



**LEASE**

# Canyon Square

**4130 SW 117TH AVE**

Beaverton, OR 97005

**PRESENTED BY:**

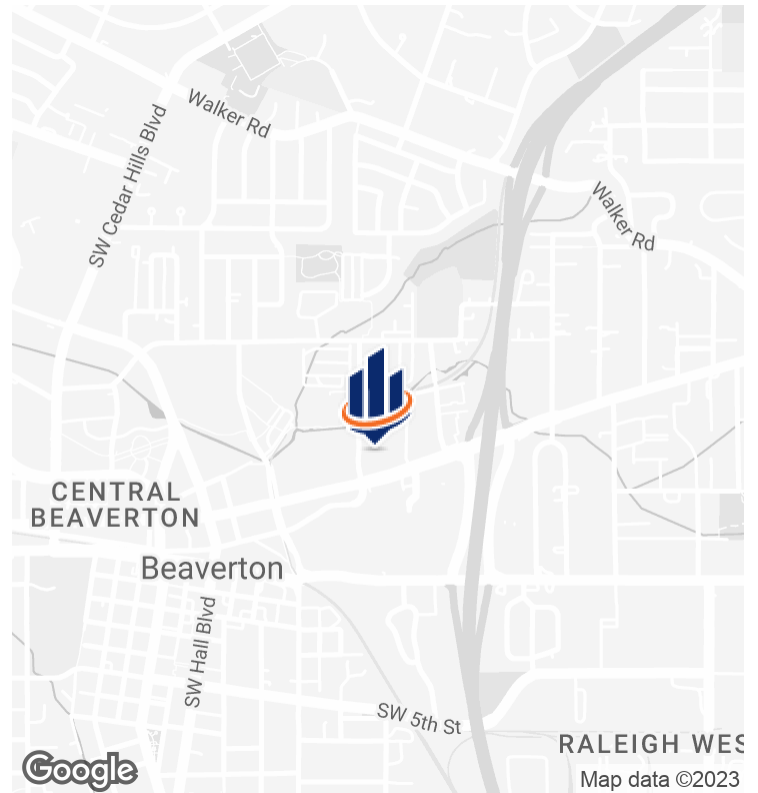
**STACY LOONEY**

O: 503.459.4387

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OR #940200076

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$26.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	18,340 SF
<b>AVAILABLE SF:</b>	990 SF
<b>LOT SIZE:</b>	1.33 Acres
<b>YEAR BUILT:</b>	1984
<b>ZONING:</b>	RC-E
<b>MARKET:</b>	Portland
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Canyon Square Shopping Center is conveniently located in a high-traffic retail corridor and shadow-anchored by Petco and Natural Grocers. The property is located at a high-visibility signalized intersection, directly across SW Canyon Road from Beaverton Square Shopping Center. The property has excellent access to HWY 217 and Tualatin Valley Highway and is near major transit centers and commuter rails.

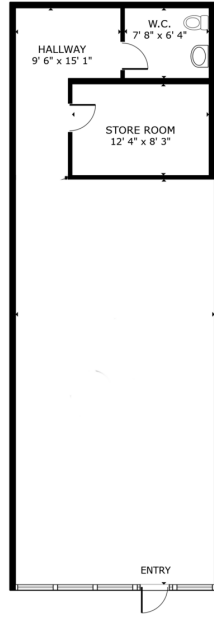
## PROPERTY HIGHLIGHTS

- 990 SF of in-line retail space
- Shadow-anchored retail center by Petco, Natural Grocers, JoAnn Fabric and Crafts, Starbucks and an Asian Family Market
- Abundant Parking
- Combined traffic count SW Canyon/SW 117th Ave - 40,000 + ADT

