

12870 SW Canyon Rd

For Lease



High visibility retail on Canyon Rd

High exposure retail opportunity in busy downtown Beaverton

FEATURES

1,532 SF in-line	Over 32,000 vehicles per day
High ceilings	Zoned GC
Expansive window lines	\$18/SF/YR, NNN
23 off-street parking slots	Signage block available on Canyon Rd
New pylon sign	

12870 SW Canyon Rd, Hillsboro, OR

CONTACT

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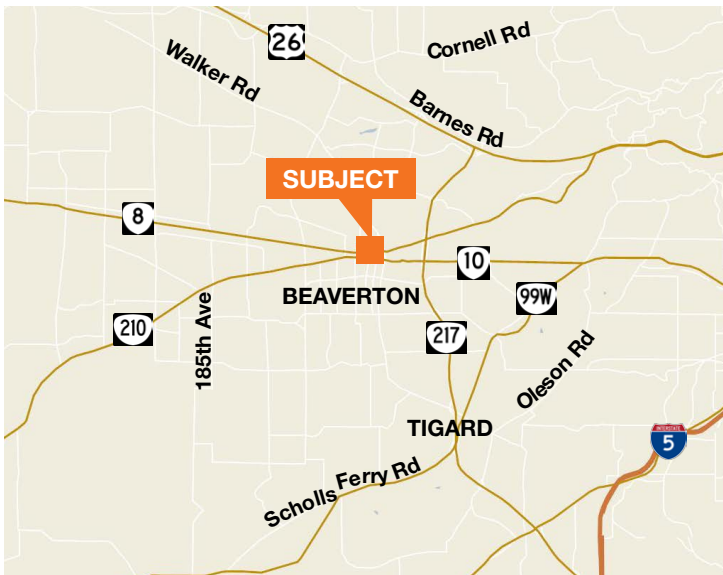
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## LOCATION

This location offers the best of both worlds – the top-notch exposure on SW Canyon Road, with over 32,000 cars per day, and the opportunity to be part of the revitalization of Downtown Beaverton. Flanked by Stark’s Vacuums, one of greater Portland’s strongest destination retailers and located adjacent to the property, and neighboring tenant Rama Thai, which enjoys a 4 star Yelp rating, this 1,532 SF in-line space offers high ceilings, ample parking and strong visibility.

Serving a retail trade area of 200,000 residents, 80,000 households and 16,000 employees working within 1 mile of Downtown Beaverton, this location will also benefit from 400 housing units proposed for downtown. Tenants will also be able to benefit from marketing and promotional activities spearheaded by the City’s downtown economic development programs. This is an excellent opportunity to anchor this well maintained and owner-managed center in a high exposure setting.



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## FLOOR PLAN | 1,532 SF



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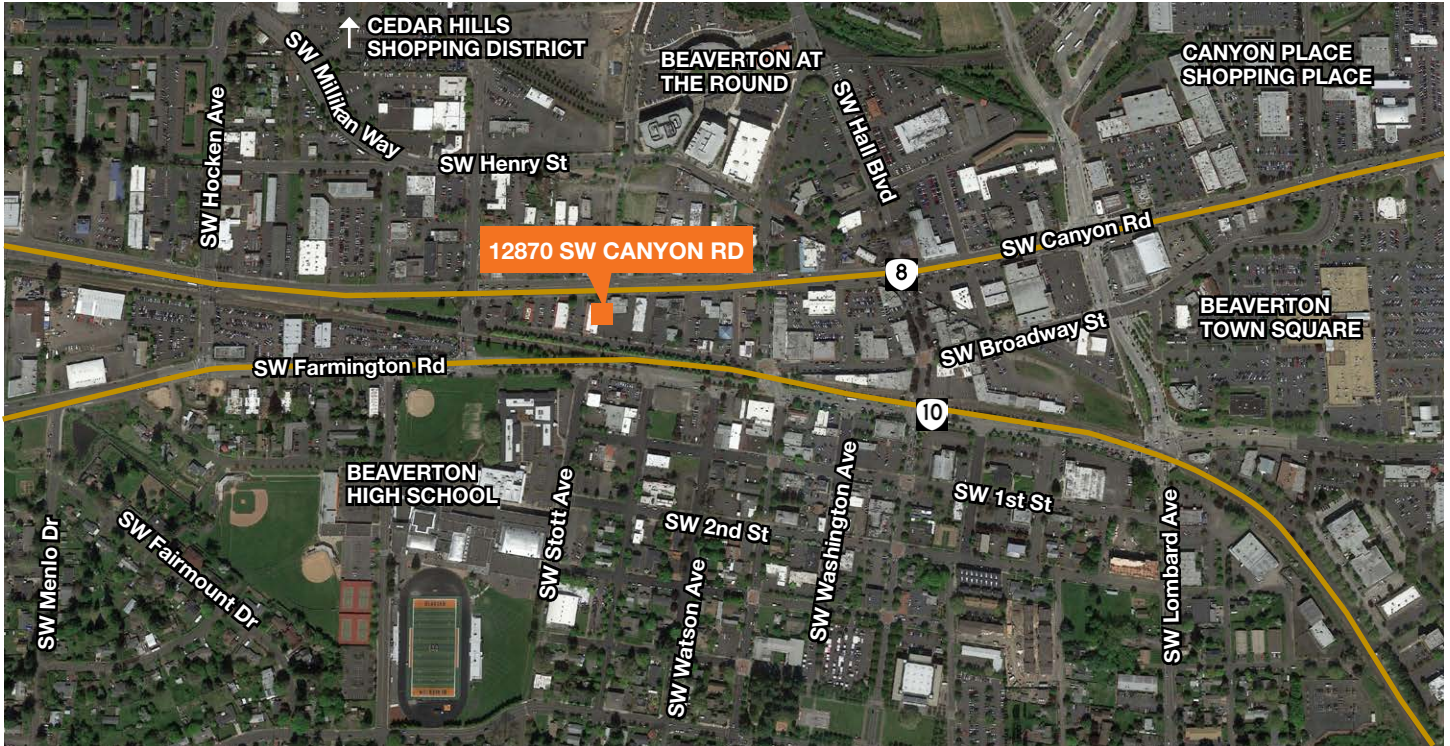
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## AERIAL



### Nearby Businesses & Services

Clutch & Brake Doctors	Beaverton Car Wash
Tom's Pancake House	Damerow Ford
Stark's Vacuum	Natural Grocers
24 Hour Fitness	NAPA
The Round (24 Hour Fitness, Mio Sushi, MINGO, Siam Lotus, City of Beaverton)	Fresh Start Auto Detail

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DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	20,006	140,207	347,868
Households	8,062	57,298	138,510
Avg. HH Size	2.4	2.4	2.5
Med. HH Income	\$39,400	61,203	70,856
Med. Home Value	\$213,759	\$293,454	\$323,169

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