



FOR LEASE: CANYON SQUARE SHOPPING CENTER

4130 SW 117TH AVE.
BEAVERTON, OR 97005

Patrice Cook
Advisor
O: 503.459.4341
patrice.cook@svn.com

Canyon Square Property Summary



OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (NNN)
Building Size:	18,280 SF
Available SF:	1,450 SF
Lot Size:	1.33 Acres
Year Built:	1984
Zoning:	RC-E
Market:	Portland
Submarket:	North Beaverton
APN:	R0065333
Video:	View Here

PROPERTY OVERVIEW

1,450 square foot in-line retail space. Excellent parking ratio of 4.92/1,000. The space has good visibility and access from SW Canyon Road. Neighboring tenants include Cricket Wireless, Sprint Wireless, The UPS Store, Jim & Patty's Coffee People. There is an adjacent partially fenced private patio also available for rent with lease of this suite.

PROPERTY HIGHLIGHTS

- High traffic counts on SW Canyon Road in Central Beaverton location
- Ample parking
- Easy access to HWY 217 and Tualatin Valley HWY
- Close proximity to major retailers, including Fred Meyers, Petco, Starbucks, Big 5, Home Goods, Cracker Barrel, Trader Joe's, Home Depot and Target
- Fantastic visibility and signage

Additional Photos



Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS	VIDEO
Suite G		\$22.50 SF/yr	NNN	1,450 SF	Negotiable		View Here

Floor Plans



About: Beaverton, OR



LOCATION DESCRIPTION

The City of Beaverton is located seven miles west of Portland, Oregon, in the Tualatin River Valley, encompasses 19.6 square miles, and is home to more than 97,000 residents. The city is Oregon's sixth-largest city and the second-largest incorporated city in Washington County. Beaverton is a friendly, active, and responsive city well-known for our exceptional community services and amenities, helping Beaverton residents enjoy a high quality of life. Ranked in Money magazine's Best Places to Live, Beaverton truly is "The Best of Oregon."

Unparalleled connectivity, urban sophistication, natural serenity, and entrepreneurial spirit come together in Beaverton. Home to a strong business community, thriving urban downtown, picture-perfect neighborhoods, and exceptional talent make Beaverton a truly livable city with something for everyone.

LOCATION DETAILS

Market	Portland
Sub Market	North Beaverton
County	Washington
Cross Streets	117th Avenue

