





# Location

## Portland, Oregon



Sunset Ridge is situated in the neighborhood of Cedar Mill, near the interchange of Hwy. 217 and Hwy. 26, about eight miles west of downtown Portland. The neighborhood has a population of just under 20,000 residents. Both residents and visitors have a variety of activities to enjoy including Cedar Mill Falls and Cedar Mill Farmers Market. The area also provides easy access to downtown Portland and attractions like the Oregon Zoo, Washington Park and Providence Park.

Cedar Mill has a dense, suburban feel and is known for its upscale, family friendly residential communities. The customer profile primarily consists of an upper middle-class audience, 42% with school aged children. Demographics suggest the trade area audience values health and wellness and gravitates toward unique shopping and dining experiences that provide the opportunity to connect with people, activities and goods that matter most to them. Several major employers are located in the vicinity of Cedar Mill, including Nike, Columbia Sportswear and Intel. This contributes to a daytime trade area population of nearly 95,000. This and the expansive planned residential communities are key drivers of retail demand in the Cedar Mill area.



# Current Site Plan



SPACE	RETAILERS	SF
PAD 1	Chevron	1,500
PAD 2	Chase Bank	3,292
01	Safeway	48,000
03	Handel's	2,400
05	W C Taekwondo	2,000
06	Charminar House	2,000
07	Sherwin Williams	5,500
08	AVAILABLE	1,840
10	AVAILABLE	2,160
11	Bandito Taco	2,000
12	Leo's Lair	3,740
13	Van Nail Salon	1,400
14	CT Bistro	1,400
15	Ichiban Japanese	1,400
16	AVAILABLE	1,200
17	Daisy Cleaners	1,200
18	Scenthound	1,300
19	Koko Teriyaki	1,200
20	Cascadia Taphouse	1,200
22	Office Space	1,953
23	The Homemag	886
24	Office Space	2,814
25	Amoura Beauty	1,100
26	Finkle Real Estate	3,145
27	AVAILABLE	11,660
28	Jamba Juice	1,779
29	Jersey Mike's	1,848
30	Chipotle	2,346



# Vision

## Merchandising



### AFFLUENT DEMOGRAPHIC

Area demographics suggest a consumer base that places a premium on health and wellness and would enjoy a shopping destination that includes relevant brands reflecting their lifestyle.



### RESIDENTIAL DENSITY

As an area known for its dense and upscale, family-friendly neighborhoods, brands that cater to the needs of these surrounding residents are actively sought out.



### LIMITED COMPETITION

There is a lack of on trend soft goods and restaurants in the Cedar Mill area, providing an opportunity to capture customers that are seeking more amenities closer to home.



# Vision Tenants

Sunset Ridge is a best in class regional shopping center comprised of 113,722 SF. Featuring a top performing Safeway as well as a Chase Bank, the center also includes fast casual dining options Jersey Mike's Subs, Chipotle and Jamba Juice. The center is easily accessible from the heavily traveled Hwy. 26 and services the affluent Cedar Mill and Oak Hills neighborhoods. With primary tenants in place, we now build the remaining mix with the goal of creating a destination that includes essentials for daily living. We envision Sunset Ridge as a setting where on trend fast casual dining, boutique fitness and beauty, personal care, upscale pet stores and elevated and bespoke retailers would be at home. Trade area retail sales support this idea and also suggest that apparel and home accessories & improvement are additional categories that are a good fit for this location.

