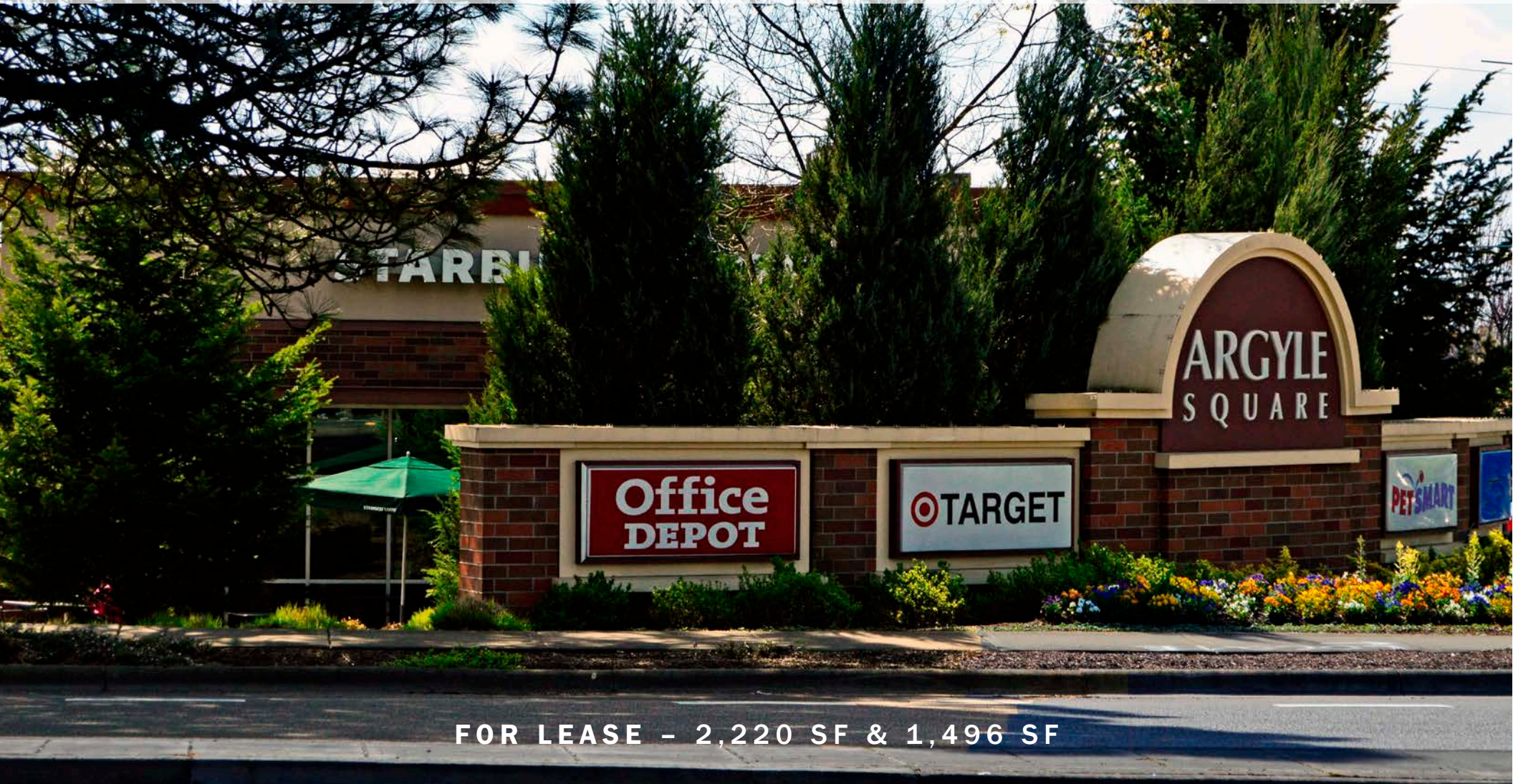


ARGYLE SQUARE

WILSONVILLE, OR



FOR LEASE - 2,220 SF & 1,496 SF



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Ashley Heichelbech

503.490.7212 | ashley@cra-nw.com

503.274.0211

www.cra-nw.com

ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD WILSONVILLE, OR

HIGHLIGHTS



AVAILABLE SPACE

8695 SW Jack Burns Blvd, Suite F

- 2,220 SF
- Space includes a front reception area, seven private treatment rooms, two restrooms, and an employee/break room area.
- Available January 1, 2023!
- **PLEASE DO NOT DISTURB CURRENT TENANT!**

