NEW MEDICAL - OFFICE - RETAIL

CANYON CROSSING

11360 SW CANYON RD | BEAVERTON, OREGON



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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.

FOR LEASE



PROPERTY SUMMARY | 11360 SW Canyon Rd

OFFERING SUMMARY

Lease Rate: \$29.00 SF/yr NNN

Available SF: 6,180 RSF

Divisible To: 3,090 RSF

Occupancy: Q1 2020

PROPERTY OVERVIEW

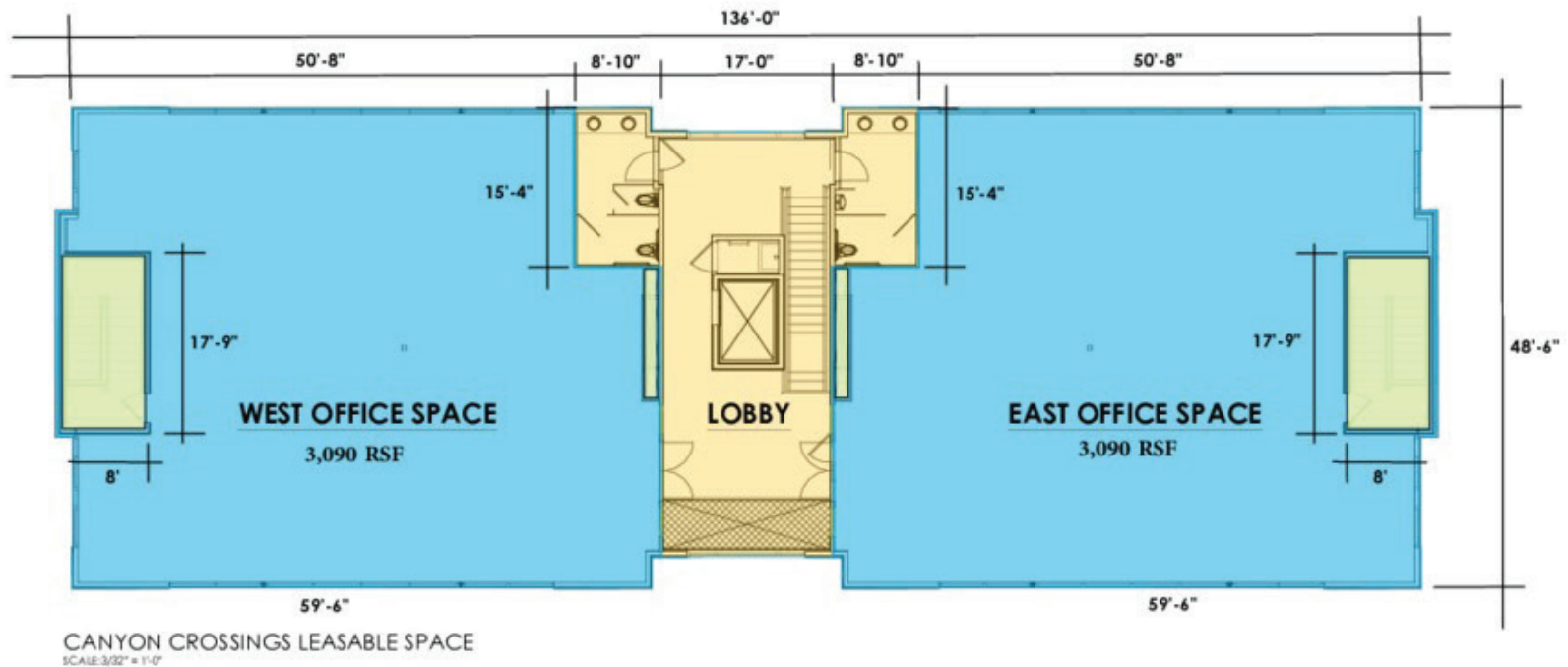
Brand new, mixed use project from Edge Development features ground floor retail tenants and exciting second story office suites. Canyon Crossings boasts of tremendous visibility from Canyon Road and Highway 217. The elevator served second level offers expansive glass line, voluminous ceilings as well as finished lobbies and restrooms. The joint parking agreement with Fred Meyer provides for abundant parking opportunities. Targeted tenants include:

