



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.**





## OVERVIEW

# South Hillsboro Plan

The South Hillsboro Master Plan is a 1,400-acre tract bordered on the north by Tualatin Valley Highway, laying between SW 209th to the east and SE 67th to the west. Cornelius Pass Road runs north/south through the tract and along with Century Drive (SE 67th), it will serve as a key north/south connector for the region. The South Hillsboro plan area is the largest planned housing development in Oregon's history.

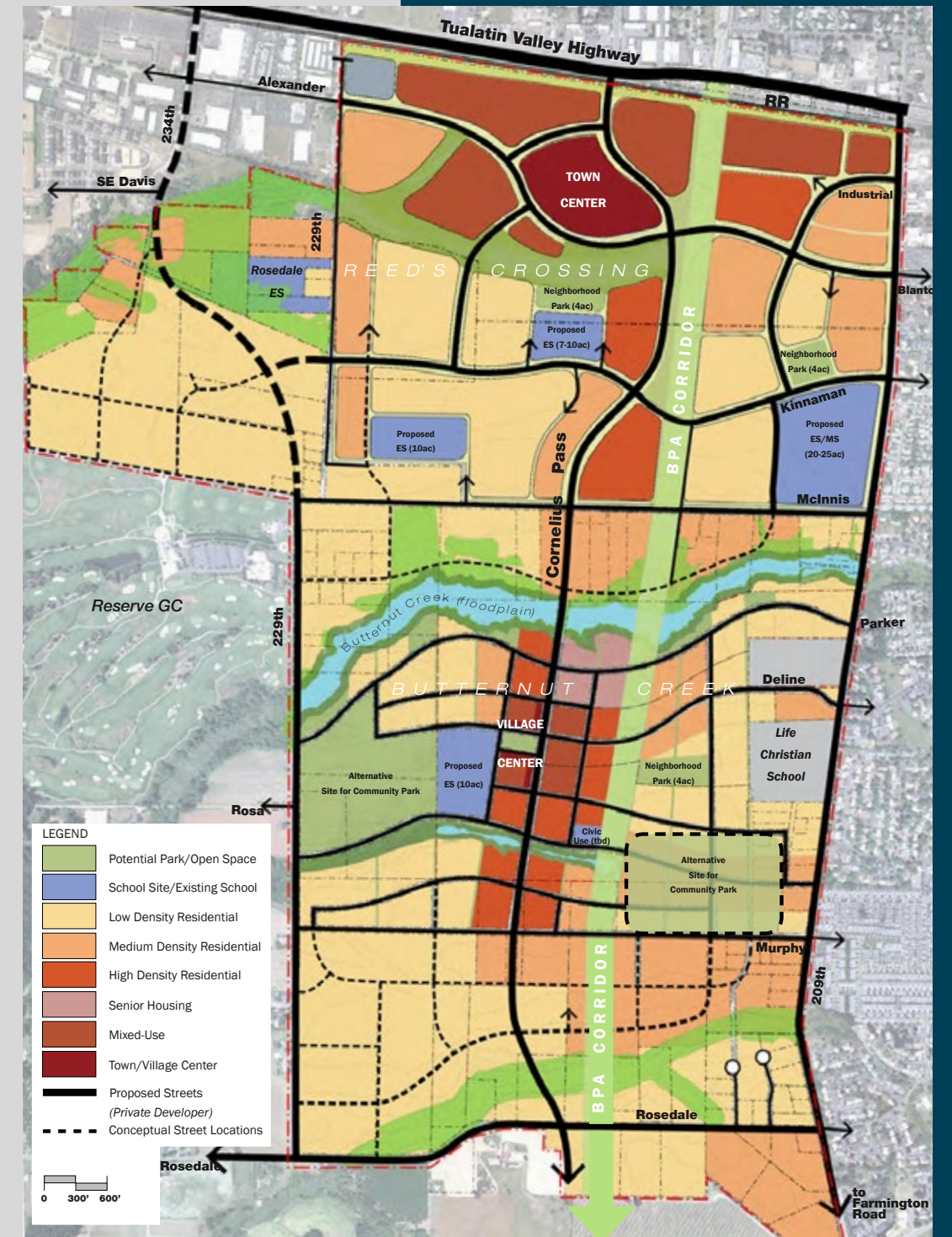
The SoHi district is designed to be “complete, connected and green.” The district will incorporate a wide range of housing, including single-family detached, townhouses and multi-family units. The district will also include office, retail, medical, schools and parks.

\$35 million of infrastructure spending has already occurred. The first new K-5 elementary school, Tamarack, opened Fall 2023 with capacity for 600 students, 4 more additional school sites have been identified as 2 new elementary, 1 middle school and 1 high school. The school district anticipates 1,200 net new students in the district within the next 10 years, most living in SoHi. The district will also include 286 acres of parks and 15 miles of pedestrian trails.

Long-term plans approximate 8,000 new residences that will provide housing for 20,000 people. Over the next ten years, South Hillsboro will represent 60% of the total housing demand within the city limits of Hillsboro. SoHi, once complete will be the population equivalent of Ashland or Milwaukie, Oregon.

All homes are required to incorporate solar and EV station hookups and a minimum of an Earth Advantage solar certificate. Many builders are going well beyond that in green certification. No other large-scale development in the state requires this level of green technology.

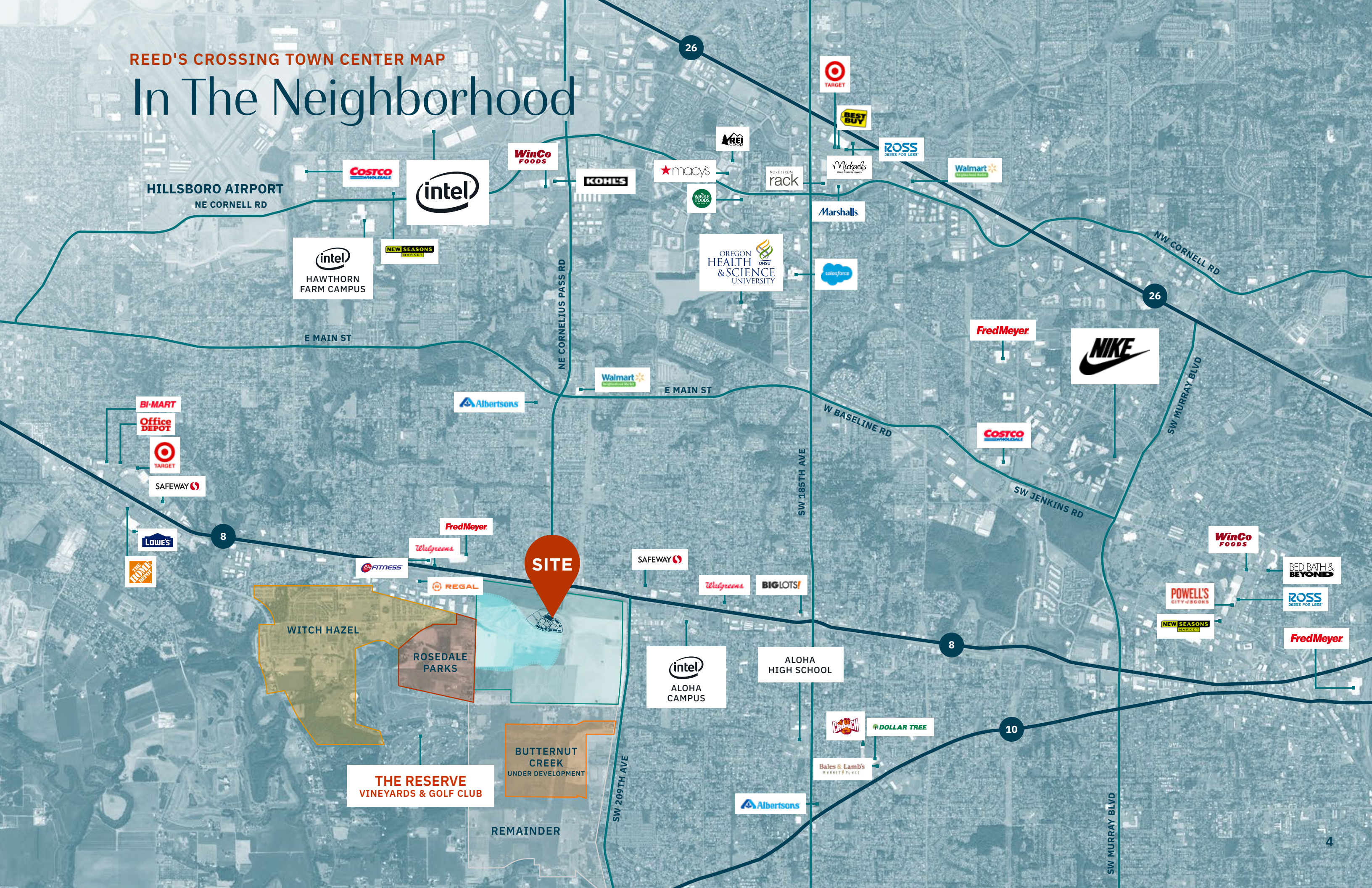
There are three district developments now occurring within the SoHi master plan: Reed's Crossing, Rosedale Parks and Butternut Creek. The three developments represent half of the total development opportunity within the master plan area.





