

3040 SPRAGUE LANE

WOODBURN, OR



FOR LEASE > 1,350 SF

LOCATION

3040 Sprague Lane in Woodburn, Oregon

AVAILABLE SPACE

1,350 SF

RENTAL RATE

\$36.00/SF/YR, NNN approx. \$8.35/SF

TRAFFIC COUNTS

Hillsboro-Silverton Hwy NE - 16,003 ADT ('20)

Interstate 5 - 92,556 ADT ('20)

HIGHLIGHTS

- Close proximity to I-5 and Woodburn Outlets with over 350,000 SF and approximately 114 stores and services.
- Co-tenants include TJ Maxx, AT&T and Mattress Firm
- Ample parking



Pylon
signage
available



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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503.274.0211
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3040 SPRAGUE LANE

WOODBURN, OR

Adidas, American Eagle, Ann Taylor, Banana Republic, Calvin Klein, Chico's, Coach, Columbia Sportswear, Converse, Disney, Ecco Unlimited, Eddie Bauer, Famous Footwear, Forever 21, Gap, Icebreaker, J.Crew, Just Sports, Kay Jewelers, Lane Bryant, LOFT, Nike, The North Face, Oakley, Pendleton, Quiksilver, Tommy Bahama, Under Armour, Vans, White House Black Market

WOODBURN PREMIUM OUTLETS

SENIOR ESTATES GOLF COURSE

SITE

TJ-MAXX

at&t

MATTRESS FIRM

Elmers

RED ROBIN

Jack In the Box

LA QUINTA

Shell

Denny's

Columbia Bank

ANYTIME FITNESS

usbank

Walgreens

KFC

16,003 ADT (20)

22,769 ADT (20)