- Medical/dental users
- Professional service groups

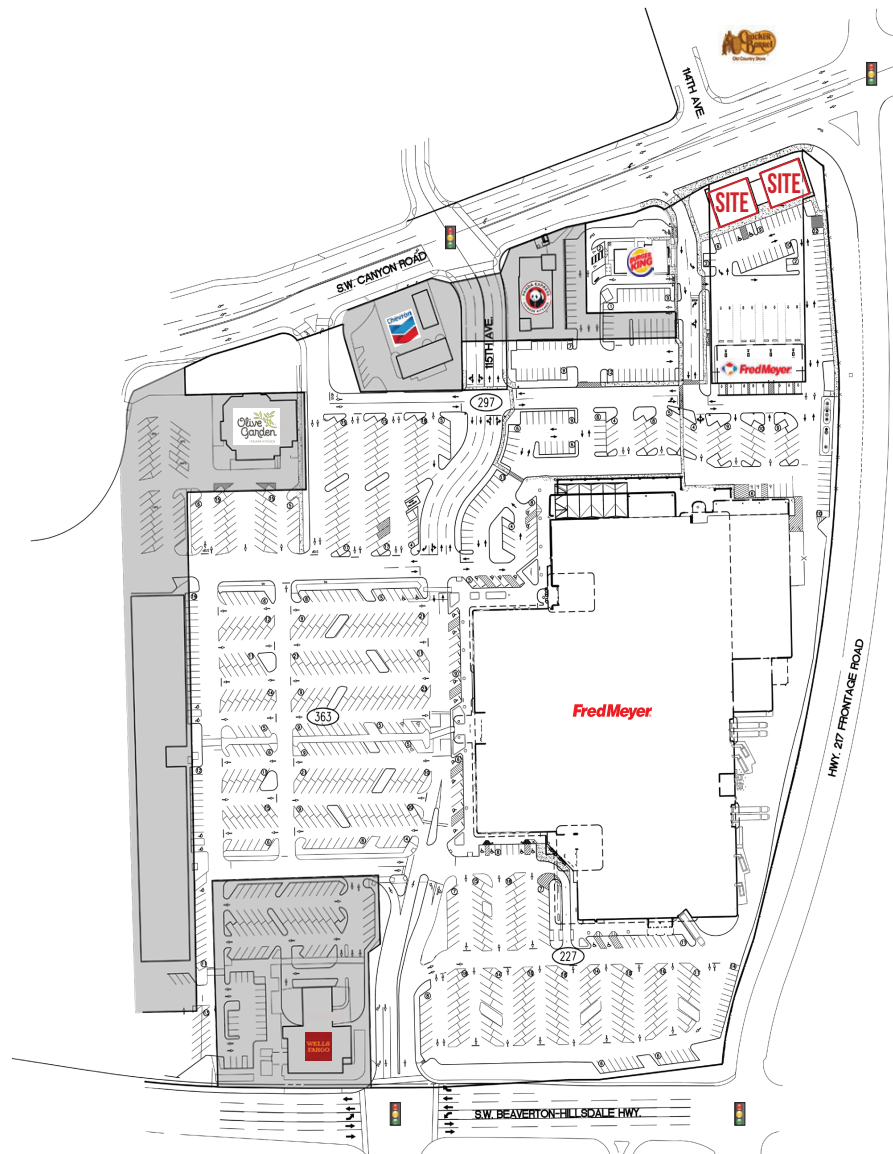


AVAILABLE SPACES | 11360 SW Canyon Rd

SECOND FLOOR



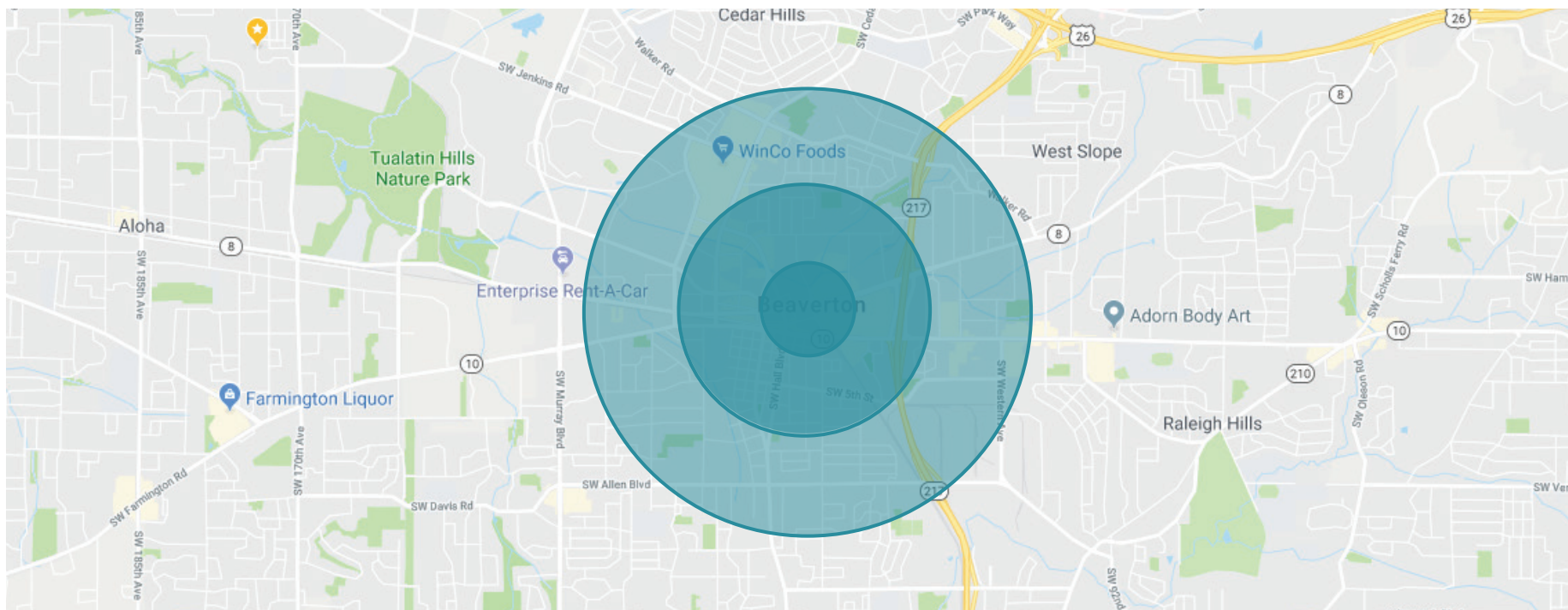
SITE PLAN | 11360 SW Canyon Rd



VICINITY MAP | 11360 SW Canyon Rd



DEMOGRAPHIC MAP & REPORTS | 11360 SW Canyon Rd



POPULATION

POPULATION	1 MILE	2 MILES	3 MILES
2019 Total Population:	15,646	63,886	132,660
Median Age:	36.6	38.5	38.6

HOUSEHOLDS & INCOME

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
2019 Total Households:	6,533	26,715	55,704
# of Persons per Household:	2.4	2.3	2.3
Average Household Income:	\$48,786	\$63,436	\$72,191
Average House Value:	\$308,097	\$361,395	\$386,198

*Demographic data derived from CoStar