8695 SW Jack Burns Blvd, Suite G

- 1,496 SF
- Available November 1, 2022!
- **PLEASE DO NOT DISTURB CURRENT TENANT!**

RENTAL RATE

Please call for details

HIGHLIGHTS

- Argyle Square is a 380,000 SF regional shopping center on 43 acres off I-5 just south of Portland
- Anchored by Costco, Target, Banfield Pet Hospital/PetSmart and Office Depot
- Dominant shopping center in the Wilsonville Trade Area
- Convenient freeway access

TRAFFIC COUNTS

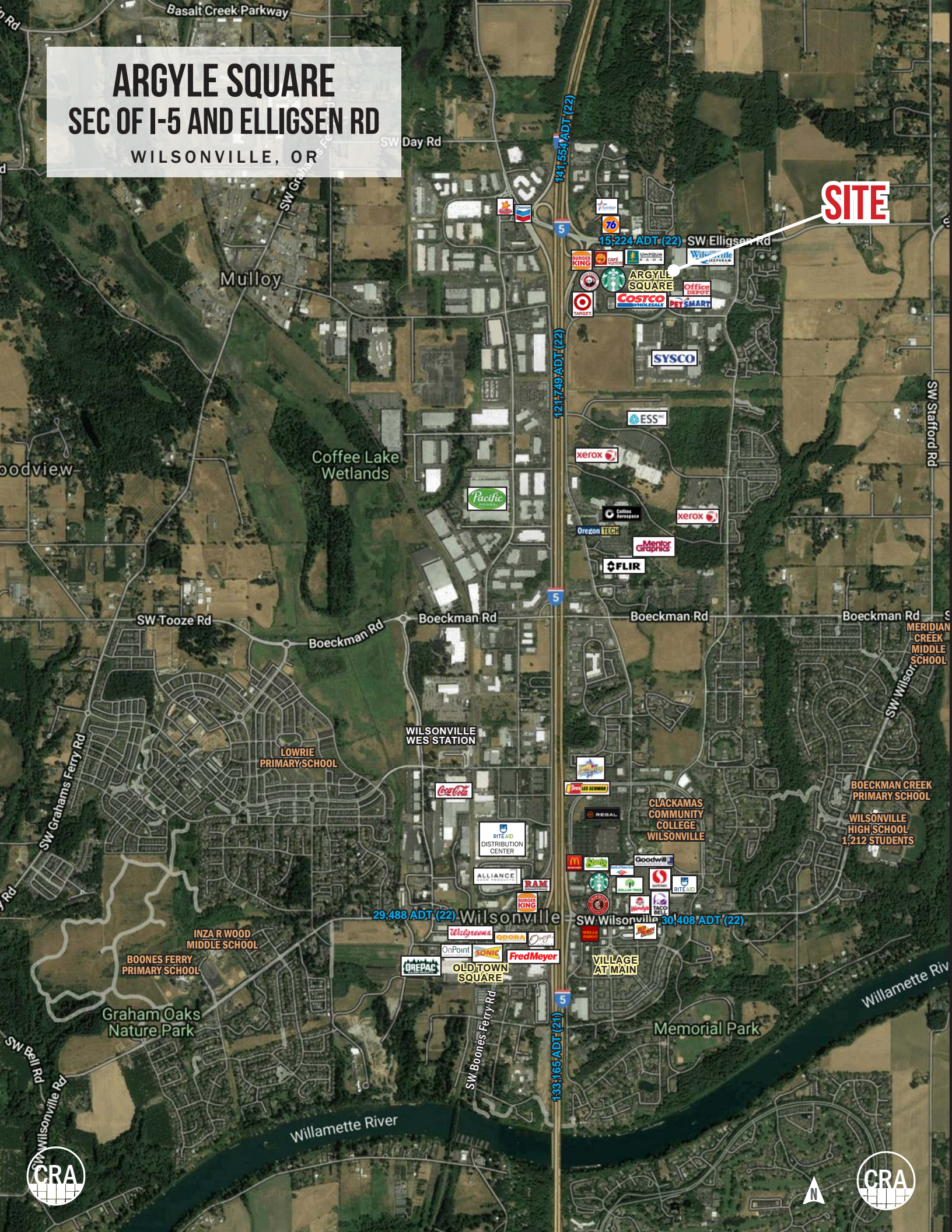
Elligsen Rd – 15,224 ADT ('22)

Interstate 5 – 141,554 ADT ('22)

ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD

WILSONVILLE, OR

SITE



ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD WILSONVILLE, OR



COSTCO
WHOLESALE

COSTCO
GASOLINE

TARGET

Banfield
PET HOSPITAL

PETSMART

Office
DEPOT

WILSONVILLE
STAFFORD
BEVERAGE
NOW OPEN



GameStop

SUPERCUTS

SUBWAY

Bright
Now!
DENTAL

ZOOM+care

UMPQUA
BANK



HobbyTown

Lenza
SURGERY CENTER

chiroone
NOW OPEN!