DO IT BEST 100 EE'S

Walmart

Walmart

McDonald's

Dutch Bros

Wendy's

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

WINCO FOODS DISTRIBUTION 700 EE'S



3040 SPRAGUE LANE

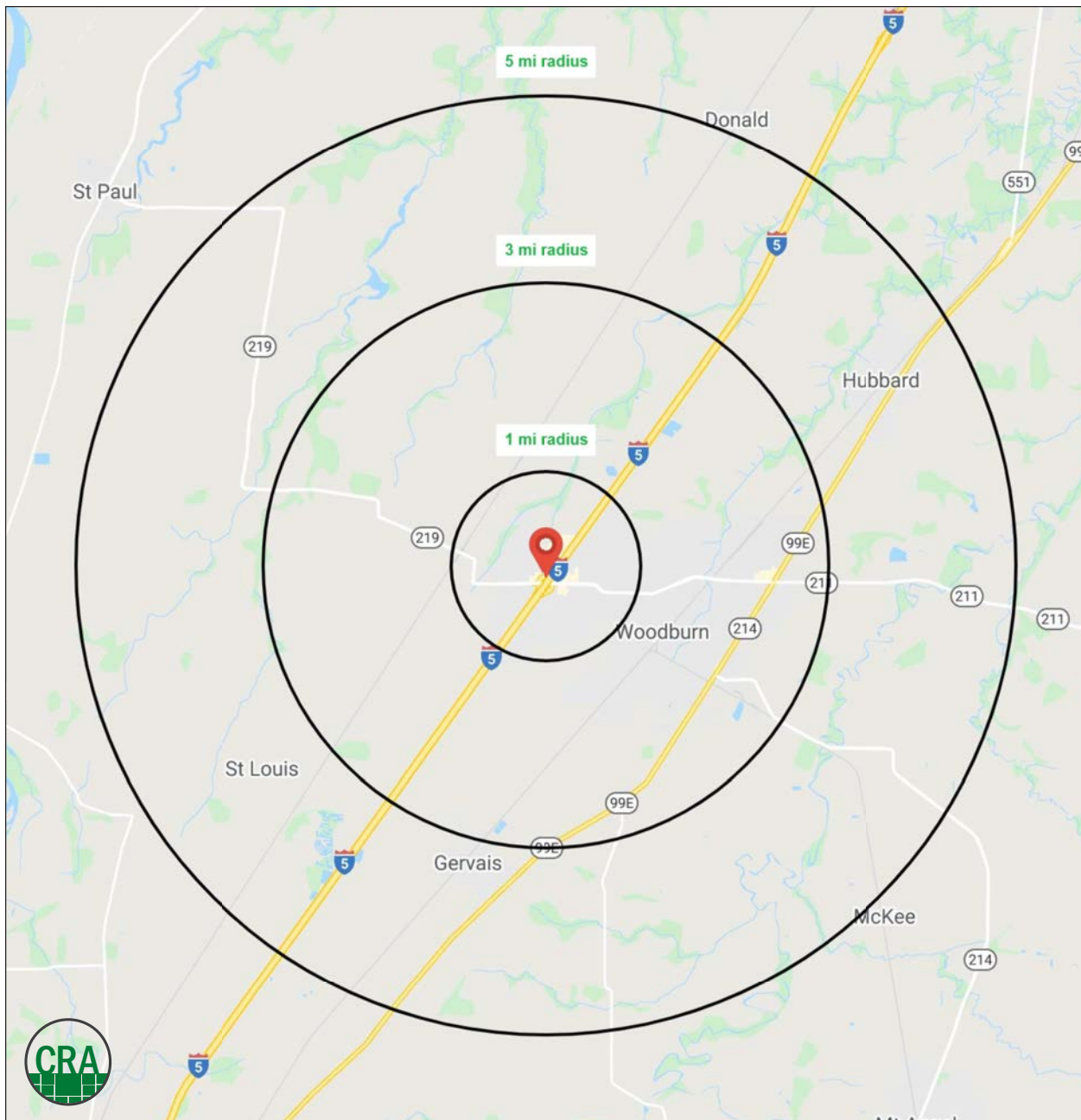
WOODBURN, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	9,475	29,779	38,921
Projected Population 2025	10,378	32,483	42,423
Average HH Income	\$59,917	\$67,923	\$72,556
Median Home Value	\$263,289	\$276,185	\$285,142
Daytime Demographics 16+	7,439	19,720	24,144

35.6

Median Age
3 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.1537/-122.8808

RF1

3040 Sprague Ln

Woodburn, OR 97071

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	9,475	29,779	38,921
	2025 Projected Population	10,378	32,483	42,423
	2010 Census Population	8,103	27,234	35,560
	2000 Census Population	6,250	22,966	30,324
	Projected Annual Growth 2020 to 2025	1.9%	1.8%	1.8%
	Historical Annual Growth 2000 to 2020	2.6%	1.5%	1.4%
HOUSEHOLDS	2020 Estimated Households	3,713	9,142	11,809
	2025 Projected Households	3,891	9,549	12,322
	2010 Census Households	3,282	8,457	10,903
	2000 Census Households	2,685	7,158	9,266
	Projected Annual Growth 2020 to 2025	1.0%	0.9%	0.9%
	Historical Annual Growth 2000 to 2020	1.9%	1.4%	1.4%
AGE	2020 Est. Population Under 10 Years	12.4%	14.8%	14.9%
	2020 Est. Population 10 to 19 Years	11.4%	15.2%	15.5%
	2020 Est. Population 20 to 29 Years	10.9%	13.8%	13.7%
	2020 Est. Population 30 to 44 Years	16.1%	18.8%	19.3%
	2020 Est. Population 45 to 59 Years	14.0%	14.9%	15.6%
	2020 Est. Population 60 to 74 Years	20.5%	14.4%	14.0%
	2020 Est. Population 75 Years or Over	14.8%	8.0%	7.0%
	2020 Est. Median Age	44.5	35.6	35.0
MARITAL STATUS & GENDER	2020 Est. Male Population	47.1%	50.4%	50.6%
	2020 Est. Female Population	52.9%	49.6%	49.4%
	2020 Est. Never Married	25.3%	30.7%	31.0%
	2020 Est. Now Married	45.4%	42.3%	43.2%
	2020 Est. Separated or Divorced	22.3%	21.6%	20.7%
	2020 Est. Widowed	6.9%	5.3%	5.1%
INCOME	2020 Est. HH Income \$200,000 or More	0.9%	1.5%	2.0%
	2020 Est. HH Income \$150,000 to \$199,999	2.7%	4.0%	4.5%
	2020 Est. HH Income \$100,000 to \$149,999	11.5%	13.0%	14.3%
	2020 Est. HH Income \$75,000 to \$99,999	11.9%	11.7%	12.8%
	2020 Est. HH Income \$50,000 to \$74,999	20.1%	21.6%	21.7%
	2020 Est. HH Income \$35,000 to \$49,999	22.3%	19.3%	17.7%
	2020 Est. HH Income \$25,000 to \$34,999	11.0%	9.9%	9.1%
	2020 Est. HH Income \$15,000 to \$24,999	13.5%	11.1%	10.5%
	2020 Est. HH Income Under \$15,000	6.2%	8.0%	7.4%
	2020 Est. Average Household Income	\$59,917	\$67,923	\$72,556
	2020 Est. Median Household Income	\$51,408	\$53,745	\$57,297
	2020 Est. Per Capita Income	\$23,601	\$21,069	\$22,217
2020 Est. Total Businesses	306	934	1,118	
2020 Est. Total Employees	3,682	10,417	12,345	

