

FOR LEASE

# CANYON PLACE SHOPPING CENTER

BEAVERTON, OREGON



Owned By



**HARSCH**  
INVESTMENT  
PROPERTIES

## LOCATION

3805-4105 SW 117th Avenue  
Beaverton, Oregon

## AVAILABLE SPACE

- 3861 SW 117th Ave: 2,183 SF  
Please do not disturb tenant

## RENTAL RATE

Call for pricing

## COMMENTS

- Central Beaverton 156,564 SF neighborhood center anchored by TJ Maxx, Petco, JoAnn, Starbucks and Asian Family Market.
- Abundant parking
- Adjacent to MAX station
- 40,000+ vehicles per day

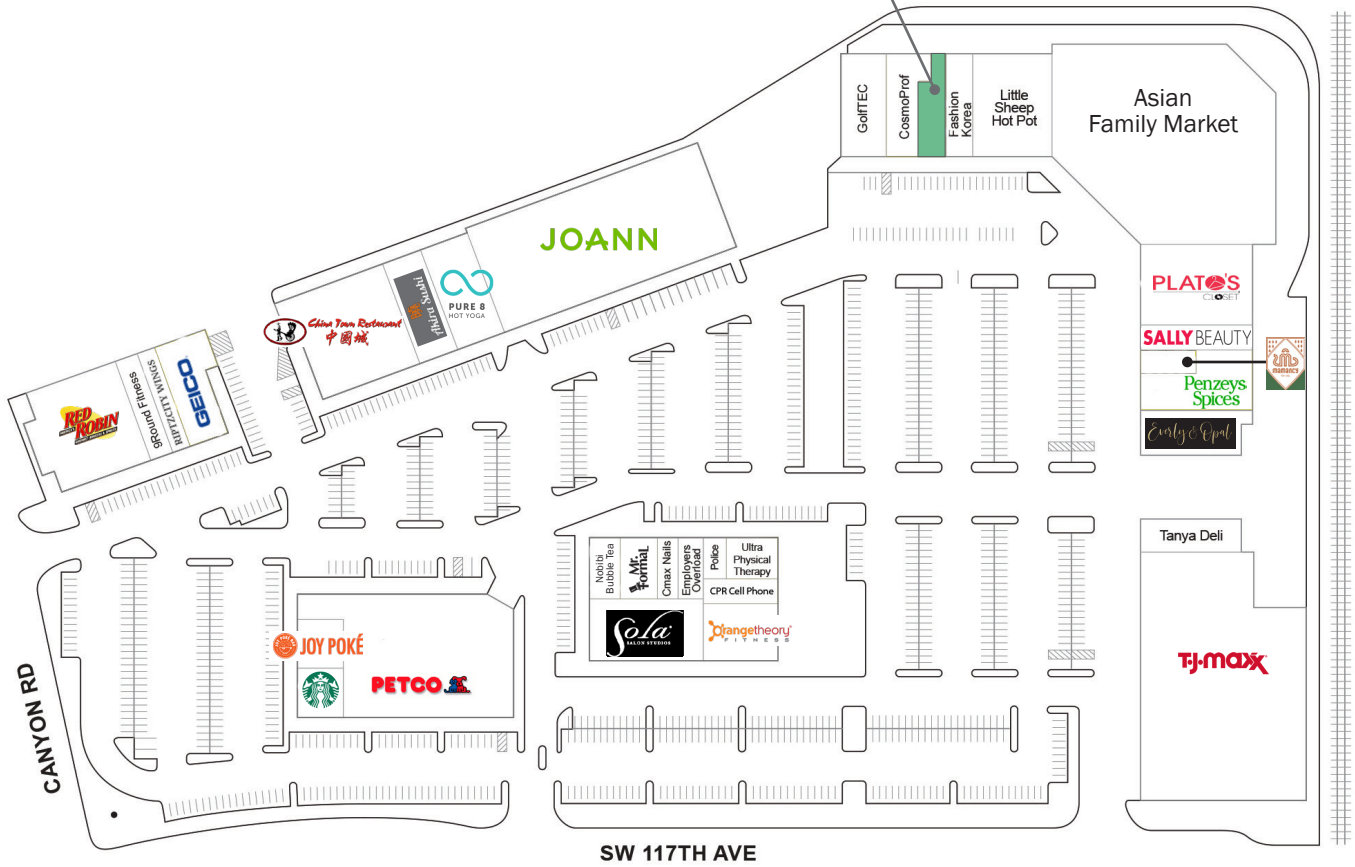


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# CANYON PLACE SHOPPING CENTER | SITE PLAN

**AVAILABLE  
2,183 SF**  
3861 SW 117th Ave



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The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

# CANYON PLACE SHOPPING CENTER | IMAGES



# BEAVERTON, OREGON



**TIMBERLAND TOWN CENTER**

- MARKET CHOICE
- barre
- Banfield PET HOSPITAL
- MudBay
- gentle dental
- Ojangetheory

**PETERKORT TOWNE SQUARE**

- RITE AID
- OUTBACK STEAKHOUSE
- GameStop
- WELLS FARGO
- Godfather's Pizza
- The UPS Store
- SUNRISE BAGELS

**CEDAR HILLS CROSSING**

- WinCo Foods
- BEST
- MOD
- Perwella
- Banfield PET HOSPITAL
- OLD NAVY
- ROSS
- Starbucks
- Office DEPOT
- NEW SEASONS
- King of Burgers
- McDonald's
- LA FITNESS

**BEAVER TOWN SQUARE**

- Fred Meyer
- TRADER JOE'S
- Olive Garden
- WILD WINGS
- WELLS FARGO
- Starbucks
- HONEY BAKED HAM

**CANYON PLACE SHOPPING CENTER**

- RED ZIPP
- TJ-maxx
- PETCO
- Starbucks
- JOANN
- GEICO
- Ahira Sushi
- PLATO'S CLOSET

| DEMOGRAPHICS              | 1 MILE   | 3 MILE    | 5 MILE    |
|---------------------------|----------|-----------|-----------|
| Estimated Population 2020 | 13,729   | 139,626   | 371,047   |
| Population Forecast 2025  | 14,491   | 146,944   | 388,528   |
| Average HH Income         | \$89,819 | \$106,554 | \$120,886 |
| Employees                 | 16,310   | 72,321    | 133,440   |

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