REED'S CROSSING TOWN CENTER MAP

# In The Neighborhood





MASTER PLAN AREA

# South Hillsboro

WITCH HAZEL

ROSEDALE  
PARKS

RC  
TC

REED'S  
CROSSING  
by  
Newland COMMUNITIES

BUTTERNUT  
CREEK  
UNDER DEVELOPMENT

REMAINDER

## South Hillsboro Expansion

**PLAN** (EXPANSION NUMBERS  
INDEPENDENT OF WITCH HAZEL)

### REED'S CROSSING

3,000 HOMES  
8,000 PEOPLE

### SOUTH HILLSBORO

8,000 HOMES  
20,000 PEOPLE

### MAP KEY

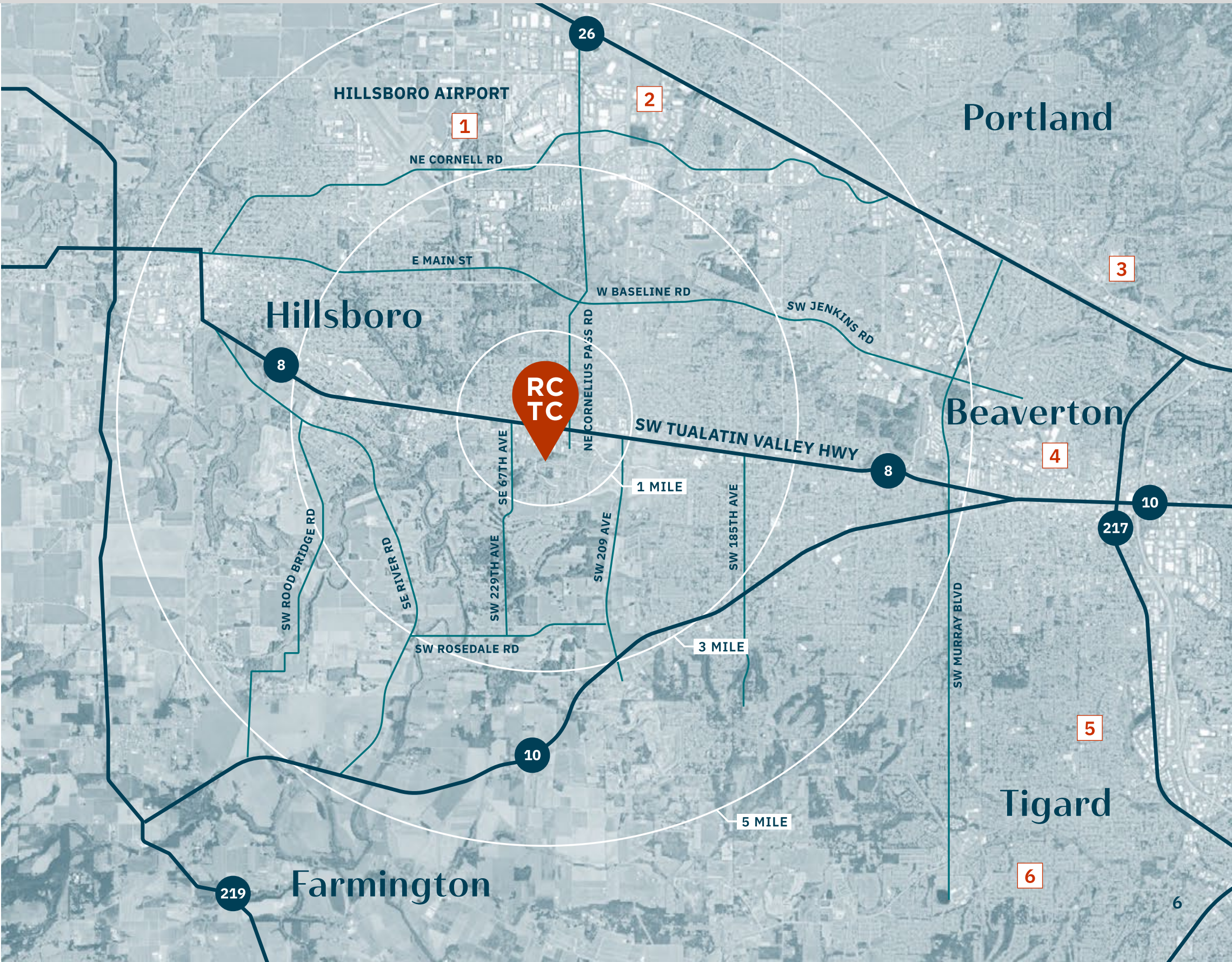
----- PEDESTRIAN TRAILS



PROXIMITY TO REED'S CROSSING TOWN CENTER

# Competing Upscale Grocery Anchored Centers

1	<b>GROCERY CENTER ORENCO STATION</b>	<b>MILE POINT 4 MILES</b>
	New Seasons Kitchen Kaboodle Nature's Pet	Tous les Jours Bishops
2	<b>GROCERY CENTER TANASBOURNE MARKET</b>	<b>MILE POINT 5 MILES</b>
	Whole Foods Jared Jewelers	Aveda Peet's Coffee
3	<b>GROCERY CENTER TIMBERLAND TOWN CENTER</b>	<b>MILE POINT 8 MILES</b>
	Market of Choice Barre 3 Restore Hyper Wellness	Mudbay Banfield Pet Orange Theory
4	<b>GROCERY CENTER CEDAR HILLS CROSSING</b>	<b>MILE POINT 6 MILES</b>
	New Seasons Nature's Pet	Tous les Jours Bishops
5	<b>GROCERY CENTER GREENWAY TOWN CENTER</b>	<b>MILE POINT 8 MILES</b>
	Whole Foods Cyclebar Mudbay	Restore Hyper Wellness Orange Theory
6	<b>GROCERY CENTER PROGRESS RIDGE TOWN SQUARE</b>	<b>MILE POINT 9 MILES</b>
	New Seasons Little Big Burger Petco Unleashed	Hand and Stone Ace Hardware Umpqua Bank





