

FOR LEASE

CANYON PLACE SHOPPING CENTER

BEAVERTON, OREGON



Owned By



HARSCH
INVESTMENT
PROPERTIES

LOCATION

3805-4105 SW 117th Avenue
Beaverton, Oregon

AVAILABLE SPACE

- 4105 SW 117th Ave: 1,432 SF
- 4021 SW 117th Ave: 2,501 SF
2nd Generation Restaurant Space
PLEASE DO NOT DISTURB TENANT!
- 3831 SW 117th Ave: 5,813 SF

RENTAL RATE

Call for pricing

COMMENTS

- Central Beaverton 156,564 SF neighborhood center anchored by TJ Maxx, Petco, JoAnn, Starbucks and Asian Food Center.
- Abundant parking
- Adjacent to MAX station
- 39,000+ vehicles per day



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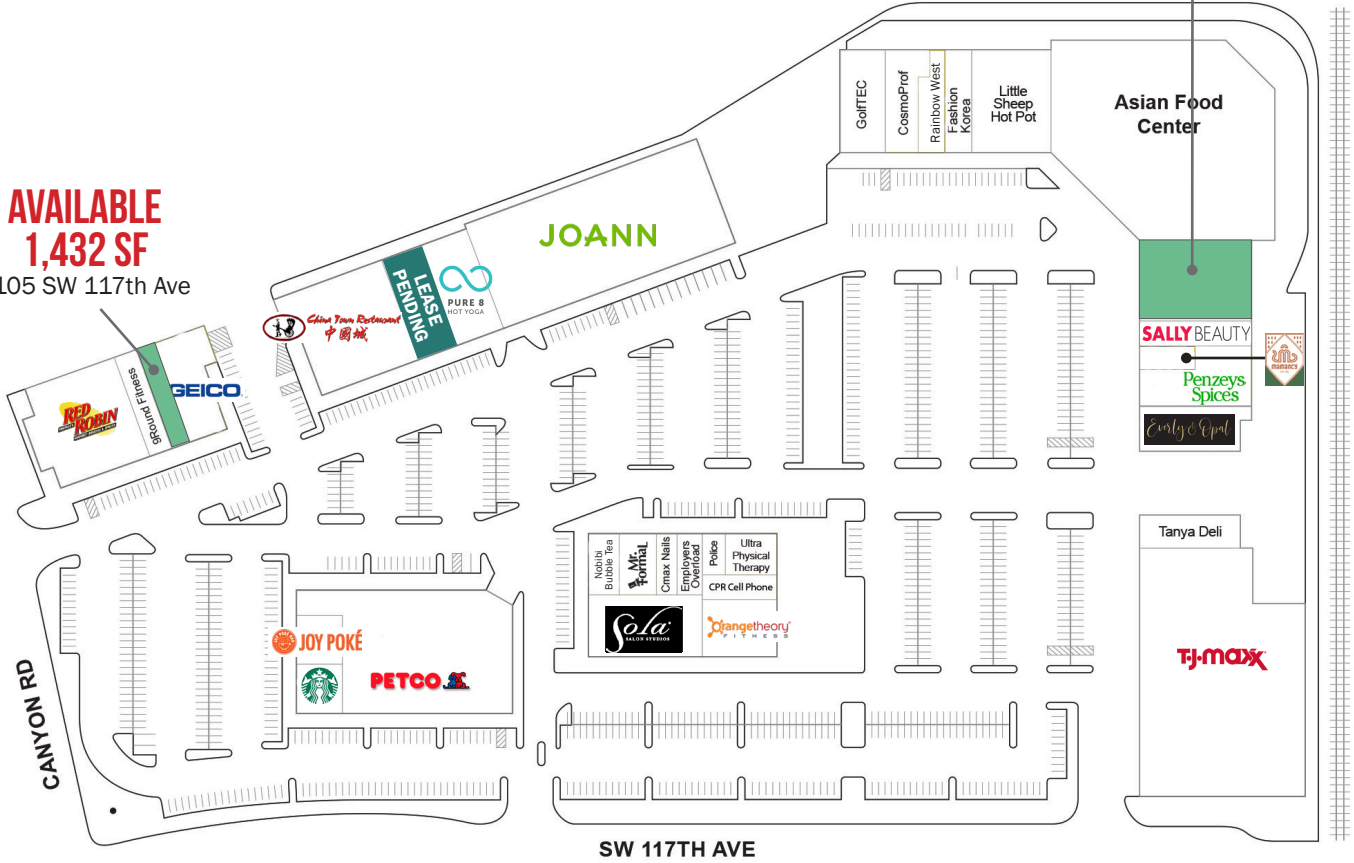
CANYON PLACE SHOPPING CENTER | SITE PLAN

