

## Canyon Crossroads

11135 SW Canyon Road  
Beaverton, OR

Anchored by Kohl's

Easily accessible

Great visibility

Area tenants include Fred Meyer,  
Natural Grocers, TJ Maxx, Red  
Robin, Petco

### Suite

1,500 SF

Rate: \$25/SF/YR, NNN

2018 NNN's are \$7.16/SF/YR

Zoned CS



### Location



### Contact

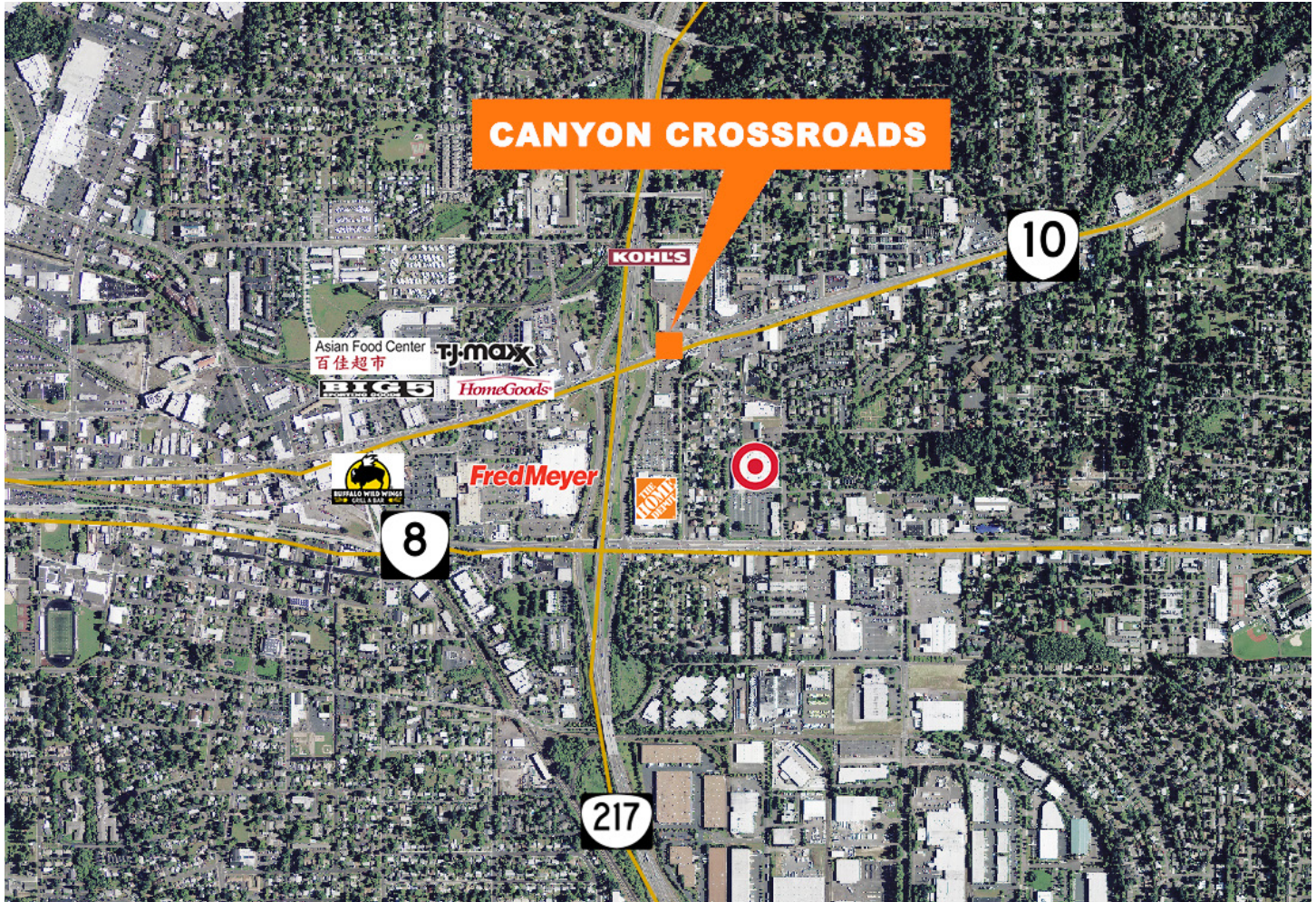
**Corine Nussmeier**

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### DEMOGRAPHICS – 2017

|                          | 1 mile   | 3 miles  | 5 miles  |
|--------------------------|----------|----------|----------|
| <b>Population</b>        | 12,632   | 125,082  | 361,231  |
| <b>Average HH Income</b> | \$67,167 | \$76,818 | \$87,444 |

### TRAFFIC COUNTS

|                    |         |     |
|--------------------|---------|-----|
| <b>Canyon Road</b> | 47,900  | ADT |
| <b>Highway 217</b> | 107,700 | ADT |

## Contact

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