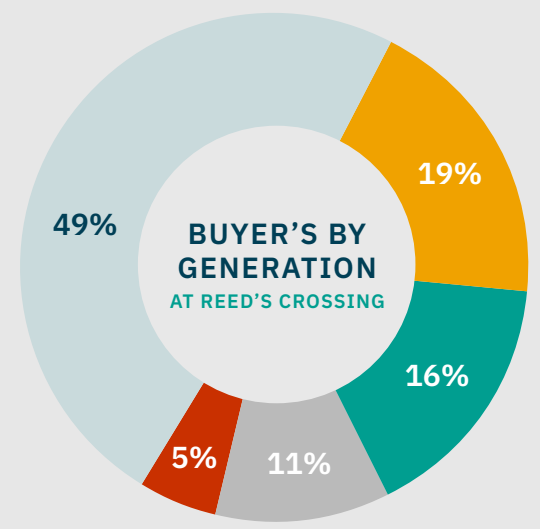
HILLSBORO, OR 97123

# Demographics

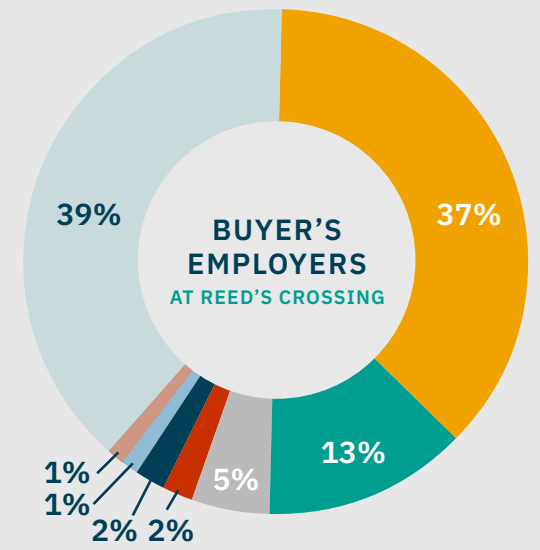
POPULATION

3 MILE 137,079      5 MILE 284,968

AVERAGE HOUSEHOLD INCOME \$118,029

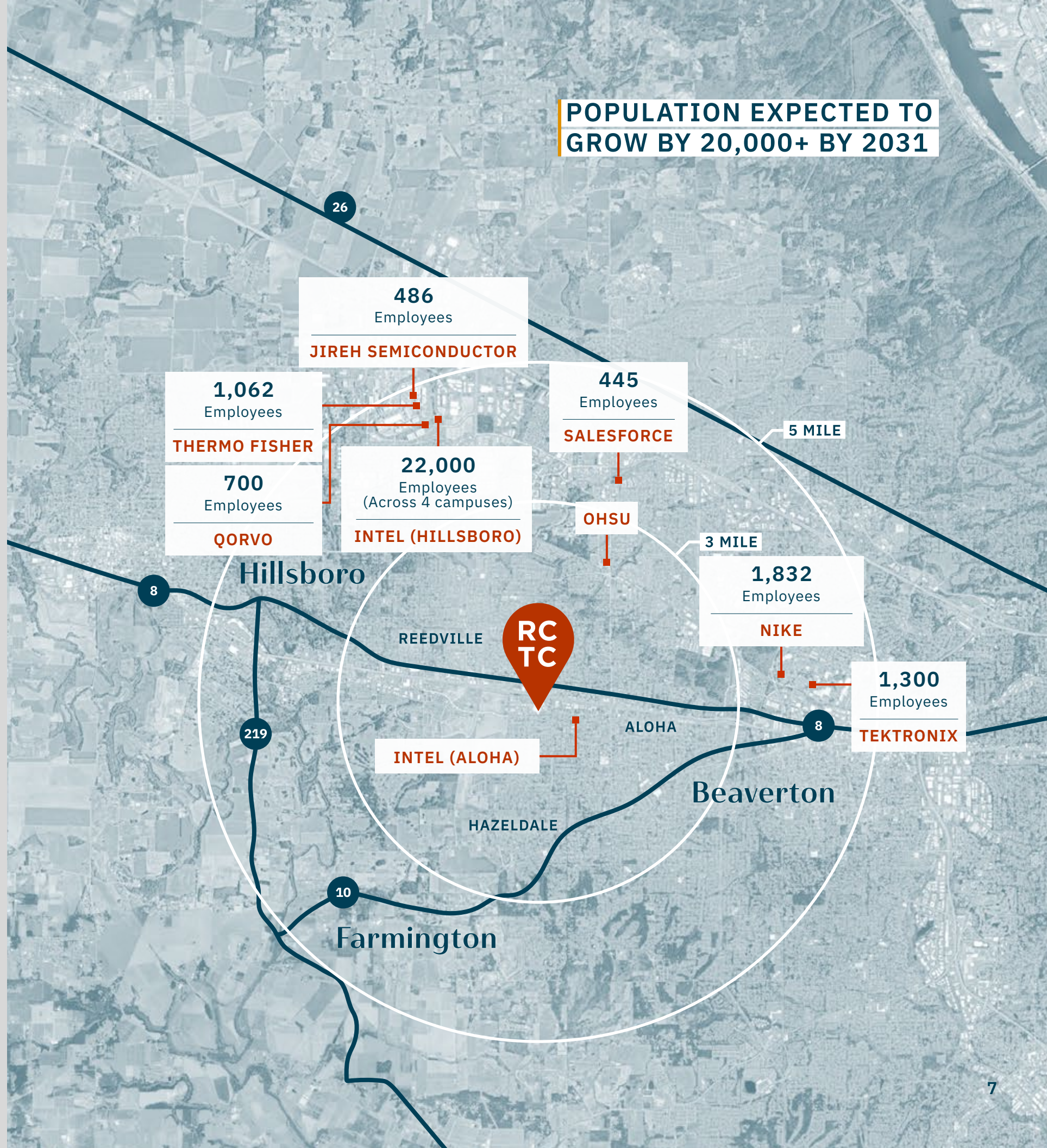


- Key
- MILLENNIALS
  - GEN X
  - BOOMERS
  - MATURES
  - GEN Z



- Key
- OTHER
  - INTEL
  - NIKE
  - RETIRED
  - WELLS FARGO
  - SALESFORCE
  - OHSU
  - US BANK

POPULATION EXPECTED TO GROW BY 20,000+ BY 2031







YOUR GROCER EXPERIENCE

**MARKET** OF CHOICE®  
*Food for the Way You Live®*

## About Your Market of Choice

A family-owned, independent Oregon grocer in operation since 1979, Market of Choice understands the importance of shopping local and giving back.

A true anchor in the Reed's Crossing Town Center community, Market of Choice offers an extensive selection of the finest and freshest conventional, natural, organic and health-conscious products—at affordable prices.

Through a variety of innovative programs, Market of Choice seeks to lift up local suppliers, including farm-to-table farmers, ranchers, fisherfolk, and producers, as well as BIPOC, LGBTQ+ and Women maker communities.



“ We’re excited about Reed’s Crossing and the opportunities to make new friends who are as equally excited about wonderful food and supporting local.”

