



REED'S
CROSSING®
— TOWN CENTER —

GRAMOR
DEVELOPMENT



ABOUT US

Welcome to Reed's Crossing Town Center.

Located in the heart of South Hillsboro and anchored by Market of Choice, Reed's Crossing Town Center offers retailers and retail service providers an exclusive opportunity to locate in the heart of the largest master planned community in Oregon.

Over the next five years, Hillsboro is projected to be the fastest growing city in Oregon for incomes and the 2nd fastest growing city in Oregon in overall residential growth.

South Hillsboro, or the "SoHi District," will encompass 1,400 acres, 8,000 new residential housing units, and 20,000 new residents. The Town Center will be the only large-scale retail opportunity in the SoHi District and it will be the first grocery anchored center constructed in the Tualatin Valley corridor since 1996. Reed's Crossing Town Center will serve as the premier Class-A retail and services development for the SoHi District, and it will quickly be identified as the top retail destination in the South Hillsboro submarket.

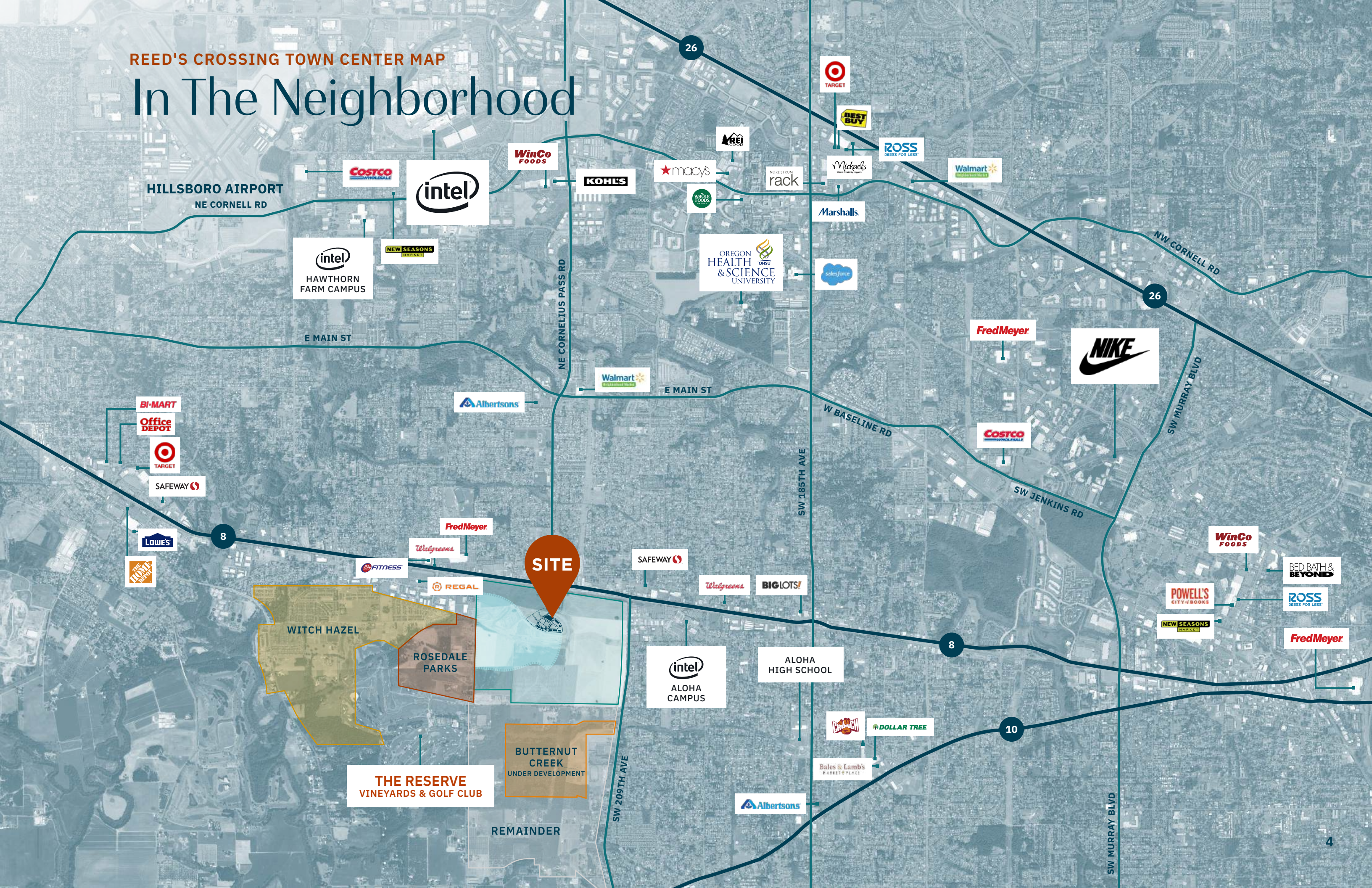
Reed's Crossing Town Center encompasses 10.3 acres of commercial development, and it will feature 110,000 square feet of retail, restaurant, fitness and wellness, and retail services. The Town Center resides within SoHi's 30 acre master planned commercial district that will include high density housing, daytime employment and 107,000 square feet of medical and community wellness facilities.