**AVAILABLE
5,813 SF**

3831A SW 117th Ave

**AVAILABLE
1,432 SF**

4105 SW 117th Ave



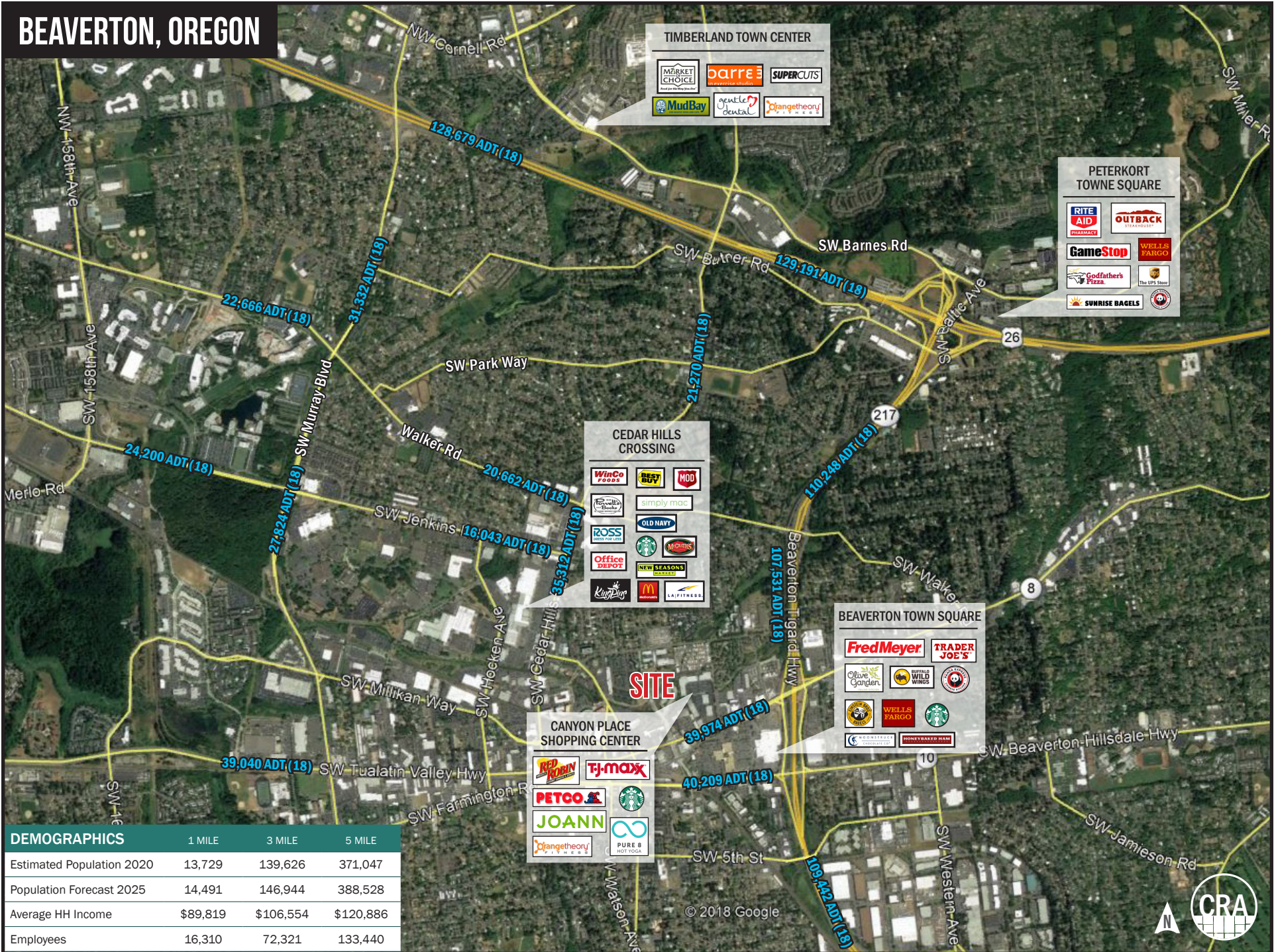
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CANYON PLACE SHOPPING CENTER | IMAGES



BEAVERTON, OREGON



TIMBERLAND TOWN CENTER

- MARKET CHOICE
- barre
- SUPERCUTS
- MudBay
- gentle dental
- OrangeTheory

PETERKORT TOWNE SQUARE

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

CEDAR HILLS CROSSING

- WinCo foods
- BEST BUY
- HOD
- Apple
- simply mac
- OLD NAVY
- ROSS
- Starbucks
- McDonald's
- Office DEPOT
- NEW SEASONS
- King of Prunes
- McDonald's
- LA FITNESS

BEAVERTON TOWN SQUARE

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

CANYON PLACE SHOPPING CENTER

- RED ROBIN
- TJ-maxx
- PETCO
- Starbucks
- JOANN
- OrangeTheory
- PURE 8 HOT YOGA

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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