



# CEDAR HILLS CROSSING

3205 SW CEDAR HILLS BLVD.  
BEAVERTON, OR 97005

BUILDING 10

FOR LEASING INFORMATION: [LEASINGINFO@CEJOHN.COM](mailto:LEASINGINFO@CEJOHN.COM)

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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, Winco Foods, Ross Dress for Less, Century Theatres 16, New Seasons Market, LA Fitness, and Powell's Books. Virginia Garcia Medical Center and KingPins have relocated and joined Legacy Health Systems in a beautiful new building in the new development. Together they add approximately 250 daytime jobs to the site.

The new developments at Cedar Hills Crossing include Shake Shack, Banfield Pet Hospital, and Dave's Hot Chicken, adding 175,000 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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## OVERVIEW

### LOCATION

Cedar Hills Crossing  
3205 SW Cedar Hills Boulevard  
Beaverton, Oregon 97005  
503.643.6563  
[cedarhillscrossing.com](http://cedarhillscrossing.com)

### SITE

Approx. 5,401 GSF

### 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
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Population	149,397	371,150	979,699
Median Age	37.4	37.7	37.6
Avg. HH Income	\$95,014	\$108,414	\$106,719
Bachelor's Degree	29.8%	30.5%	31.9%



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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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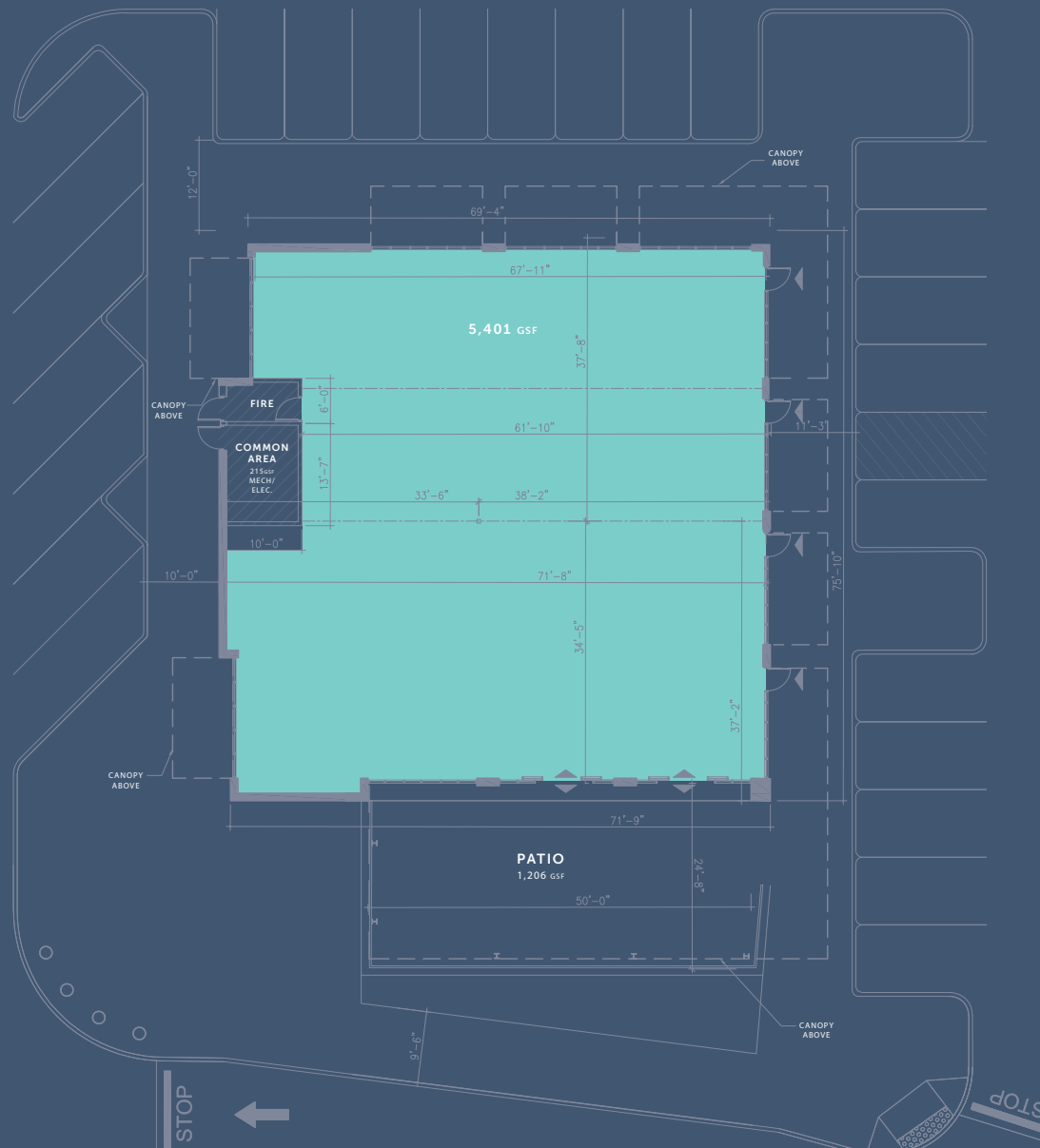
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# BUILDING 10