Reed's Crossing Town Center is truly at the heart of this dynamic, fast-growing neighborhood and represents a unique retail opportunity. With residents well-connected by thoughtfully-planned streets, parks, trails and greenways, Reed's Crossing Town Center is positioned to become a true community gathering place. **All that is missing is you.**



REED'S CROSSING TOWN CENTER MAP

In The Neighborhood



PHASE II
FUTURE
CLASS A OFFICE

PETS on BROADWAY

MARKET OF CHOICE
Food for the Way You Live®

WELLS FARGO

scenthound

SPITZ
Mediterranean Street Food

jamba

CINNABON

SHAKE SHACK

HOLLAND

~300 UNITS
Mixed Use -
In For Permitting

PHASE III
FUTURE
MULTI-FAMILY
~100 UNITS

PHASE IV
FUTURE
MULTI-FAMILY
~150 UNITS

CHARLIE (ACTIVE USE)

PUBLIC ACCESS EASEMENT

BRAVO (ACTIVE USE)

DELTA (ACTIVE USE)

Nikki

SPRUCE VET

OnPoint
COMMUNITY CREDIT UNION

DIVINE
NAILS & SPA

Jersey Mike's
SUBS

chuck king
BREWERY & BAKERY

INSOMNIA
COFFEE CO.