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Woodburn, OR 97071				
RACE	2020 Est. White	68.7%	59.2%	61.2%
	2020 Est. Black	1.2%	1.3%	1.2%
	2020 Est. Asian or Pacific Islander	3.0%	2.0%	1.9%
	2020 Est. American Indian or Alaska Native	1.3%	2.5%	2.5%
	2020 Est. Other Races	25.7%	34.9%	33.2%
HISPANIC	2020 Est. Hispanic Population	4,106	17,474	21,400
	2020 Est. Hispanic Population	43.3%	58.7%	55.0%
	2025 Proj. Hispanic Population	45.8%	61.0%	57.2%
	2010 Hispanic Population	38.8%	55.9%	52.2%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	6,712	18,741	24,431
	2020 Est. Elementary (Grade Level 0 to 8)	11.1%	17.1%	15.8%
	2020 Est. Some High School (Grade Level 9 to 11)	9.0%	10.5%	10.0%
	2020 Est. High School Graduate	26.9%	28.2%	28.7%
	2020 Est. Some College	28.4%	22.8%	22.9%
	2020 Est. Associate Degree Only	6.9%	6.3%	6.9%
	2020 Est. Bachelor Degree Only	13.0%	10.5%	11.0%
	2020 Est. Graduate Degree	4.6%	4.6%	4.7%
HOUSING	2020 Est. Total Housing Units	3,844	9,422	12,160
	2020 Est. Owner-Occupied	64.7%	62.3%	64.9%
	2020 Est. Renter-Occupied	31.9%	34.7%	32.2%
	2020 Est. Vacant Housing	3.4%	3.0%	2.9%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	9.8%	6.8%	6.0%
	2020 Homes Built 2000 to 2009	13.2%	14.0%	14.6%
	2020 Homes Built 1990 to 1999	20.4%	17.2%	17.7%
	2020 Homes Built 1980 to 1989	3.8%	7.1%	7.6%
	2020 Homes Built 1970 to 1979	22.6%	22.0%	22.3%
	2020 Homes Built 1960 to 1969	19.7%	15.7%	13.6%
	2020 Homes Built 1950 to 1959	2.7%	5.1%	5.3%
	2020 Homes Built Before 1949	4.5%	9.0%	10.1%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.1%	0.2%	0.2%
	2020 Home Value \$500,000 to \$999,999	5.3%	8.6%	9.7%
	2020 Home Value \$400,000 to \$499,999	13.1%	10.7%	10.5%
	2020 Home Value \$300,000 to \$399,999	20.7%	18.9%	19.1%
	2020 Home Value \$200,000 to \$299,999	29.3%	34.3%	34.4%
	2020 Home Value \$150,000 to \$199,999	10.5%	10.4%	9.7%
	2020 Home Value \$100,000 to \$149,999	9.1%	7.4%	6.8%
	2020 Home Value \$50,000 to \$99,999	3.8%	3.0%	3.2%
	2020 Home Value \$25,000 to \$49,999	3.7%	2.3%	2.4%
	2020 Home Value Under \$25,000	4.4%	4.0%	3.7%
	2020 Median Home Value	\$263,289	\$276,185	\$285,142
	2020 Median Rent	\$980	\$908	\$910

