



# CEDAR HILLS CROSSING



**BUILD TO SUIT**

4.5k-40k SF

MEDICAL | PROFESSIONAL | RETAIL

Colliers



# 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 40,000 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.*







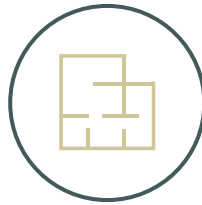
# PROPERTY HIGHLIGHTS



Cedar Hills Crossing



Build to Suit



4.5K-40K SF  
Total BTS  
Area



2 Story



High-  
Exposure



700,000 SF  
Regional  
Center



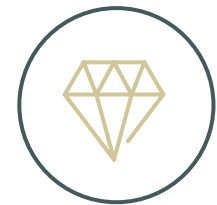
Medical  
Professional  
or Retail



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.



SW WALKER RD

SW JENKINS RD

N

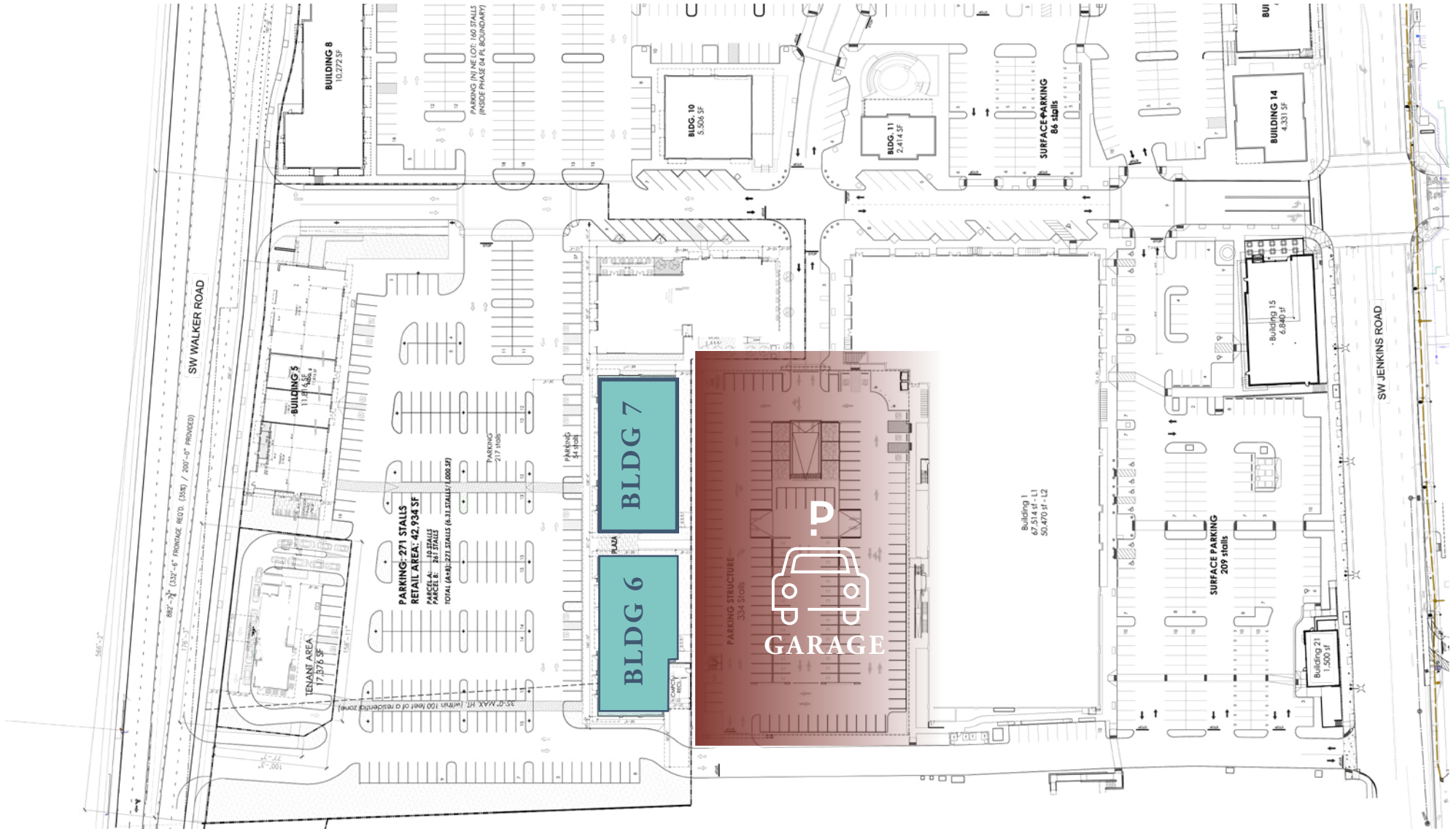
BLDG 7

BLDG 6

Garage



# BTS SITE PLAN

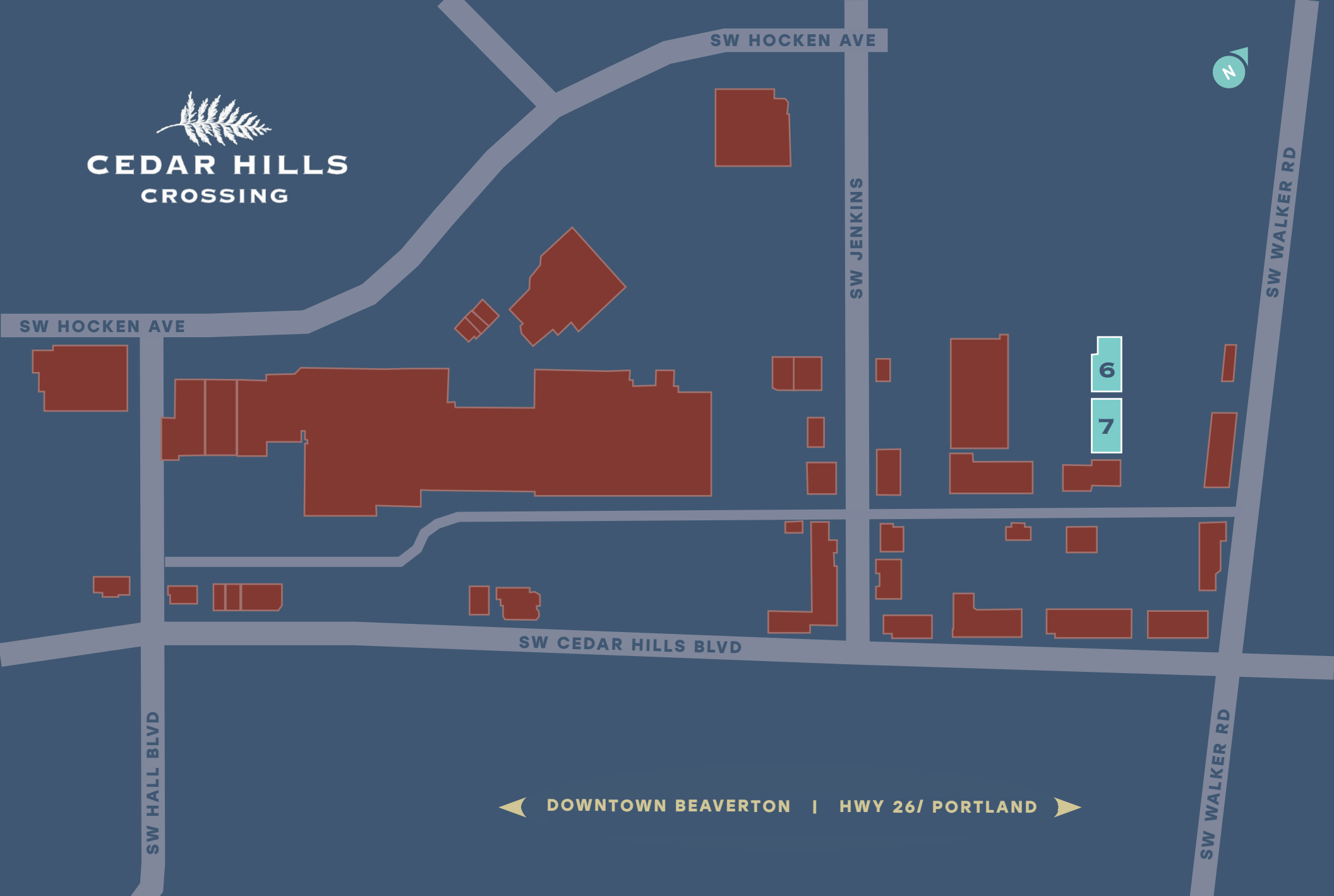


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# CEDAR HILLS CROSSING



## SITE PLAN

# 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

*Shop. Eat. Play. Every day.*





CHICHA  
San Chen

*That Noodle*