QDOBA
MEXICAN EATS

redstraw

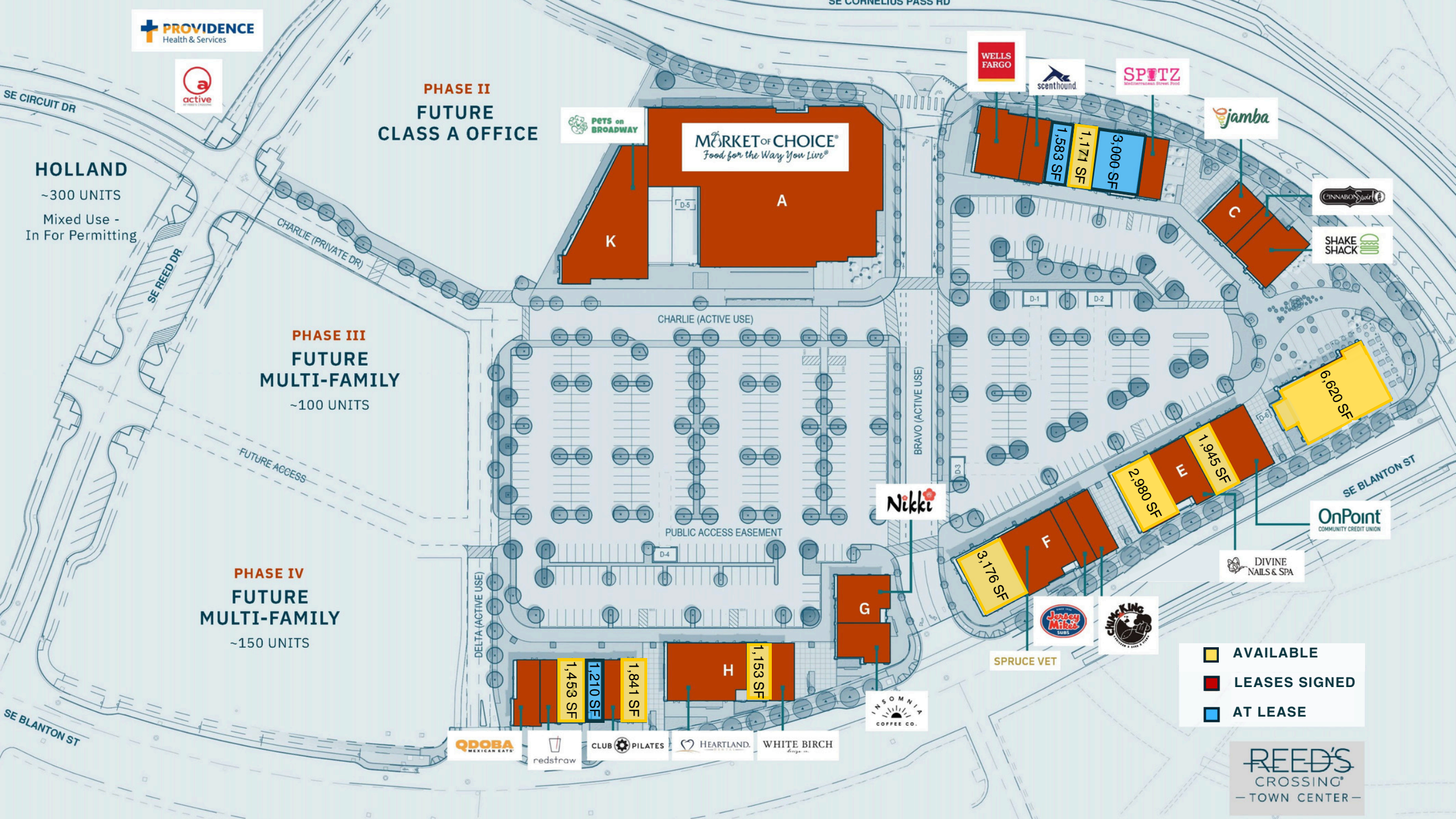
CLUB PILATES

HEARTLAND

WHITE BIRCH
Bakery

- AVAILABLE
- LEASES SIGNED
- AT LEASE

REED'S CROSSING
— TOWN CENTER —



MASTER PLAN AREA

At a Glance

Reed's Crossing Facts PLAN

● REED'S CROSSING TOWN CENTER

36 ACRES **23**
SIZE GREENWAY PARK

● PROVIDENCE WELLNESS CENTER

50,000 SF **50,000 SF**
MEDICAL OFFICE COMMUNITY HEALTH CENTER

● THE ACKERLY AT REED'S CROSSING TOWN CENTER
(OPENS THIS JUNE)

182 UNITS
APARTMENT HOMES FOR SENIORS

● ZERA AT REED'S CROSSING TOWN CENTER
(FULLY BUILT, OPEN AND LEASED)

324 UNITS
APARTMENT HOMES

● HOLLAND AT REED'S CROSSING TOWN CENTER

300 UNITS **45 UNITS**
MIXED USE ROWHOUSES
(IN PERMITTING)

MAP KEY

----- PEDESTRIAN TRAILS

ZERA

TA

PAW

HOL

RC
TC

JUNE 2024
Opening

**CORN PASS BRIDGE
CONNECTING
BUTTERNUT TO
REEDS CROSSING**

**BUTTERNUT
CREEK**
UNDER DEVELOPMENT



REED'S CROSSING® — TOWN CENTER —

Leasing Information

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