



CEDAR HILLS CROSSING



BUILD TO SUIT

4.5k-50k SF

MEDICAL | PROFESSIONAL | RETAIL



THE OPPORTUNITY

Presenting a rare Build-To-Suit opportunity in one of the most dynamic and high-traffic retail hubs in the Portland metro area – Cedar Hills Crossing - in Beaverton, Oregon. This site, known as Building 6 & 7, offers exceptional flexibility with available footprints ranging from approximately 4,500 to 50,000 square feet, including options for two-story configuration. Strategically located within a nearly 700,000-square-foot regional center anchored by major national retailers, this opportunity is ideally positioned to serve the over 12 million annual visitors drawn to Cedar Hills Crossing each year.

With strong regional demographics and access to over 90,000 daytime employees nearby—including major employers like Nike, Analog Devices and Tektronix—Cedar Hills Crossing is a prime destination for medical, professional, financial services, and retail users. The development is already home to key service-oriented tenants such as Virginia Garcia Medical Center, Legacy Health Systems, and Banfield Pet Hospital, reinforcing its role as a comprehensive community hub. Excellent visibility, convenient access via major arterials, and abundant parking with a parking structure immediately adjacent make this an outstanding location for businesses to grow and thrive.

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Shop. Eat. Play. Every day.



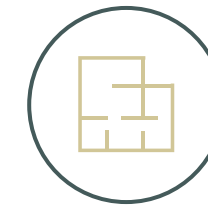
PROPERTY HIGHLIGHTS



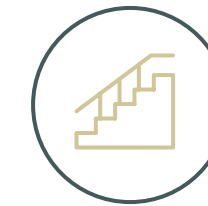
Cedar Hills Crossing



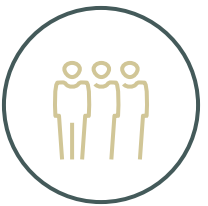
Build to Suit



4.5K-50K SF
Total BTS
Area



2 Story



High-
Exposure



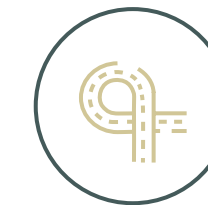
700,000 SF
Regional
Center



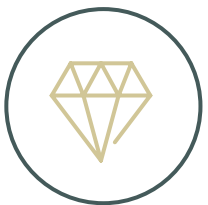
Medical
Professional
or Retail



Abundant
Parking



Easy
Access to
Hwy 217



Close to Nike,
Tektronix, +
Analog Devices

Shop. Eat. Play. Every day.

Position your business at the intersection of convenience and necessity. Cedar Hills Crossing. Where Beaverton goes to **Shop. Eat. Play. Every day.**

ALLOWED USES INCLUDED BUT NOT LIMITED TO:

- Medical
- Financial Institutions
- Office/ HQ
- Design Center
- Education Center/School
- Bio Science
- Retail
- Business Services
- Personal Services
- Family Entertainment