– Market of Choice spokesperson







AT A GLANCE

# Leasing Plan





# 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  
(NOW OPEN)

**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



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

**BUTTERNUT  
CREEK**  
UNDER DEVELOPMENT



# Park Map

- 
- Map of the Tualatin Valley Highway area showing various parks, schools, and future phases. The map includes a compass rose in the top right corner. Key features include:
- Tualatin Valley Highway** at the top.
  - SE Blanton St**, **SE Reed Dr**, **SE Corneliuss Pass Rd**, **SE Kinman St**, **SE 67th Ave**, **SE 85th Ave**, and **SE 209th Ave** as major roads.
  - Zera**, **Greenway North End**, **Oak Grove Park**, **Greenway West End**, **Dobbin Park**, **Nature Education Area**, **Tamarack City Park**, **Tamarack Elementary School** (marked "COMING FALL 2023"), **RC TC**, **Future Park**, **BPA Corridor Park**, **Community Dining Area**, **Dog Park**, **Amphitheater (200-300 person)**, **Community Garden (109 plots)**, **Boulderling Garden**, **Kids Boulderling Garden**, and **Future Phases**.
  - A scale bar indicates **15.5 ACRES**.



REED'S  
CROSSING®  
— TOWN CENTER —

VIEW FROM CORNELIUS PASS ROAD LOOKING WEST







“ We are very excited to be constructing a high-end shopping center in the SoHi District. We have partnered with Market of Choice in prior developments and their commitment to quality and presentation is exactly what the SoHi District needs. We truly expect that Reed’s Crossing Town Center will be a built environment that the community will be proud of and they can enjoy for years to come.”

– Barry Cain  
President of Gramor





BE A PART OF REED'S CROSSING TOWN CENTER







# REED'S CROSSING® — TOWN CENTER —

## Leasing Information

HSM PACIFIC

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melissa@hsmpacific.com

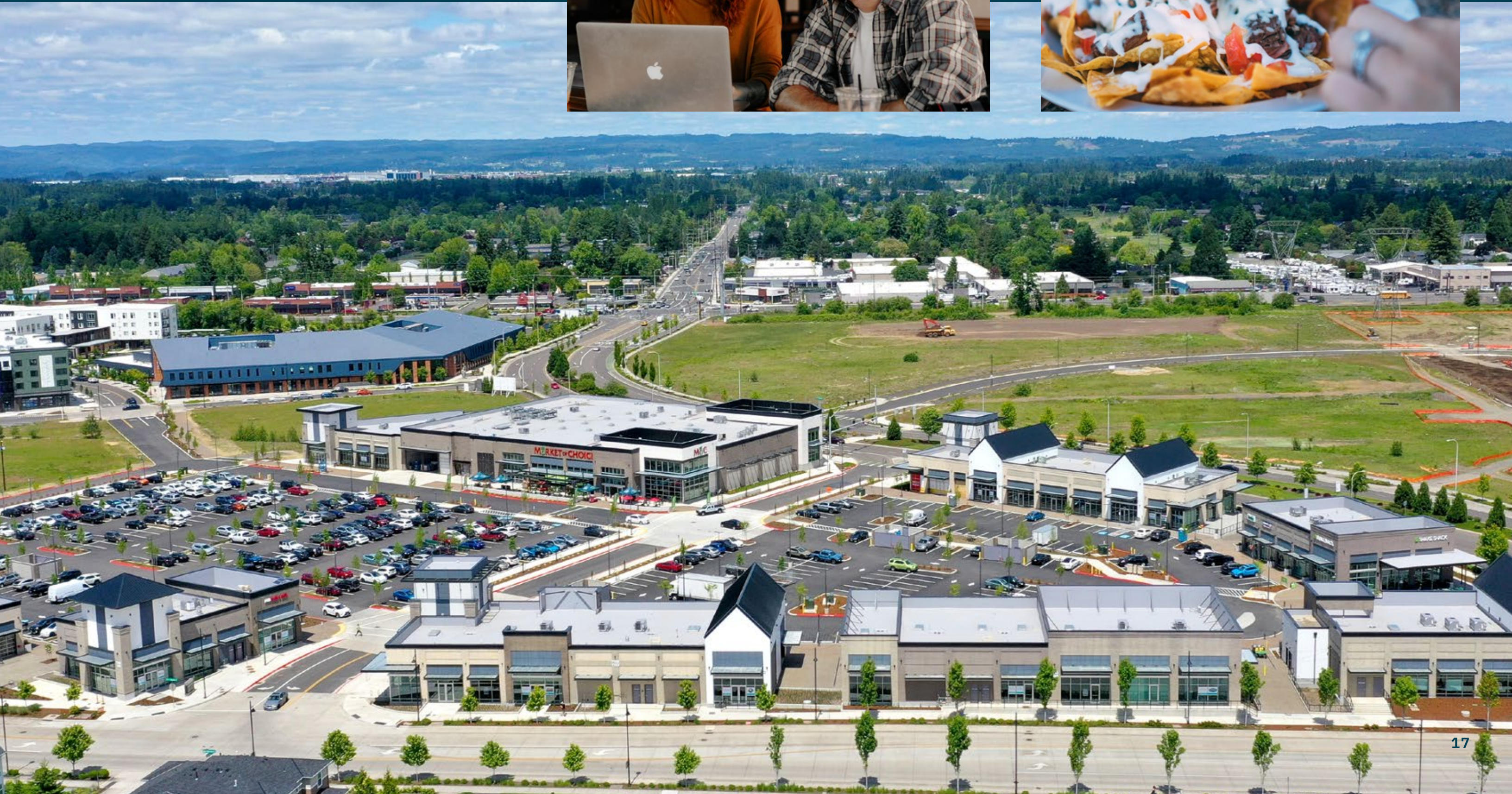
Kara Phelps  
(503) 245-1400  
kara@hsmpacific.com





REED'S CROSSING TOWN CENTER

# Leasing Plans





LEASING PLANS

# Building A / Building K

3515 SE CORNELIUS PASS ROAD



BUILDING A / BUILDING K

Key

- LEASE SIGNED
- LEASE PENDING
- LOI



UNIT 3495

UNIT 3515

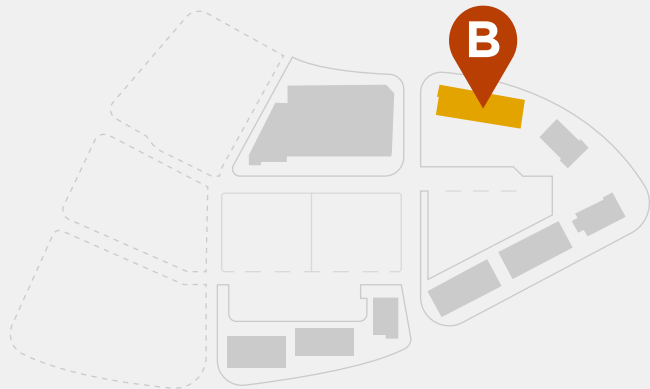
CHARLIE (ACTIVE USE)