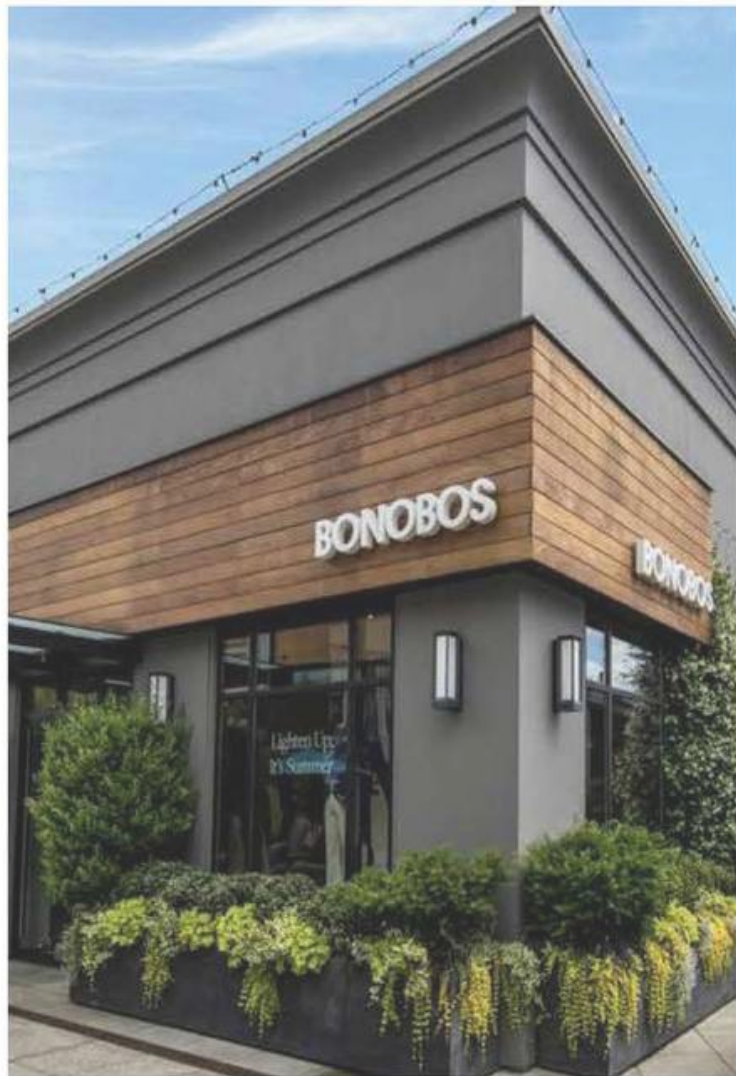
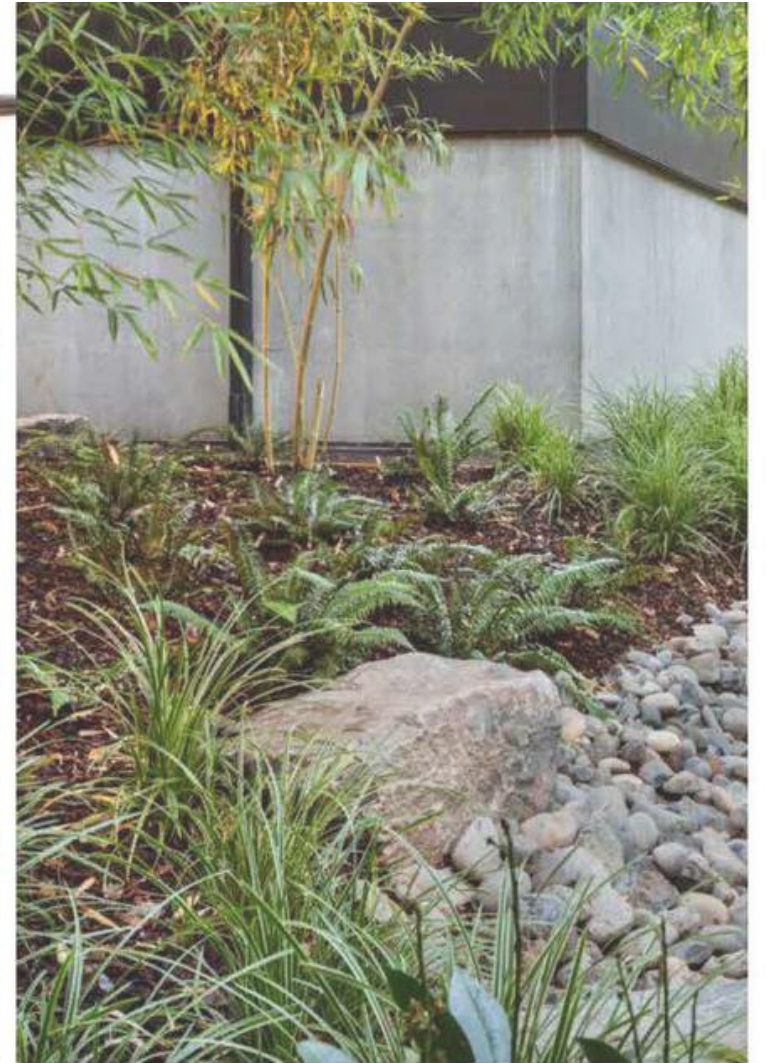


Renovation of the facade and rejuvenation of the tenant mix is the ultimate vision. The facade upgrade is in planning phases, expected to deliver 2025.



