

# Reed's Crossing Wellness Center

INTERSECTION OF SE CORNELIUS PASS RD., & SE REED AVE. HILLSBORO, OR



## 1,865 SF CAFE SPACE AVAILABLE FOR LEASE

- Come join this 108,000 square foot clinic and wellness center in Hillsboro, Oregon, developed in partnership with Providence Health & Services. The project includes a 40,000 square foot fitness/wellness and physical therapy space over two floors integrated with 65,000 square feet of urgent care, imaging, women's health and dermatology. Included in the fitness wellness component is an indoor therapy pool, as well as a five-lane outdoor lap pool. This facility represents Providence's choice to focus on integrated health, with an emphasis on preventing chronic illness and ensuring care access to the local community. The high level of integration was critical to the vision of health care delivery being more personal and a part of every-day life as opposed to a clinical setting. Located within this new South Hillsboro neighborhood of Reed's Crossing, the facility is accessible to over 8,000 residents of single and multi-family dwellings along with 250 senior living units over the next ten years as Reed's Crossing builds out its multiple phases. Delivery Fall 2022.
- Central location for general office/medical and cafe space to service the community
- Strong Demographics
- Call for Rates

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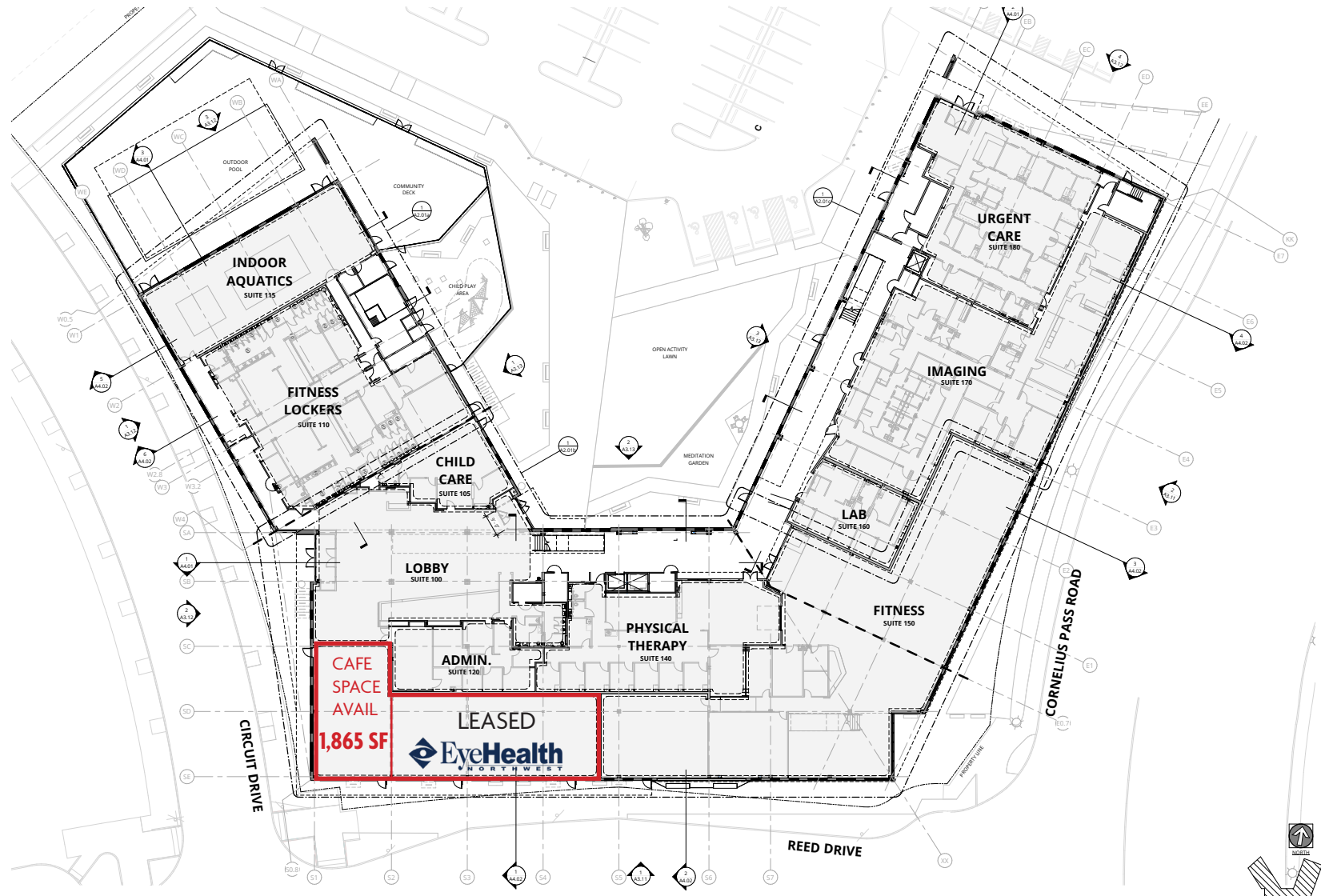
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Owned by:  
 PROVIDENCE  
Health & Services