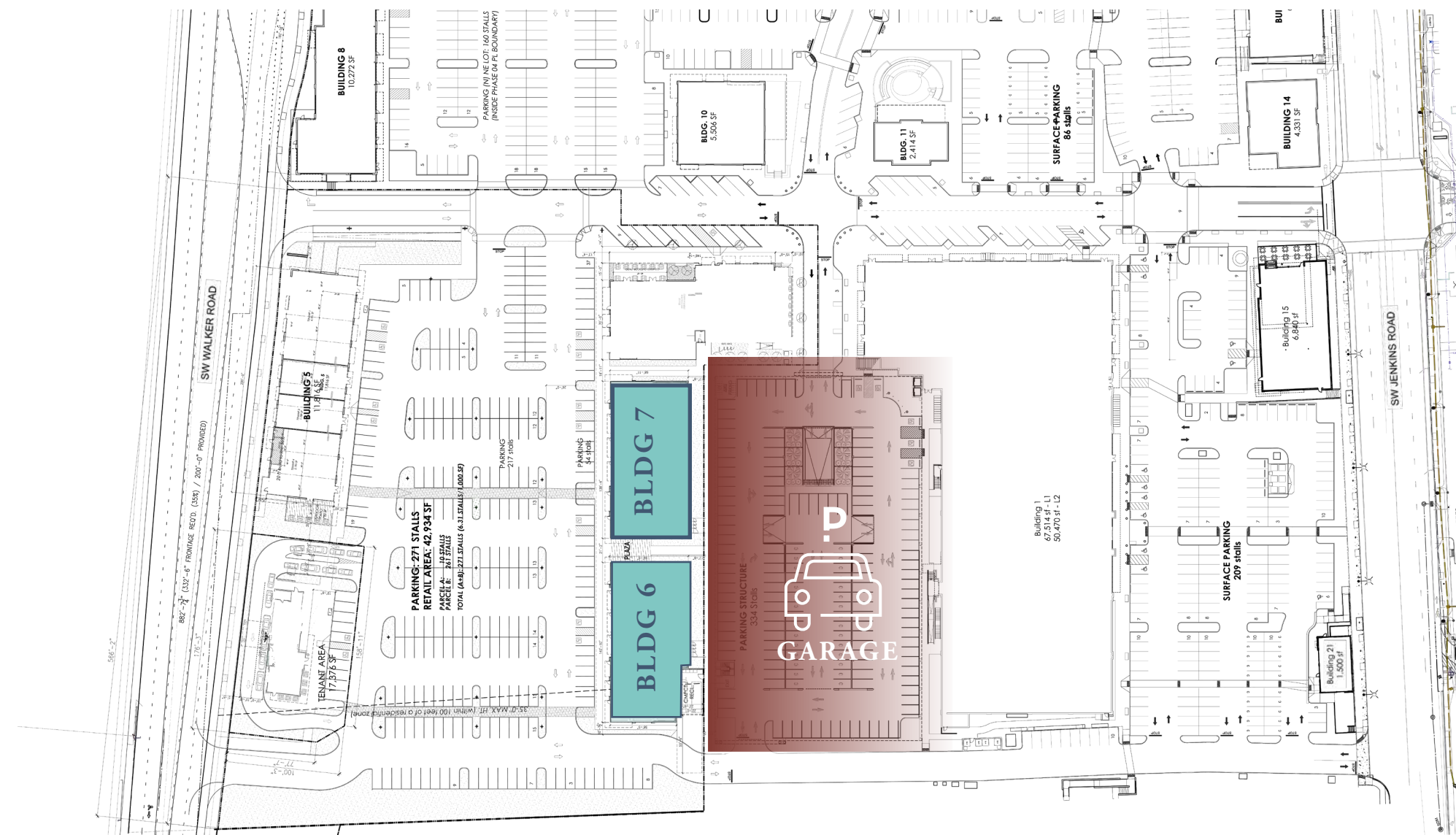


ALLOWED USES

Shop. Eat. Play. Every day.