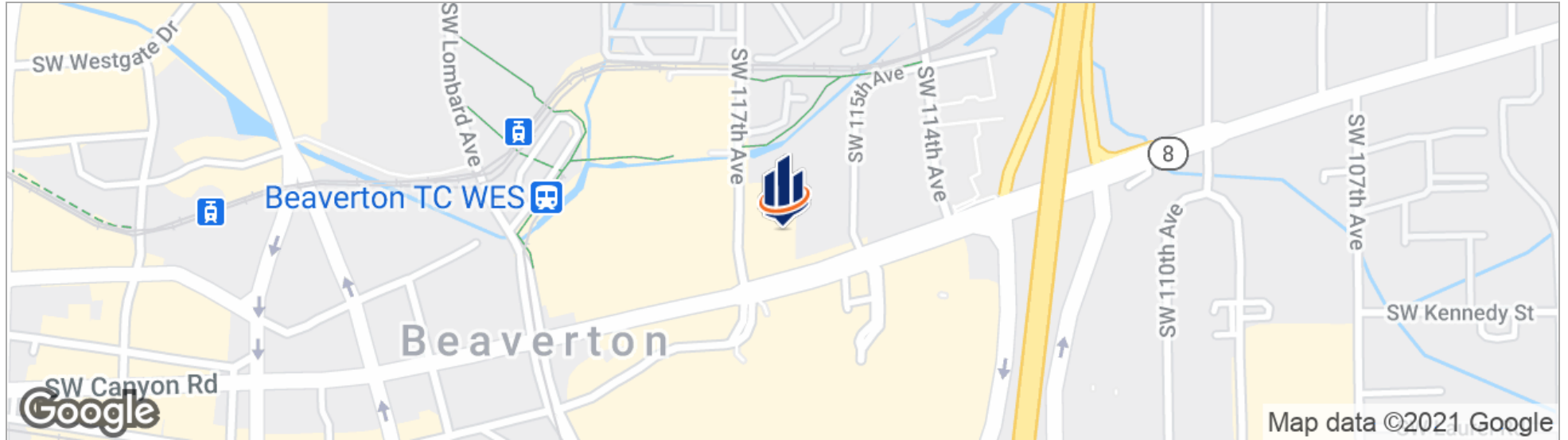


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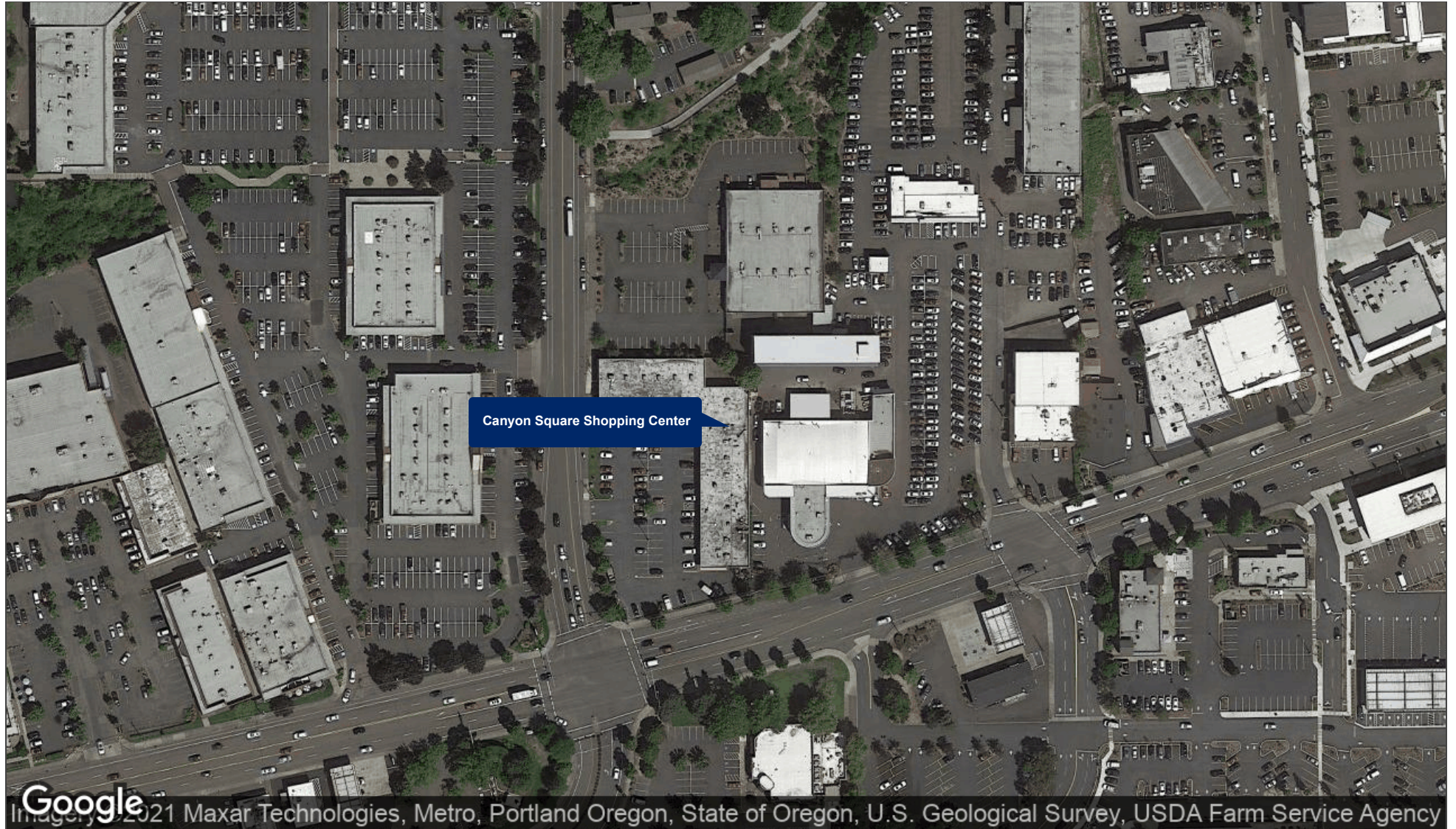
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Location Maps

