

FOR LEASE

URBAN
WORKS

CEDAR HILLS
SURPLUS LAND OPPORTUNITY



12975 SW WESTGATE DR
UP TO 16,000 SF OFFICE BUILDING (DIVISIBLE)

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GOODWILL ANCHORED



- LOCATION** | 12975 SW WESTGATE DRIVE, BEAVERTON, OR
- SURPLUS LAND OPPORTUNITY** | SITE CAN ACCOMMODATE UP TO A 16,000 SF BUILDING
- TIMING** | AVAILABLE NOW
- USE** | OFFICE
- SIGNAGE** | POSSIBILITY FOR SIGNAGE TO CEDAR HILLS BLVD

LOCATED ON BUSY CEDAR HILLS BLVD IN THE HEART OF BEAVERTON

Cedar Hills Blvd offers a dynamic retail corridor with exposure to local, regional and national tenants. Nearby Cedar Hills Crossing is anchored by Winco, Best Buy, New Seasons, Powell's, and Old Navy. Take advantage of high daytime population with large employers such as Nike, Tektronics and Intel campuses nearby.

BUILT-TO-SUIT OPPORTUNITY

Goodwill Industries has surplus land on the east side of their property which can accommodate up to a 16,000 SF building with parking. This opportunity offers a potential tenant a build-to-suit opportunity in the heart of Beaverton. The site has excellent access from both Cedar Hills Blvd and Hall Blvd. The site is shadow anchored by The Round (home to the City of Beaverton's government offices), 24 Hour Fitness, and assorted retail /restaurants.



AREA MAP & DEMOS



DEMOGRAPHICS	.5 MILES	1 MILE	3 MILES
2020 POPULATION	4,295	15,925	154,432
TOTAL EMPLOYEES	6,401	17,116	72,932
TOTAL BUSINESSES	680	1,655	7,322
MEDIAN HH INCOME	\$46,561	\$56,712	\$81,375
MEDIAN AGE	30.5	34.7	37.7
EDU - SOME COLLEGE	46.3%	59.5%	46.4%