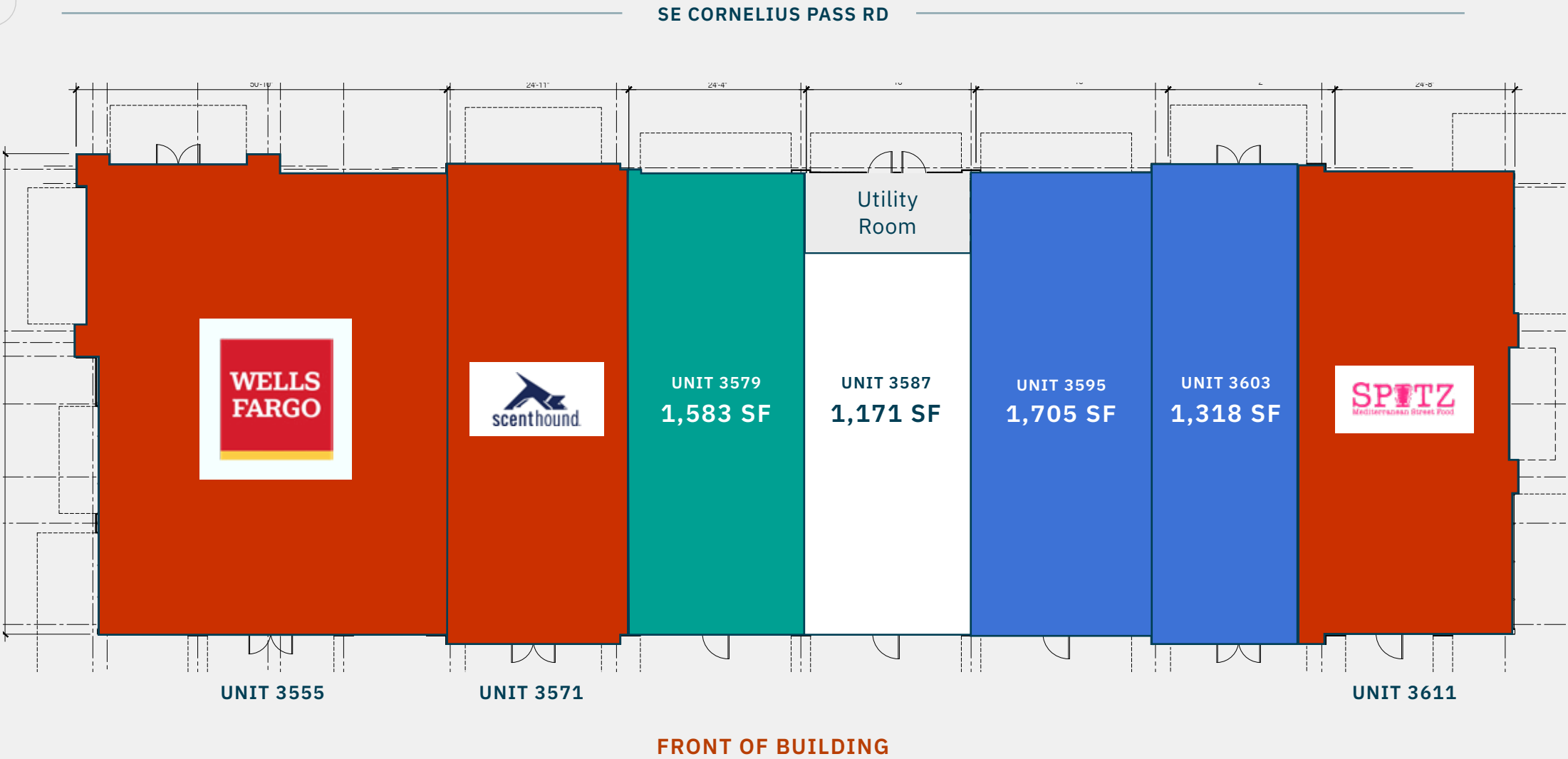
LEASING PLANS

# Building B

3555-3611 SE CORNELIUS PASS ROAD



BUILDING B



Key

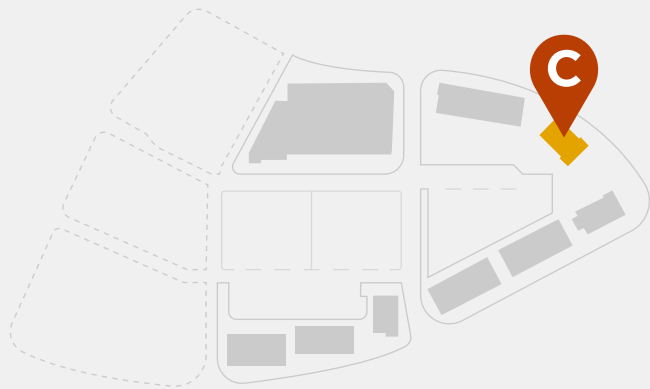
- LEASE SIGNED
- LEASE PENDING
- LOI



LEASING PLANS

# Building C

3623-3651 SE CORNELIUS PASS ROAD



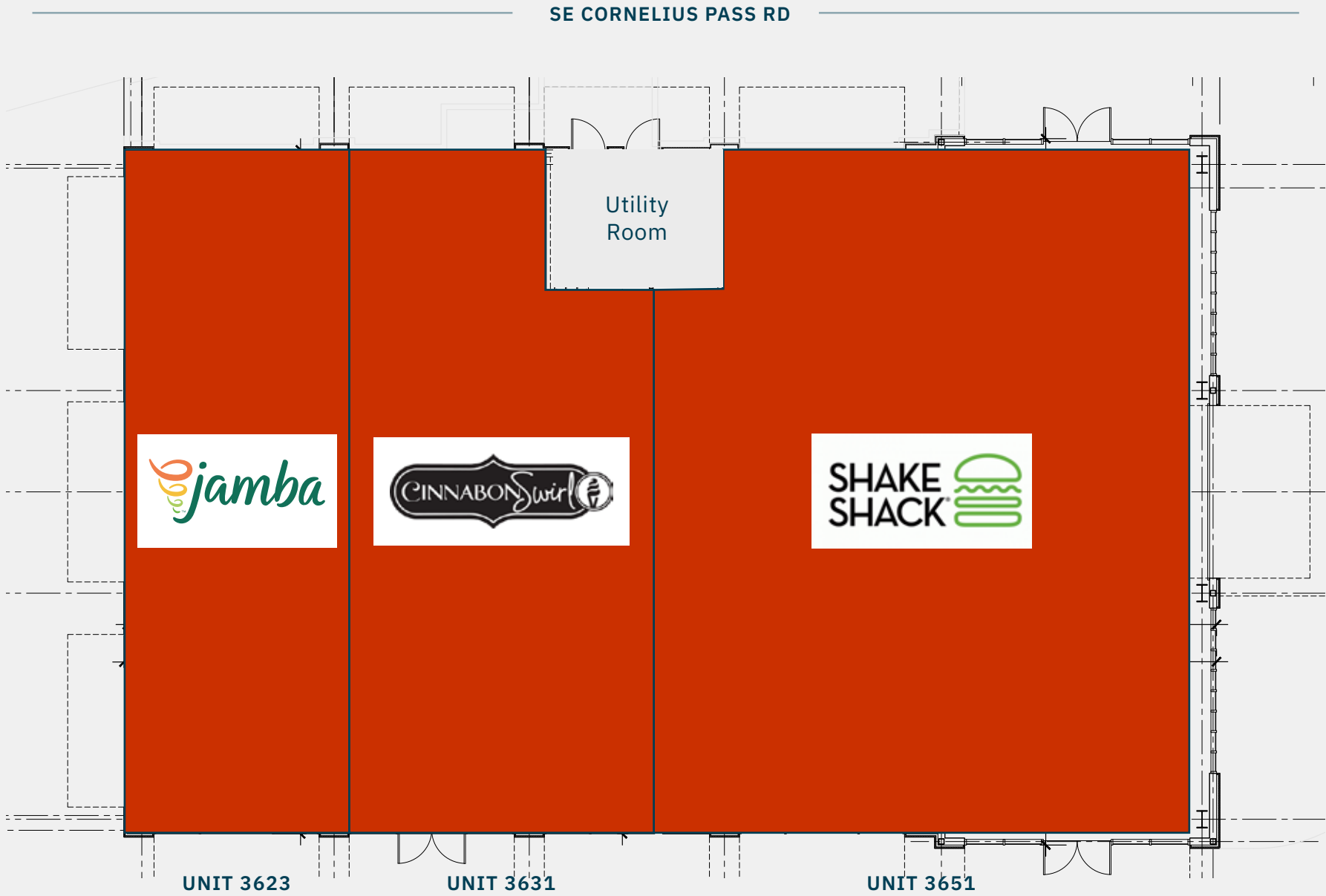
BUILDING C

Key

LEASE SIGNED

LEASE PENDING

LOI