 HSM  
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retail solutions

# Site Plan



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# Trade Area Aerial



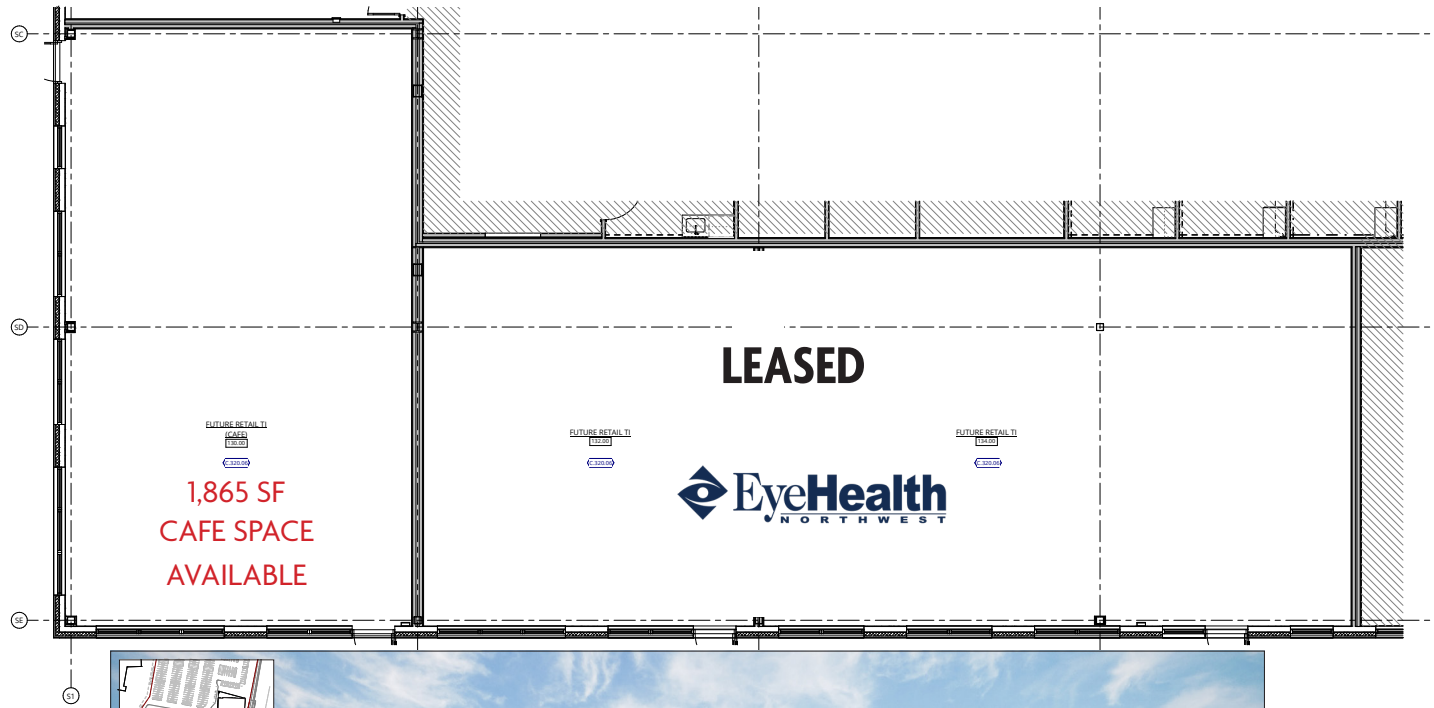
## Traffic Counts

TV Highway at Cornelius Pass Rd. - 50,895 cpd

## Demographics

Population:	Daytime Pop:	Avg. HH Income:
1 Mile - 13,095	1 Mile - 2,339	1 Mile - 103,787
2 Mile - 135,355	2 Mile - 34,437	2 Mile - 107,162
3 Mile - 289,780	3 Mile - 99,247	3 Mile - 106,101

# Space Plan



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