

CANYON TOWN CENTER

12025 SW CANYON ROAD • BEAVERTON • OR



PROPERTY HIGHLIGHTS

- **Available:** 1,152 SF
6,680 SF (3/2025)
- **Lease Rate:** Call for rates
- **Traffic Count:**
Canyon Road 40,515 ADT

ANCHORED BY:

HomeGoods®



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	15,594	136,101	361,304
2024 AVG. HH INCOME	\$98,864	\$132,274	\$151,744
2024 DAYTIME POPULATION	15,300	64,534	127,178

CONTACT:

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Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 45.4901/-122.8002

11959 SW Canyon Rd Beaverton, OR 97005		1 mi radius	3 mi radius	5 mi radius
Population				
2024 Estimated Population		15,594	136,101	361,304
2029 Projected Population		15,880	133,532	355,637
2020 Census Population		15,596	136,337	362,470
2010 Census Population		14,231	125,526	328,814
Projected Annual Growth 2024 to 2029		0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024		0.7%	0.6%	0.7%
Households				
2024 Estimated Households		6,689	58,260	147,713
2029 Projected Households		6,899	57,961	147,285
2020 Census Households		6,296	56,095	142,903
2010 Census Households		5,803	52,103	130,866
Projected Annual Growth 2024 to 2029		0.6%	-0.1%	-
Historical Annual Growth 2010 to 2024		1.1%	0.8%	0.9%
Age				
2024 Est. Population Under 10 Years		10.9%	10.4%	10.7%
2024 Est. Population 10 to 19 Years		11.2%	10.9%	11.7%
2024 Est. Population 20 to 29 Years		18.1%	14.3%	12.9%
2024 Est. Population 30 to 44 Years		25.9%	24.1%	23.8%
2024 Est. Population 45 to 59 Years		17.0%	17.8%	19.2%
2024 Est. Population 60 to 74 Years		11.1%	15.3%	15.2%
2024 Est. Population 75 Years or Over		5.8%	7.3%	6.4%
2024 Est. Median Age		34.4	38.4	38.8
Marital Status & Gender				
2024 Est. Male Population		50.9%	49.6%	49.6%
2024 Est. Female Population		49.1%	50.4%	50.4%
2024 Est. Never Married		43.3%	34.6%	31.8%
2024 Est. Now Married		33.9%	45.2%	49.3%
2024 Est. Separated or Divorced		19.5%	15.9%	14.7%
2024 Est. Widowed		3.3%	4.2%	4.1%
Income				
2024 Est. HH Income \$200,000 or More		9.4%	16.9%	21.2%
2024 Est. HH Income \$150,000 to \$199,999		10.1%	10.8%	12.1%
2024 Est. HH Income \$100,000 to \$149,999		15.4%	19.3%	19.2%
2024 Est. HH Income \$75,000 to \$99,999		14.9%	13.4%	12.6%
2024 Est. HH Income \$50,000 to \$74,999		14.0%	13.6%	12.8%
2024 Est. HH Income \$35,000 to \$49,999		12.5%	9.0%	7.5%
2024 Est. HH Income \$25,000 to \$34,999		8.0%	6.2%	5.1%
2024 Est. HH Income \$15,000 to \$24,999		8.2%	5.0%	4.3%
2024 Est. HH Income Under \$15,000		7.4%	5.9%	5.2%
2024 Est. Average Household Income		\$98,864	\$132,274	\$151,744
2024 Est. Median Household Income		\$77,144	\$101,016	\$116,827
2024 Est. Per Capita Income		\$42,542	\$56,749	\$62,130
2024 Est. Total Businesses		1,860	8,329	18,627
2024 Est. Total Employees		15,300	64,534	127,178