Visionworks

CeramiCafé



inside mall

POWELL'S  
CITY of BOOKS



OfficeMax®

PASTINI

NEW SEASONS  
MARKET

ULTA  
BEAUTY

T Mobile  
veggiegrill

CHASE



HAND & STONE  
MASSAGE AND FACIAL SPA

Panera  
BREAD®

ROSS  
DRESS FOR LESS®

TILLYS

carter's

RAMEN



Jersey Mike's

Craft

tj-maxx



Oswego  
GRILL

BEST  
BUY

WinCo  
FOODS



Rivermark  
community credit union

MATTRESS FIRM

CHIROPRACTIC

NAILS & SPA



LA FITNESS

CINEMARK®



MILAN  
Laser Hair Removal



First Tech®  
federal credit union

Jamba  
Smoothies • Juices • Smoothies



Killer  
BURGER

GNC

THE JOINT  
chiropractic

CEDAR HILLS  
MODERN DENTISTRY

Sushi chiyo



LaserAway



KINNAMONS

DAVE'S HOT CHICKEN

MOBERI

TARYN • PHILIP



SW JENKINS

SW WALKER RD

SW CEDAR HILLS BLVD





# 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.







Tektronix



ANALOG  
DEVICES

CEDAR HILLS  
CROSSING

Providence







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