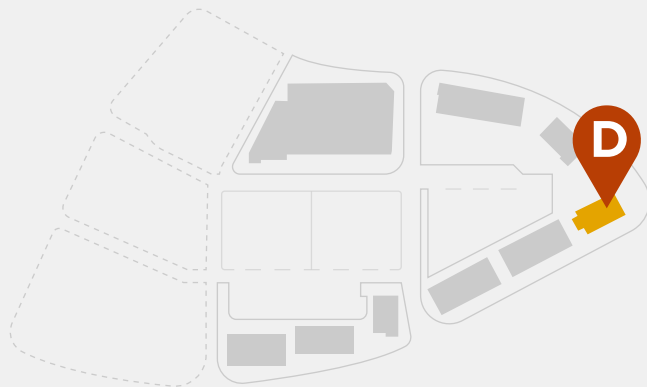




LEASING PLANS

# Building D

7865 SE BLANTON STREET

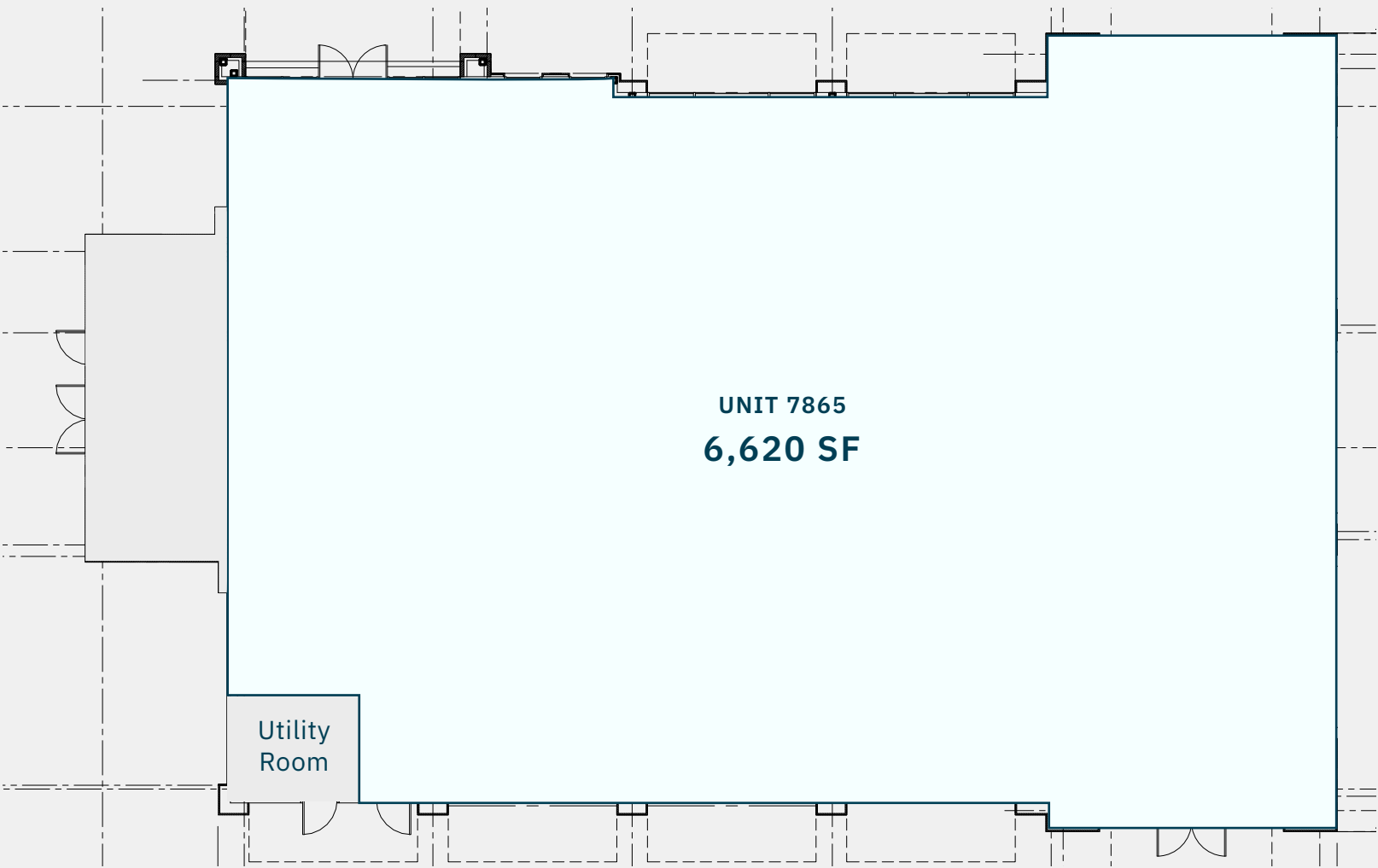


BUILDING D

Key

- LEASE SIGNED
- LEASE PENDING
- LOI

FRONT OF BUILDING



UNIT 7865  
6,620 SF

Utility  
Room

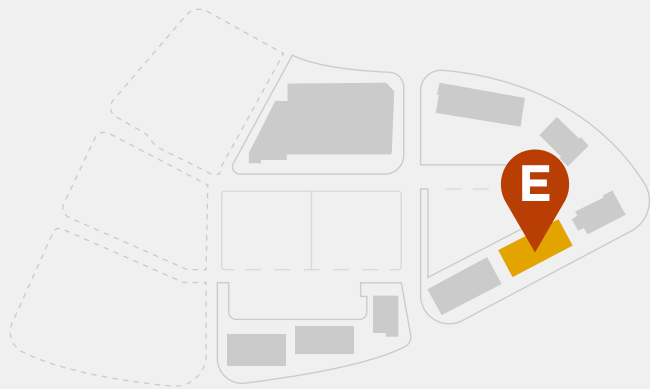
SE BLANTON ST



LEASING PLANS

Building E

7793-7833 SE BLANTON STREET