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Race				
2024 Est. White		57.4%	67.6%	67.0%
2024 Est. Black		3.3%	3.5%	3.3%
2024 Est. Asian or Pacific Islander		9.3%	10.9%	13.8%
2024 Est. American Indian or Alaska Native		1.3%	0.8%	0.7%
2024 Est. Other Races		28.6%	17.2%	15.3%
Hispanic				
2024 Est. Hispanic Population		4,743	23,935	54,613
2024 Est. Hispanic Population		30.4%	17.6%	15.1%
2029 Proj. Hispanic Population		29.7%	18.3%	16.0%
2020 Hispanic Population		40.0%	20.1%	16.5%
Education (Adults 25 & Older)				
2024 Est. Adult Population (25 Years or Over)		10,928	99,158	260,461
2024 Est. Elementary (Grade Level 0 to 8)		7.6%	4.4%	3.3%
2024 Est. Some High School (Grade Level 9 to 11)		4.2%	2.8%	2.6%
2024 Est. High School Graduate		21.0%	16.3%	15.2%
2024 Est. Some College		21.9%	20.0%	18.8%
2024 Est. Associate Degree Only		6.9%	7.5%	7.6%
2024 Est. Bachelor Degree Only		25.5%	30.6%	31.7%
2024 Est. Graduate Degree		13.0%	18.5%	20.8%
Housing				
2024 Est. Total Housing Units		7,030	61,495	156,231
2024 Est. Owner-Occupied		30.3%	48.5%	55.4%
2024 Est. Renter-Occupied		64.8%	46.3%	39.2%
2024 Est. Vacant Housing		4.8%	5.3%	5.5%
Homes Built by Year				
2024 Homes Built 2010 or later		12.0%	10.9%	11.7%
2024 Homes Built 2000 to 2009		12.6%	13.1%	14.8%
2024 Homes Built 1990 to 1999		9.7%	11.6%	15.6%
2024 Homes Built 1980 to 1989		10.4%	12.6%	12.7%
2024 Homes Built 1970 to 1979		19.4%	20.4%	18.7%
2024 Homes Built 1960 to 1969		12.2%	13.2%	9.3%
2024 Homes Built 1950 to 1959		9.0%	7.3%	5.7%
2024 Homes Built Before 1949		9.7%	5.6%	6.1%
Home Values				
2024 Home Value \$1,000,000 or More		3.4%	6.8%	8.2%
2024 Home Value \$500,000 to \$999,999		51.1%	61.7%	62.5%
2024 Home Value \$400,000 to \$499,999		19.2%	16.2%	15.3%
2024 Home Value \$300,000 to \$399,999		10.4%	8.5%	7.6%
2024 Home Value \$200,000 to \$299,999		4.2%	3.1%	2.8%
2024 Home Value \$150,000 to \$199,999		1.9%	0.9%	0.7%
2024 Home Value \$100,000 to \$149,999		1.8%	0.7%	0.7%
2024 Home Value \$50,000 to \$99,999		3.4%	0.8%	1.1%
2024 Home Value \$25,000 to \$49,999		1.3%	0.4%	0.3%
2024 Home Value Under \$25,000		3.4%	0.9%	0.8%
2024 Median Home Value		\$516,493	\$609,398	\$628,687
2024 Median Rent		\$1,317	\$1,486	\$1,542

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Labor Force				
2024 Est. Labor Population Age 16 Years or Over		12,861	112,796	296,627
2024 Est. Civilian Employed		69.5%	65.7%	65.6%
2024 Est. Civilian Unemployed		3.4%	3.1%	2.8%
2024 Est. in Armed Forces		0.2%	0.4%	0.2%
2024 Est. not in Labor Force		27.0%	30.8%	31.4%
2024 Labor Force Males		50.8%	49.3%	49.2%
2024 Labor Force Females		49.2%	50.7%	50.8%
Occupation				
2024 Occupation: Population Age 16 Years or Over		8,895	73,404	193,727
2024 Mgmt, Business, & Financial Operations		17.5%	20.2%	21.8%
2024 Professional, Related		25.3%	30.3%	31.9%
2024 Service		17.5%	14.3%	13.3%
2024 Sales, Office		19.0%	18.4%	17.6%
2024 Farming, Fishing, Forestry		0.2%	0.6%	0.5%
2024 Construction, Extraction, Maintenance		7.5%	6.5%	5.6%
2024 Production, Transport, Material Moving		13.0%	9.6%	9.3%
2024 White Collar Workers		61.8%	68.9%	71.3%
2024 Blue Collar Workers		38.2%	31.1%	28.7%
Transportation to Work				
2024 Drive to Work Alone		60.5%	59.7%	57.7%
2024 Drive to Work in Carpool		6.4%	6.1%	6.3%
2024 Travel to Work by Public Transportation		5.7%	4.1%	3.2%
2024 Drive to Work on Motorcycle		-	0.2%	0.2%
2024 Walk or Bicycle to Work		6.9%	3.7%	2.9%
2024 Other Means		2.2%	1.2%	1.2%
2024 Work at Home		18.3%	25.0%	28.6%
Travel Time				
2024 Travel to Work in 14 Minutes or Less		23.8%	23.4%	23.2%
2024 Travel to Work in 15 to 29 Minutes		43.6%	43.9%	44.8%
2024 Travel to Work in 30 to 59 Minutes		28.2%	28.6%	28.0%
2024 Travel to Work in 60 Minutes or More		4.4%	4.1%	3.9%
2024 Average Travel Time to Work		20.8	21.5	21.3
Consumer Expenditure				
2024 Est. Total Household Expenditure		\$479.95 M	\$5.07 B	\$14.52 B
2024 Est. Apparel		\$17.13 M	\$181.86 M	\$523.79 M
2024 Est. Contributions, Gifts		\$27.88 M	\$313.86 M	\$925.42 M
2024 Est. Education, Reading		\$16.15 M	\$182.18 M	\$544.54 M
2024 Est. Entertainment		\$27.17 M	\$292.75 M	\$847.07 M
2024 Est. Food, Beverages, Tobacco		\$73.32 M	\$761.8 M	\$2.16 B
2024 Est. Furnishings, Equipment		\$16.85 M	\$181.23 M	\$523.28 M
2024 Est. Health Care, Insurance		\$42.97 M	\$451.54 M	\$1.28 B
2024 Est. Household Operations, Shelter, Utilities		\$156.53 M	\$1.63 B	\$4.64 B
2024 Est. Miscellaneous Expenses		\$9.1 M	\$96.88 M	\$277.8 M
2024 Est. Personal Care		\$6.45 M	\$68.11 M	\$194.6 M
2024 Est. Transportation		\$86.38 M	\$910.55 M	\$2.6 B

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