# Renderings - Look and Feel

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# Renderings - Building and Walkways



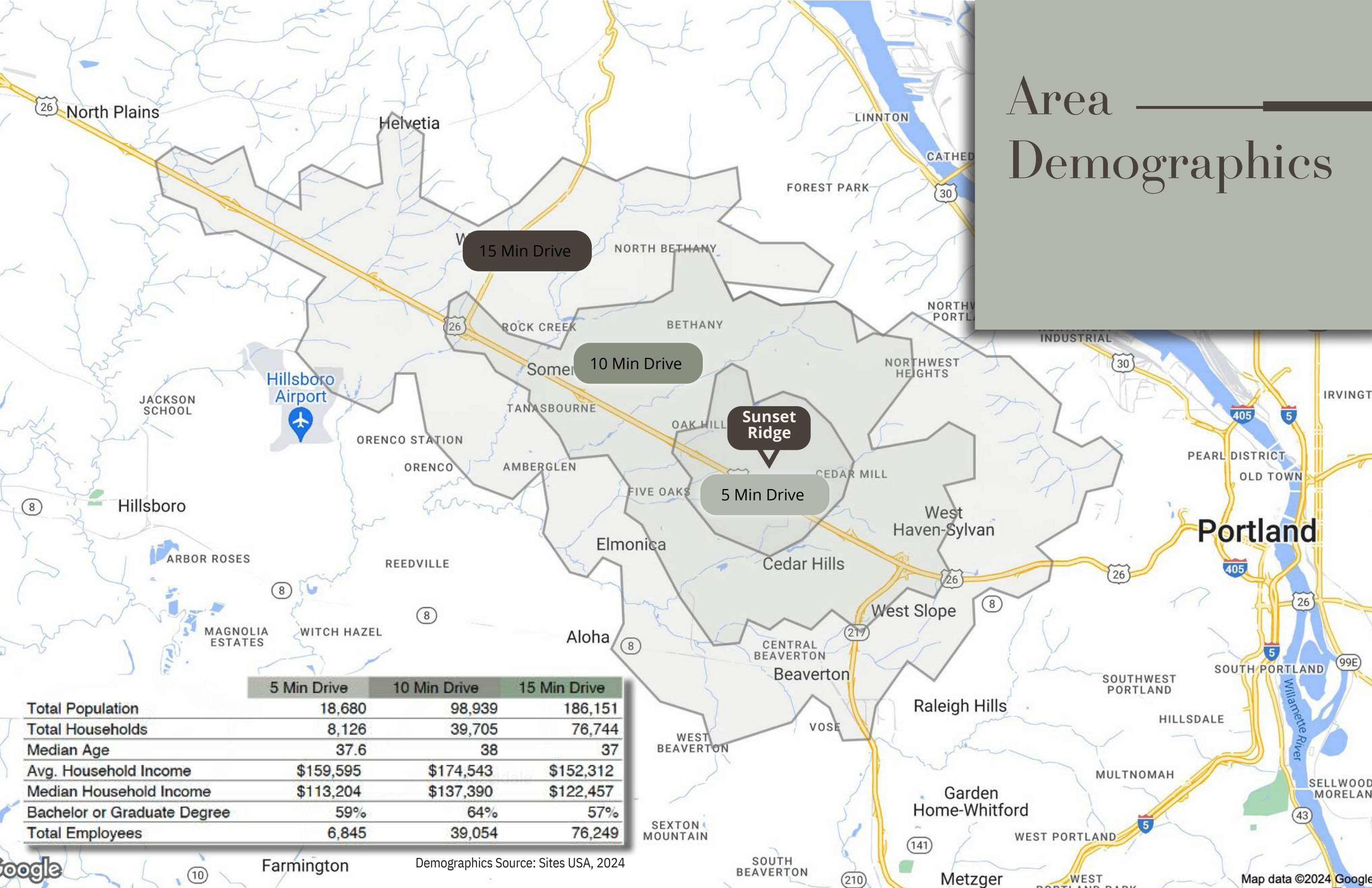


# Renderings - Building and Walkways





# Area — Demographics





# Leasing Information

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