BUILDING E

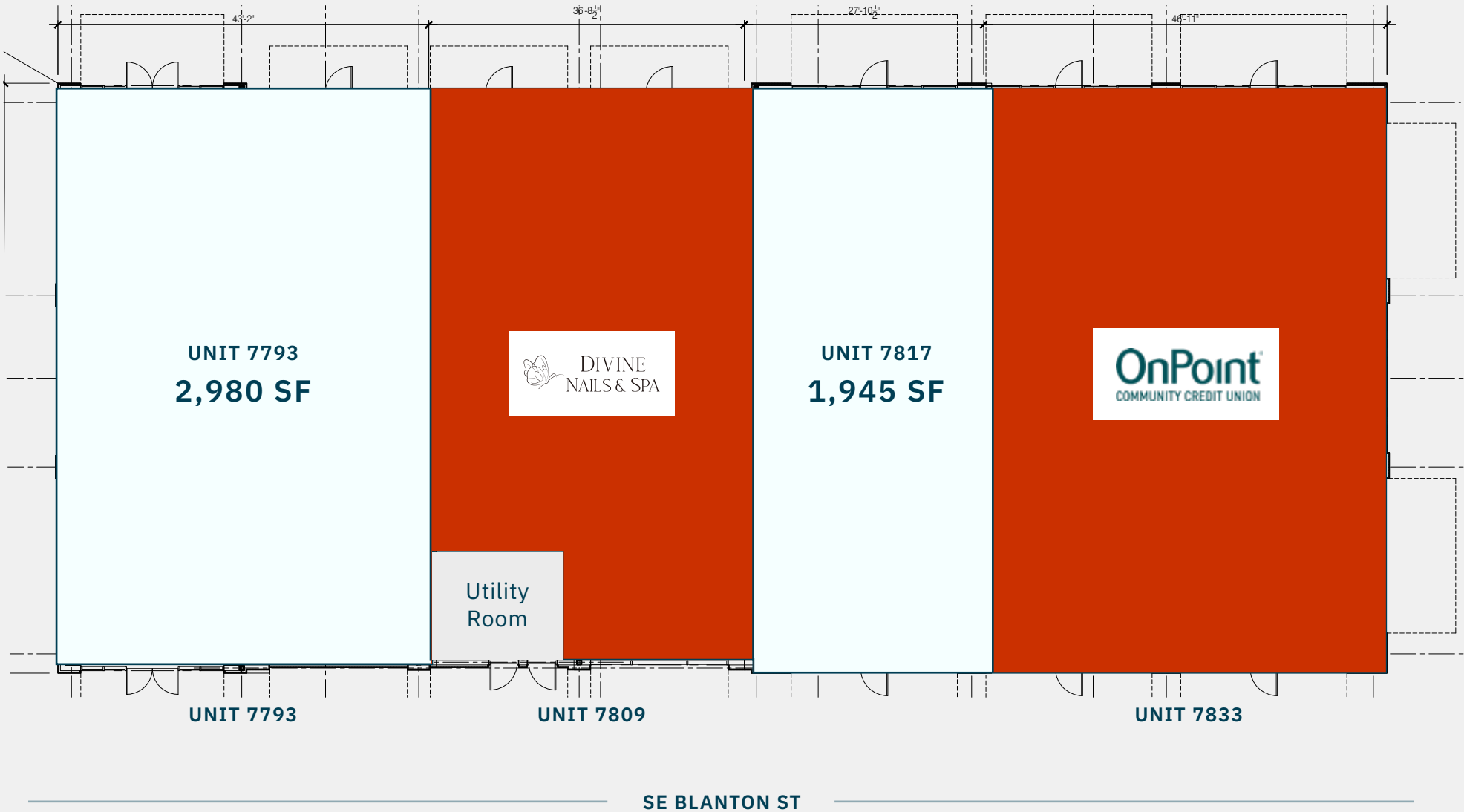
Key

LEASE SIGNED

LEASE PENDING

LOI

FRONT OF BUILDING





LEASING PLANS

# Building F

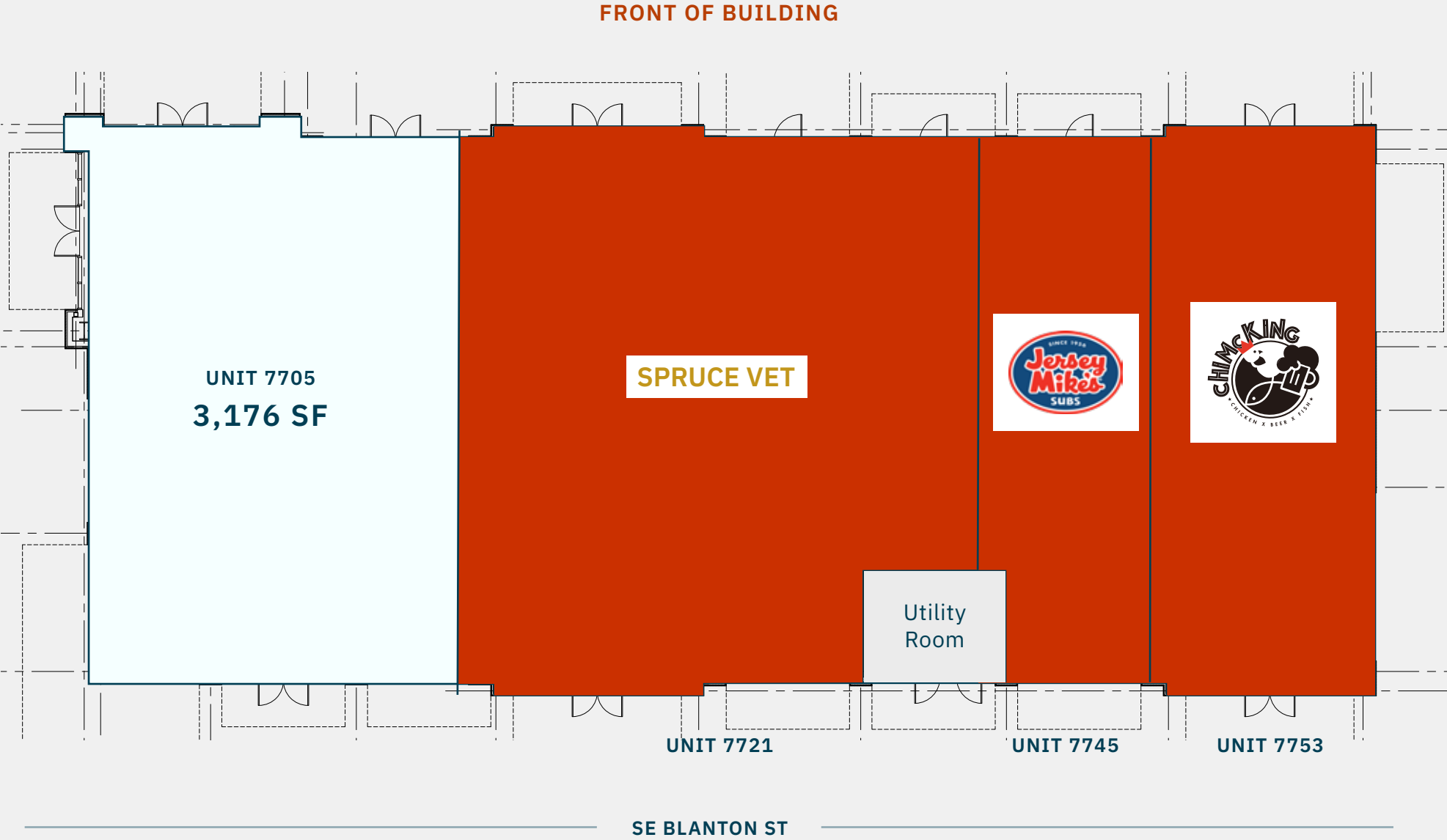
7705-7753 SE BLANTON STREET



BUILDING F

**Key**

- LEASE SIGNED
- LEASE PENDING
- LOI





LEASING PLANS

# Building G

7665-7681 SE BLANTON STREET



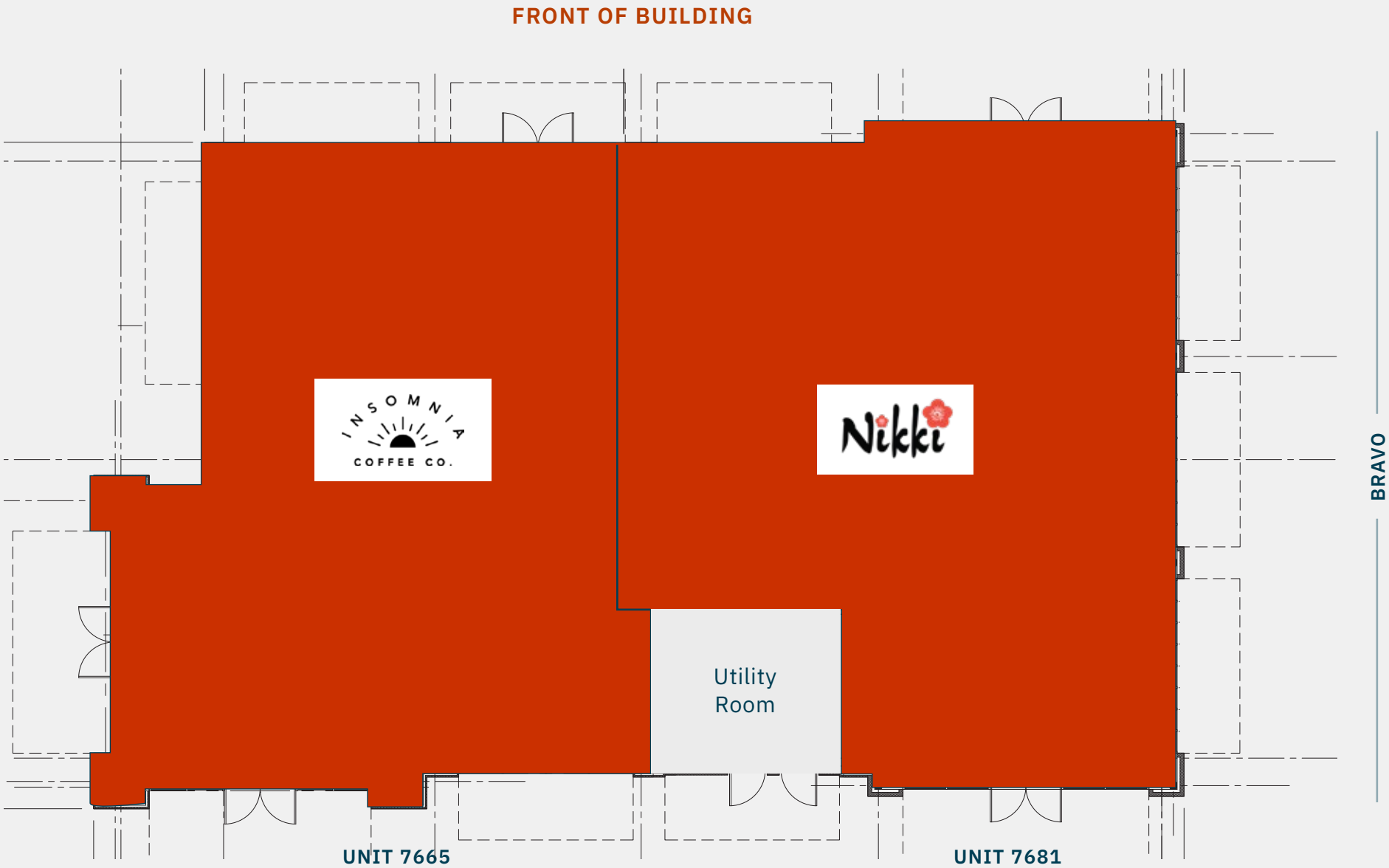