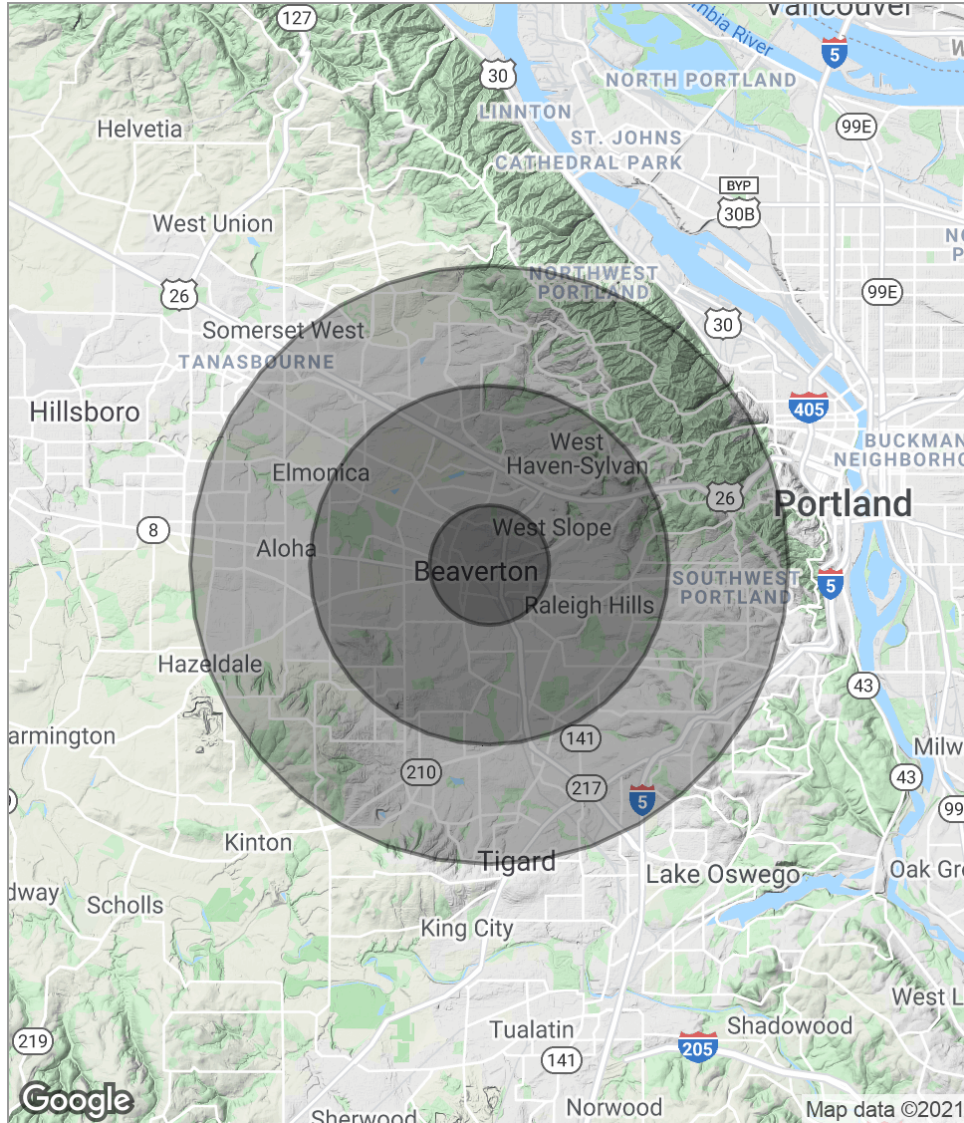


Aerial Map



Google, 2021 Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,052	122,983	321,135
Median age	33.5	37.2	36.9
Median age (Male)	32.2	36.0	36.0
Median age (Female)	35.1	38.5	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,497	52,212	130,617
# of persons per HH	2.3	2.4	2.5
Average HH income	\$58,410	\$72,348	\$83,996
Average house value	\$332,087	\$364,701	\$376,672

* Demographic data derived from 2010 US Census

Advisor Bio- Patrice Cook



PATRICE COOK

Advisor

patrice.cook@svn.com

Direct: 503.459.4341 | **Cell:** 503.803.8742

PROFESSIONAL BACKGROUND

Patrice Cook has over 30 years in the Real Estate industry. Her experience includes working as an auditor, analysis, property manager, portfolio manager, and broker. Her focus has always been on commercial properties including retail, industrial, land, and office.

Ms. Cook has a BS degree in Accounting from RIT. She has earned her Master's in Corporate Real Estate; her Certificate of Property Management and she is LEED (Leadership in Environmental and Energy Design) accredited. Through strategic planning, building relationships and negotiation, she helps clients maximize value from their investments either as tenants or owners.

SVN | Bluestone & Hockley
4915 SW Griffith Drive, Suite 300
Beaverton, OR 97005
503.222.3800



4915 SW Griffith Drive, Suite 300
Beaverton, OR 97005
503.459.4341
www.svnbluestone.com

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