



CEDAR HILLS CROSSING

3205 SW CEDAR HILLS BLVD.
BEAVERTON, OR 97005

CALLISON|TKL
A DESIGN CONSULTANCY OF ARCADIS

FOR LEASING INFORMATION: RACHAEL DIHARCE, DIRECTOR OF LEASING
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CE JOHN



*Shop. Eat. Play.
Every day.*

Cedar Hills Crossing is centrally located in Washington County, just eight miles west of Portland, Oregon in the City of Beaverton.

The shopping center is anchored by Best Buy, Old Navy, Winco Foods, Ross Dress for Less, Century Theatres 16, New Seasons Market, LA Fitness, and Powell's Books. Virginia Garcia Medical Center and Sunset Lanes will both be relocated to beautiful new buildings in the new development adding approximately 220 daytime jobs to the site.

The new developments at Cedar Hills Crossing will add 120,000 square feet of retail and restaurant space to the existing shopping center—not only contributing to its current success, but increasing its size to nearly 700,000 square feet.

Cedar Hills Crossing attracts close to 30,000 trips per day to its retailers, and, with the addition of the new development, will continue to make Cedar Hills Crossing the hub for retail shopping in the City of Beaverton. The shopping center is conveniently located next to a daytime workforce in excess of 90,000 employees, working for the likes of Tektronix and Nike at Nike's World Headquarters.

Cedar Hills Crossing is easily accessible from the freeways and major arterials surrounding the City of Beaverton. This development provides specialty and service retailers the prime location their business demands.

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SINCE 1947

OVERVIEW

LOCATION

Cedar Hills Crossing
3205 SW Cedar Hills Boulevard
Beaverton, Oregon 97005
503.643.6563
cedarhillscrossing.com

SITE

Approx. 30 acres

REDEVELOPMENT

Redevelopment, upgrades, and construction of additional phases will be ongoing.

OWNER

Center Developments Oreg., LLC
1701 SE Columbia River Drive
Vancouver, WA 98661

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	132,951	335,545	891,880
Median Age	35.9	36.2	36.4
Avg. HH Income	\$84,551	\$93,262	\$84,740
Bachelor's Degree	26.7%	28.2%	27.5%