5,401 GSF



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

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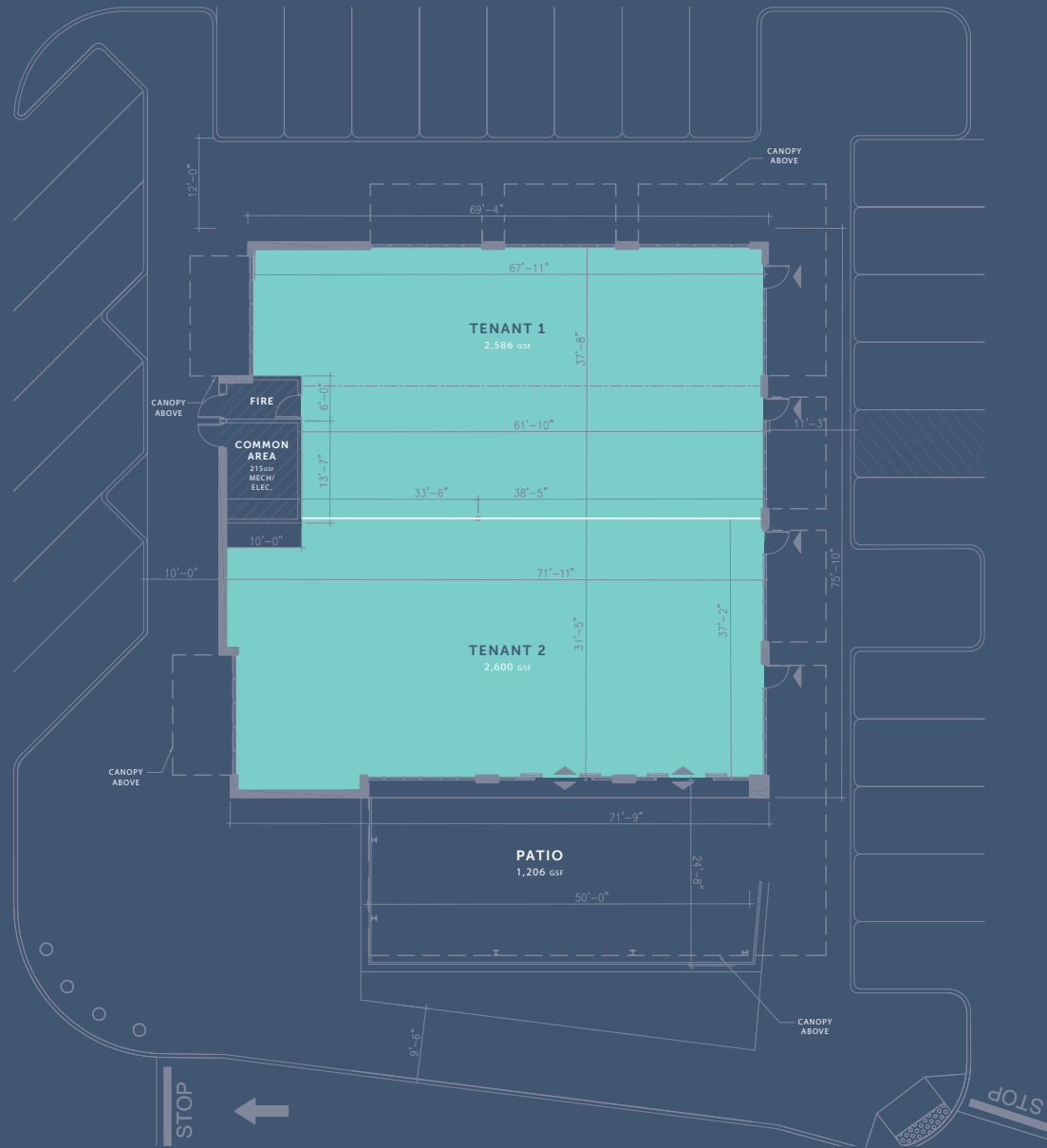
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