BUILDING G

Key

LEASE SIGNED

LEASE PENDING

LOI





LEASING PLANS

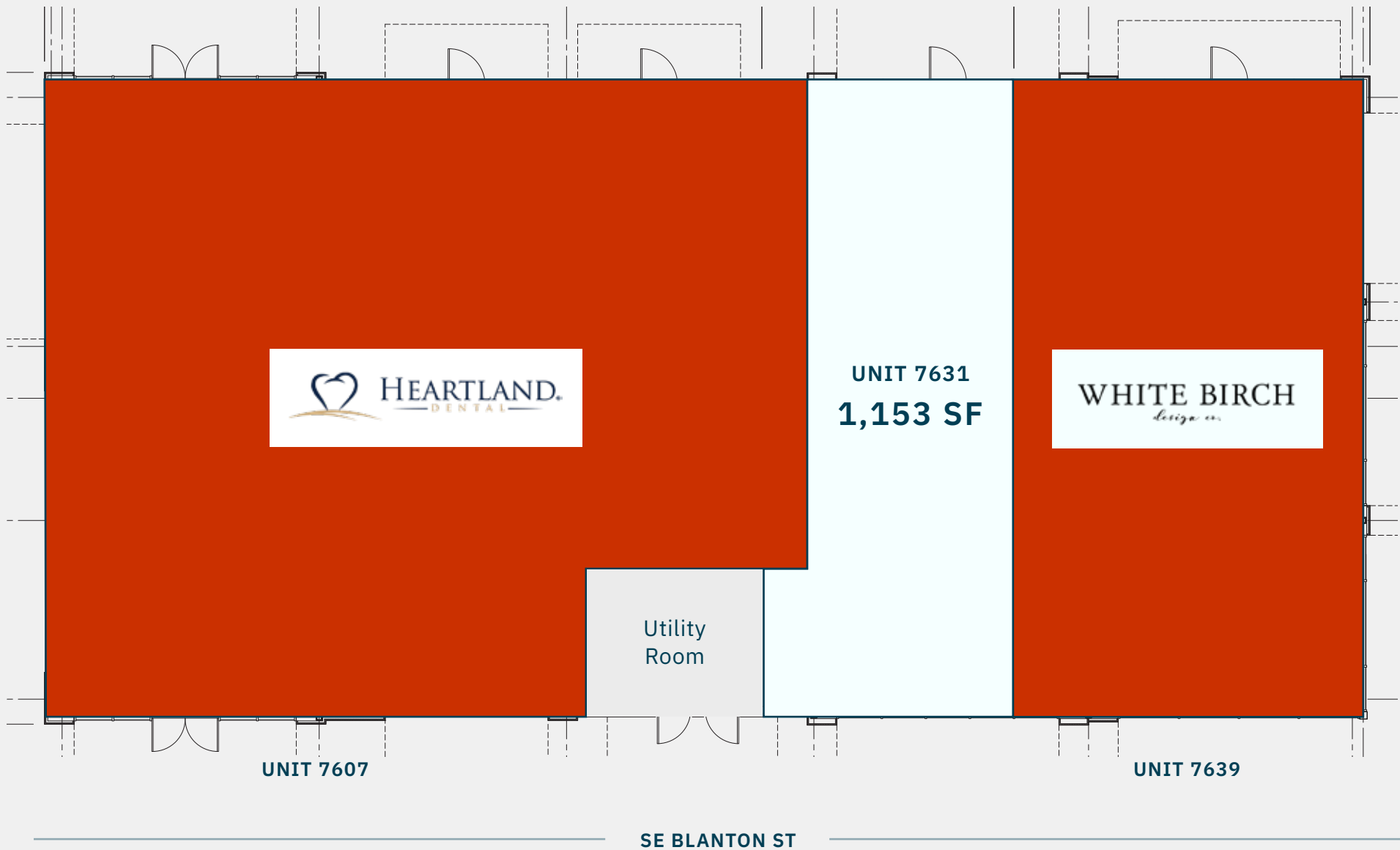
# Building H

7607-7639 SE BLANTON STREET



BUILDING H

FRONT OF BUILDING



## Key

- LEASE SIGNED
- LEASE PENDING
- LOI



LEASING PLANS

# Building J

7511-7551 SE BLANTON STREET



BUILDING J

Key

- LEASE SIGNED
- LEASE PENDING
- LOI