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TRAFFIC COUNTS

CEDAR HILLS / JENKINS

On Cedar Hills Blvd. south of Jenkins Rd. 29,491

WALKER / CEDAR HILLS

On Walker Rd. west of Cedar Hills Blvd. 22,500

On Walker Rd. east of Cedar Hills Blvd. 25,576

CEDAR HILLS / HALL

On Cedar Hills Blvd. north of Hall 24,729

On Hall Blvd. east of Cedar Hills Blvd. 17,101

CEDAR HILLS / CANYON

On Cedar Hills Blvd., north of Canyon 13,220

On Canyon Rd., east of Cedar Hills Blvd. 36,100

On Canyon Rd., west of Cedar Hills Blvd. 34,100

CANYON / HALL

On Canyon, east of Hall 37,700

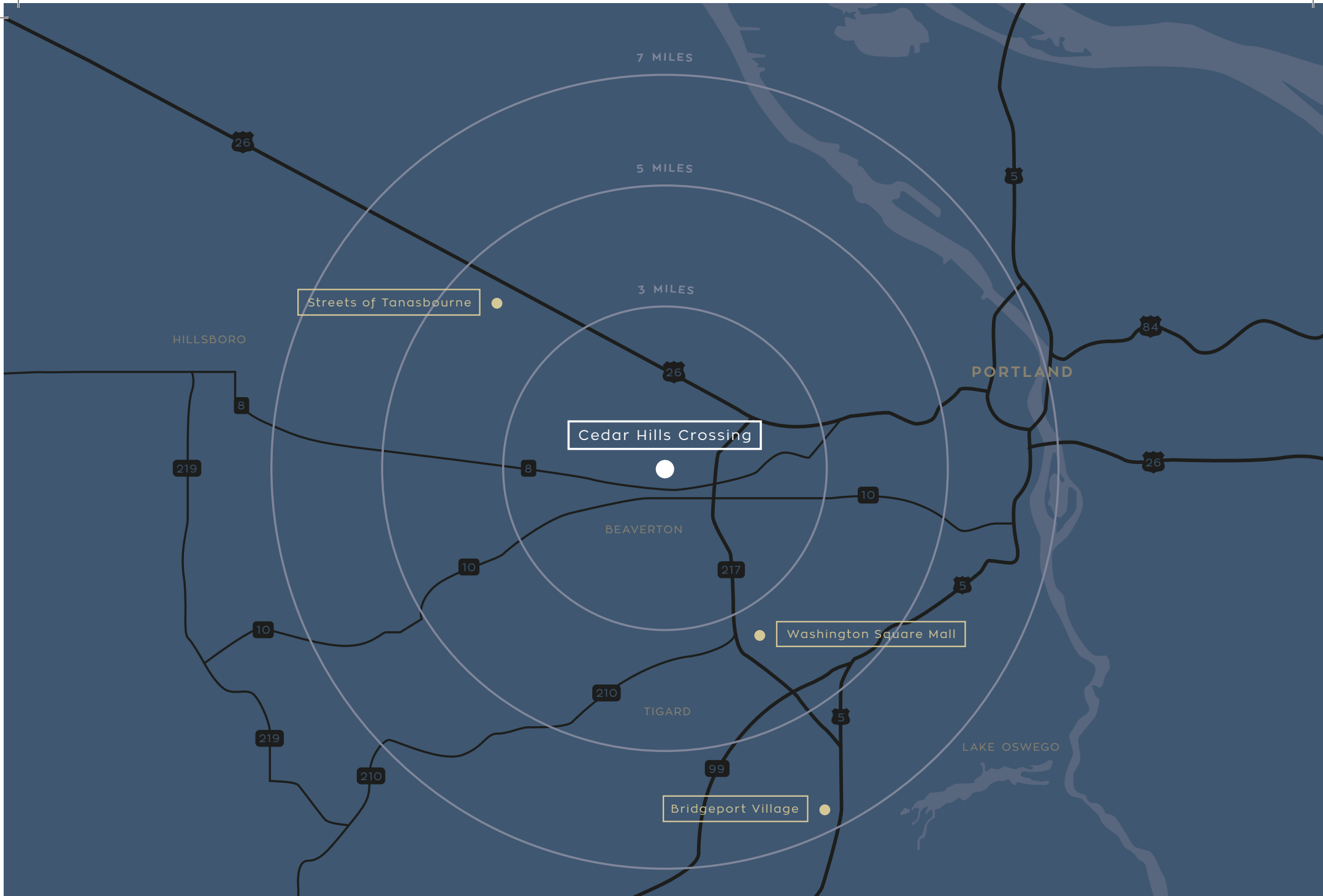
On Canyon, west of Hall 37,600

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SITE PLAN

SW HOCKEN AVE

SW HOCKEN AVE

SW CEDAR HILLS BLVD

SW CEDAR HILLS BLVD

SW JENKINS

WALKER RD

WALKER RD

Key

- PRE-LEASING
- FOR LEASE
- IN DEVELOPMENT
- LEASED + IN DEVELOPMENT
- LEASED
- FUTURE REDEVELOPMENT

LA FITNESS

2,067 SF
1,483 SF
HAIR M
CENTURY THEATRES

Phase 3
EST. DELIVERY
SUMMER 2018

Phase 2
EST. DELIVERY
SEPTEMBER 2017
90% released

Phase 1
EST. DELIVERY
WINTER 2018

Phase 4
EST. DELIVERY
SPRING 2019

NEW SEASONS

MCDONALD'S

OFFICE DEPOT
20,500 SF
14,850 SF

CHASE BANK
VEGGIE GRILL
T-MOBILE
HAND & STONE
MESSAGE
PANERA BREAD

POWELL'S BOOKS
ROSS
STORABLES
CARTER'S
STARBUCKS
SIMPLY MAC
CRAFT WARE
HOUSE
OLD NAVY
BEST BUY
WINCO

BANK OF AMERICA
MCGRATH'S FISH HOUSE

BLDG. 23
4,000 SF
BLDG. 22
2,800 SF
BLDG. 20
3,200 SF
BLDG. 19
6,000 SF

JAMBA
JUICE
WOW BURGER
GNC
THE JOINT
DENTAL
SUSHI CHIYO

GUSTAV'S BARGARTEN
CREDIT UNION
SLEEP TRAIN

Phase 1
EST. DELIVERY
WINTER 2018

Phase 4
EST. DELIVERY
SPRING 2019

KINGPINS
FLOOR ONE

VIRGINIA GARCIA
MEMORIAL
HEALTH CENTER
LEGACY HEALTH
SYSTEMS
FLOOR TWO

CLUB PILATES
CHARLES BERNARD DR

ATTORNEY
ALASEN

LIFEWAY
FIREHOUSE
ONPOINT
MOD PIZZA
ZOOMCARE
BOUFFANT SALON
ZOUPI
BAJA FRESH
VERIZON

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Phase 1
EST. DELIVERY
WINTER 2018