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# PLANS



FLOOR PLAN



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## ADDITIONAL PHOTOS



Suite M - 990 SF

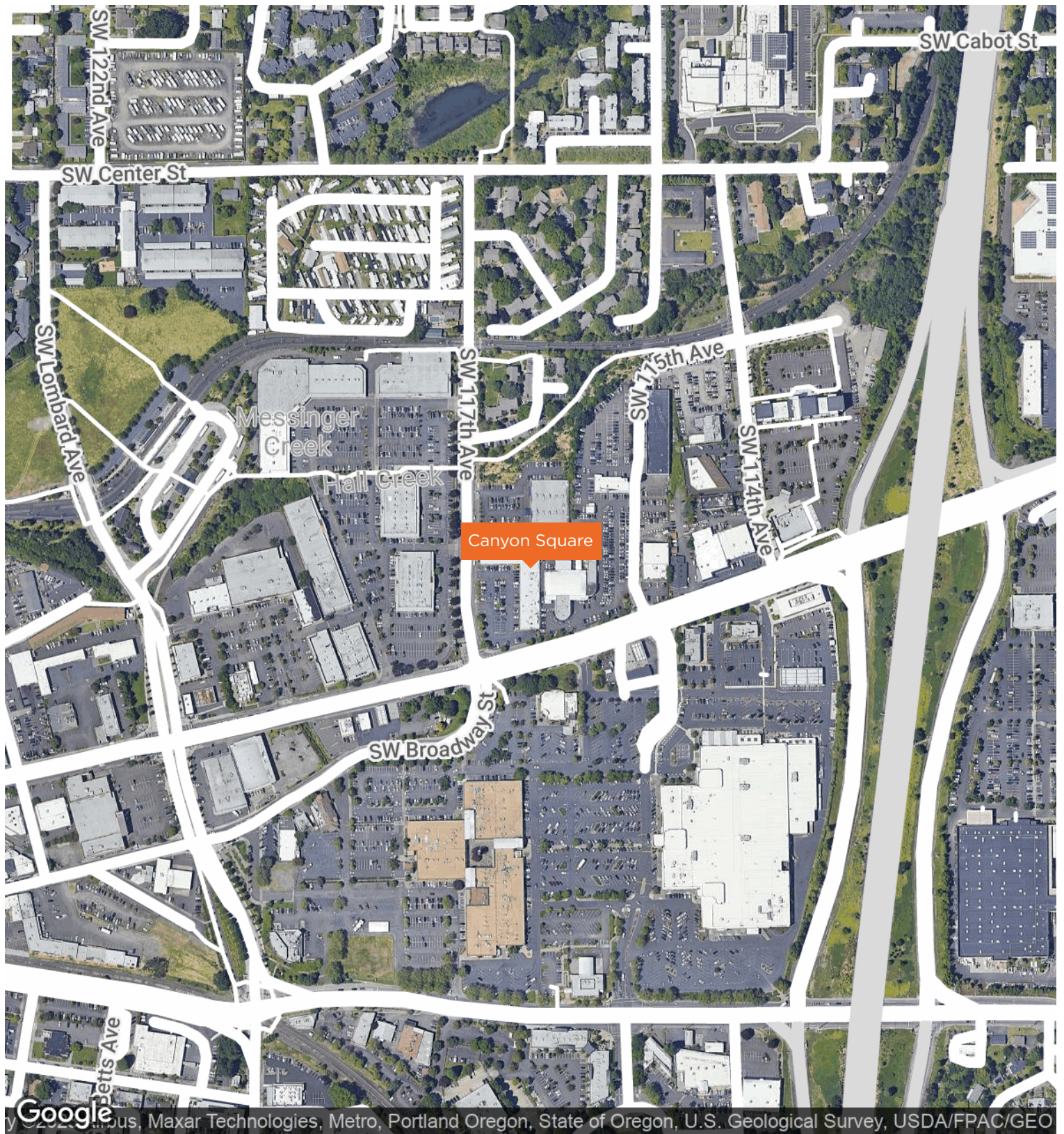
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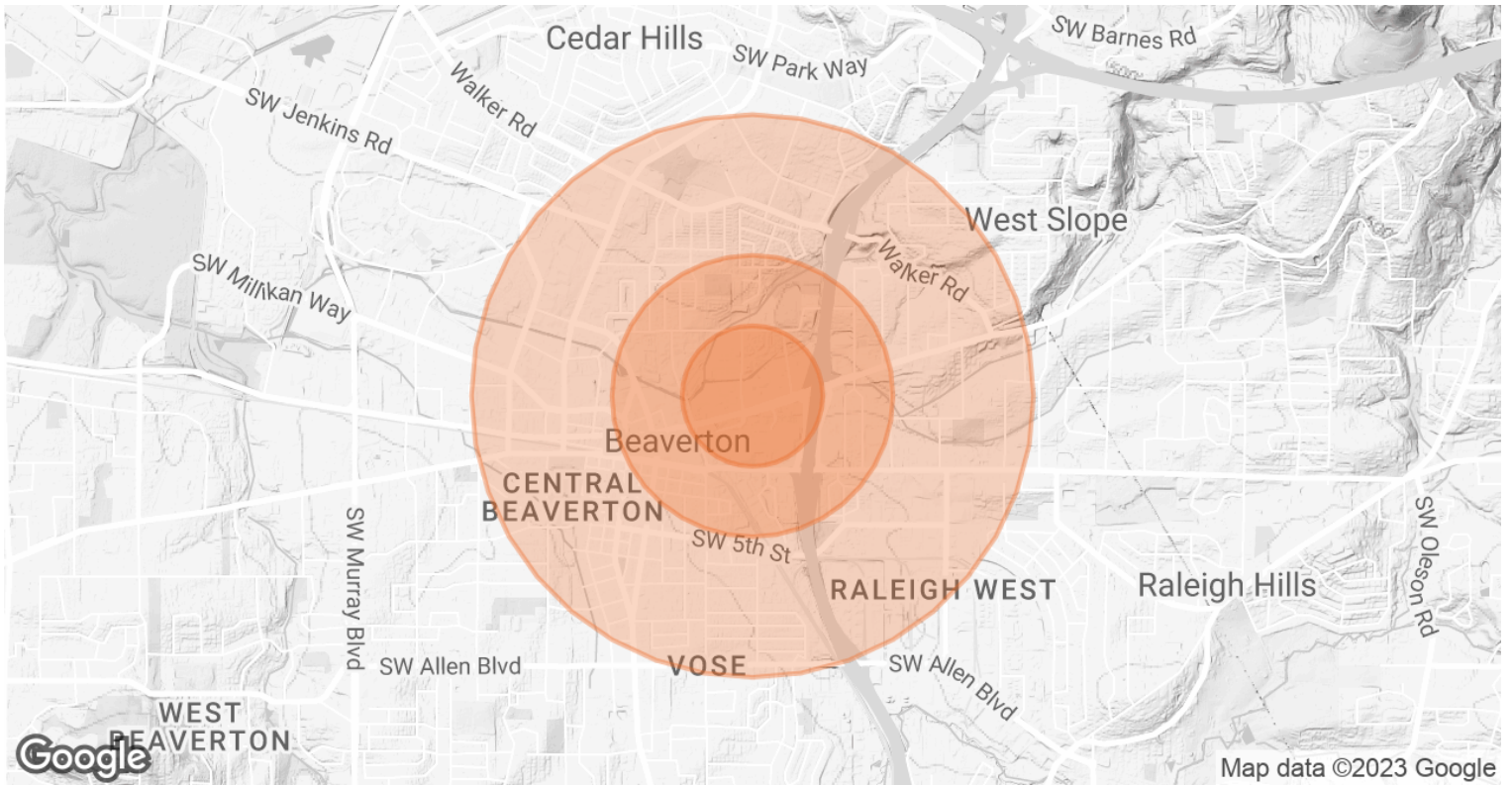
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	712	3,651	14,967
<b>AVERAGE AGE</b>	39.7	36.7	35.9
<b>AVERAGE AGE (MALE)</b>	36.6	35.5	34.7
<b>AVERAGE AGE (FEMALE)</b>	53.4	41.3	38.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	417	1,788	6,579
<b># OF PERSONS PER HH</b>	1.7	2.0	2.3
<b>AVERAGE HH INCOME</b>	\$88,830	\$80,926	\$76,711
<b>AVERAGE HOUSE VALUE</b>	\$31,070	\$245,754	\$313,615

\* Demographic data derived from 2020 ACS - US Census

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