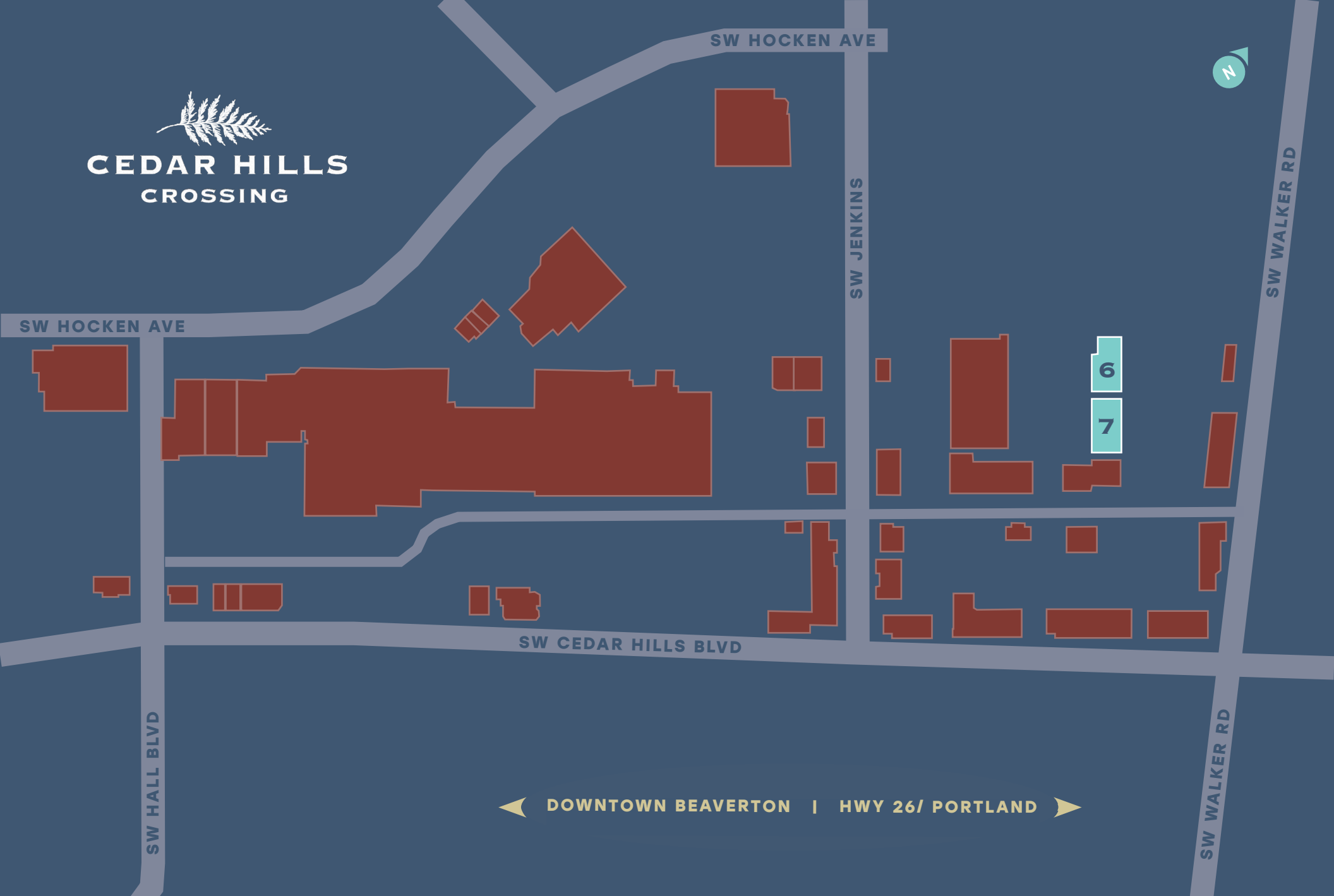


BTS SITE PLAN



Shop. Eat. Play. *Every day.*

**CEDAR HILLS
CROSSING**



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

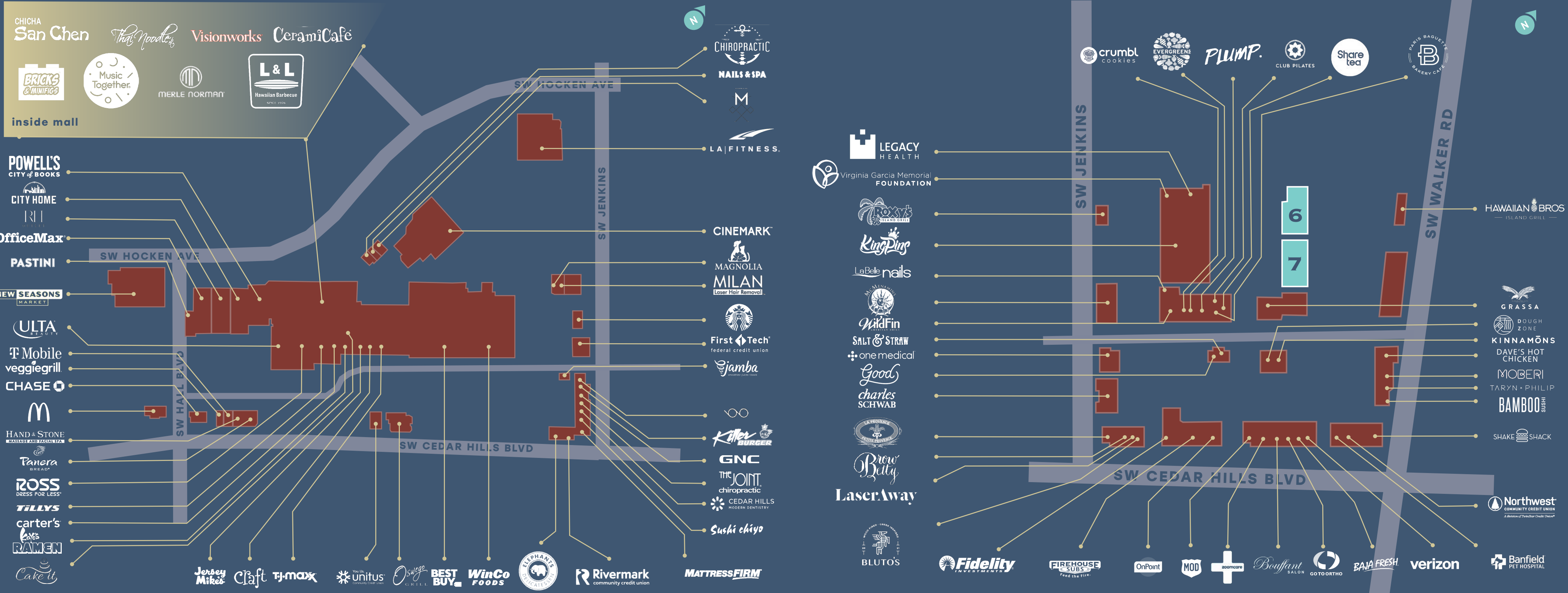
CANYON / HALL

On Canyon, east of Hall 37,700
On Canyon, west of Hall 37,600



SITE PLAN

Shop. Eat. Play. Every day.



CHICHA
San Chen
That Noodle
 Visionworks
 CeramiCafé

inside mall

POWELL'S
CITY of BOOKS

CITY HOME

OfficeMax

PASTINI

NEW SEASONS
MARKET

ULTA
BEAUTY

T Mobile
veggiegrill.

CHASE

M
McDonald's

HAND & STONE
MASSAGE AND FACIALS

Panera
BREAD

ROSS
DRESS FOR LESS

TILLYS

carter's

RAMEN

Cake it

Jersey Mikes **Clafit** **TJ-maxx** **unitus** **Oswego GRILL** **BEST BUY** **WinCo FOODS** **Elephant's** **Rivermark** community credit union

CHIROPRACTIC

NAILS & SPA

LA | FITNESS

CINEMARK

MAGNOLIA MILAN
Laser Hair Removal

Starbucks

First Tech
federal credit union

Jamba

Killer BURGER

GNC

THE JOINT
chiropractic

CEDAR HILLS
MODERN DENTISTRY

Sushi chiyo

MATTRESS FIRM

LEGACY HEALTH

Virginia Garcia Memorial FOUNDATION

Roxy's

King Ping

LaBelle nails

WildFin

SALT & STRAW

one medical

Good

charles SCHWAB

LaserAway

BLUTO'S

crumbl cookies