Phase 4
EST. DELIVERY
SPRING 2019

FUTURE
SIGNAL

Key

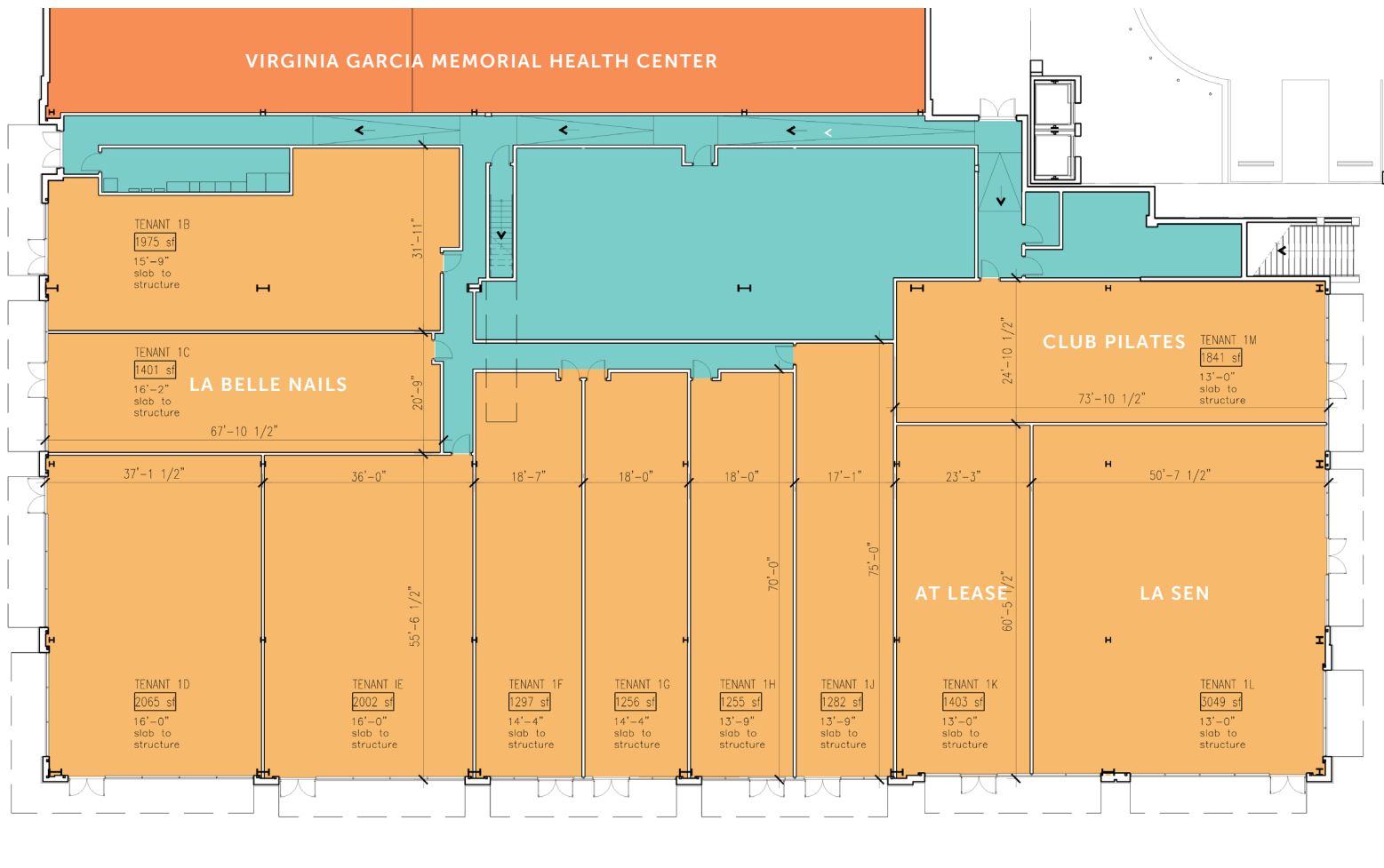
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