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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	7,622	22,643	29,481
	2020 Est. Civilian Employed	50.7%	58.9%	60.0%
	2020 Est. Civilian Unemployed	1.2%	2.4%	2.7%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	48.0%	38.7%	37.4%
	2020 Labor Force Males	46.6%	50.5%	50.7%
	2020 Labor Force Females	53.4%	49.5%	49.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	3,864	13,340	17,682
	2020 Mgmt, Business, & Financial Operations	10.7%	9.8%	10.4%
	2020 Professional, Related	13.0%	11.1%	12.1%
	2020 Service	20.8%	18.2%	18.2%
	2020 Sales, Office	19.3%	19.5%	19.7%
	2020 Farming, Fishing, Forestry	4.2%	6.6%	6.2%
	2020 Construction, Extraction, Maintenance	13.4%	13.3%	13.4%
	2020 Production, Transport, Material Moving	18.7%	21.5%	20.0%
	2020 White Collar Workers	43.0%	40.4%	42.2%
	2020 Blue Collar Workers	57.0%	59.6%	57.8%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	81.3%	74.4%
2020 Drive to Work in Carpool		10.6%	14.1%	12.7%
2020 Travel to Work by Public Transportation		0.5%	1.1%	1.1%
2020 Drive to Work on Motorcycle		-	-	-
2020 Walk or Bicycle to Work		0.9%	2.2%	2.1%
2020 Other Means		0.7%	4.0%	3.9%
2020 Work at Home		6.0%	4.2%	4.1%
TRAVEL TIME		2020 Travel to Work in 14 Minutes or Less	20.6%	24.7%
	2020 Travel to Work in 15 to 29 Minutes	32.7%	37.5%	36.6%
	2020 Travel to Work in 30 to 59 Minutes	26.6%	26.2%	28.1%
	2020 Travel to Work in 60 Minutes or More	9.7%	8.7%	9.0%
	2020 Average Travel Time to Work	26.2	24.0	24.2
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$182.89 M	\$491.24 M	\$664.94 M
	2020 Est. Apparel	\$6.27 M	\$17.14 M	\$23.27 M
	2020 Est. Contributions, Gifts	\$9.9 M	\$26.32 M	\$35.81 M
	2020 Est. Education, Reading	\$5.05 M	\$14.15 M	\$19.38 M
	2020 Est. Entertainment	\$10.07 M	\$27.22 M	\$37.01 M
	2020 Est. Food, Beverages, Tobacco	\$28.5 M	\$76.77 M	\$103.71 M
	2020 Est. Furnishings, Equipment	\$6.28 M	\$16.94 M	\$23.02 M
	2020 Est. Health Care, Insurance	\$17.47 M	\$45.88 M	\$61.89 M
	2020 Est. Household Operations, Shelter, Utilities	\$59.97 M	\$160.6 M	\$216.78 M
	2020 Est. Miscellaneous Expenses	\$3.47 M	\$9.22 M	\$12.46 M
	2020 Est. Personal Care	\$2.45 M	\$6.57 M	\$8.9 M
	2020 Est. Transportation	\$33.46 M	\$90.45 M	\$122.7 M

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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