EVERGREENS

PLUMP.

CLUB PILATES

Share tea

PARIS BAGUETTE
BAKERY CAFE

SW JENKINS

SW WALKER RD

SW CEDAR HILLS BLVD

SW HOCKEN AVE

6

7

HAWAIIAN BROS
ISLAND GRILL

GRASSA

DOUGH ZONE

KINNAMONS

DAVE'S HOT CHICKEN

MOBERI

TARYN PHILIP

BAMBOO HUSHIS

SHAKE SHACK

Northwest
COMMUNITY CREDIT UNION
A Division of "TheStar Credit Union"

Banfield
PET HOSPITAL

Fidelity **FIREHOUSE SUBS** **OnPoint** **MOD** **zoomcare** **Bouffant SALON** **GOTOORTHO** **BAJA FRESH** **verizon**

LOCATION OVERVIEW

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 Theaters, New Seasons Market, LA Fitness, TJ Maxx, 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. Incredible retail and restaurant amenities just steps away such as Powells, Panera, Killer Burger, Jamba, Suchi Chiyo, Salt & Straw, Kinnamon's, Dough Zone, Bamboo Sushi, TJ Maxx, ULTA Beauty and Elephant's Deli make it an ideal location for employees and clients. Together they add approximately 250 daytime jobs to the site.

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 medical providers, specialty and service providers the prime location their business demands.





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