BURGER
KING

DISCOUNT
TIRE

caré
Yummy!

MOTEL
6

SW Parkway Ave

76

SW Elligsen Rd

14,224 ADT (22)

BW Best
Western
PLUS



ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD WILSONVILLE, OR

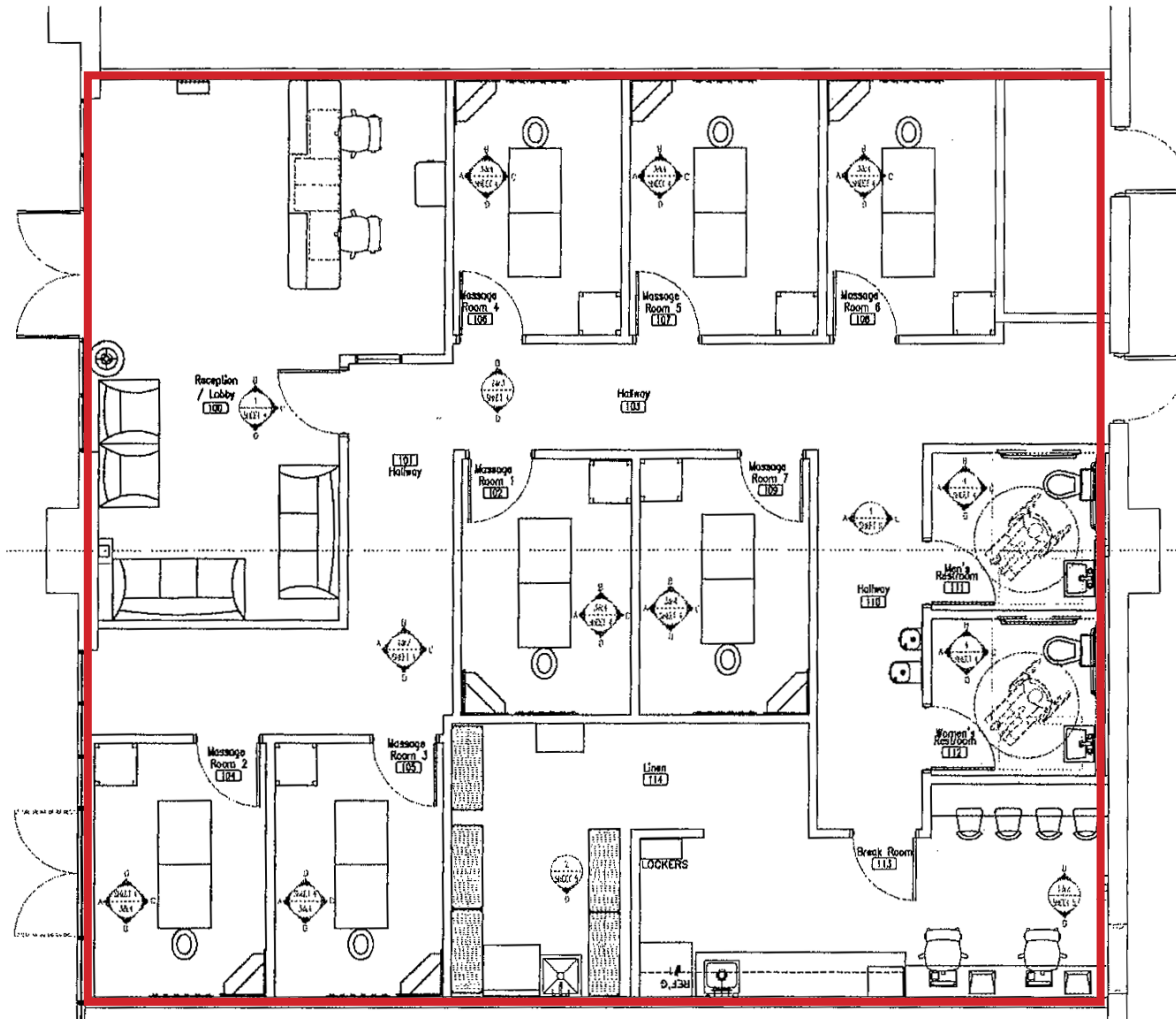
SITE PLAN

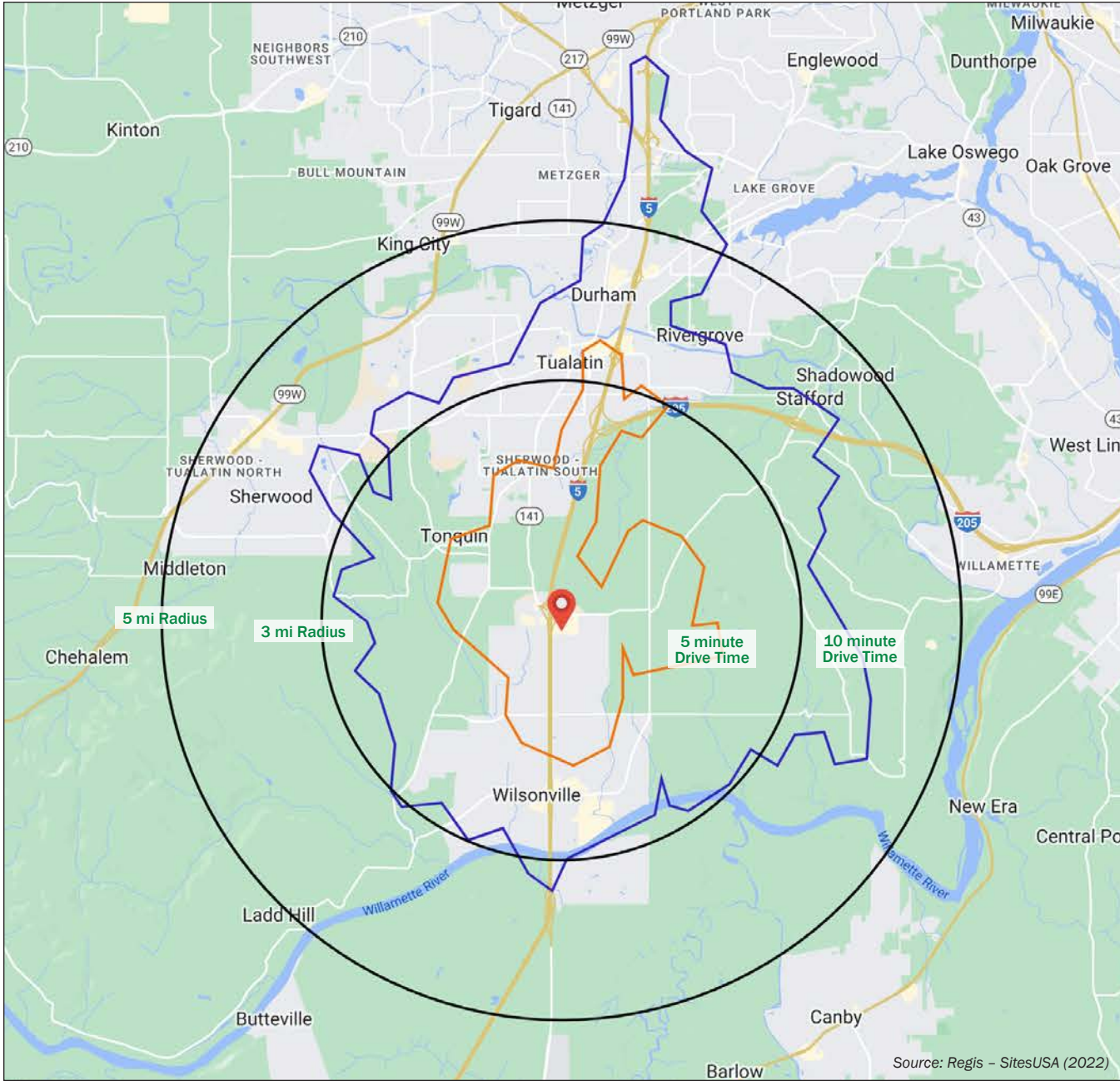


ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD WILSONVILLE, OR

FLOOR PLAN | 8695

AVAILABLE
JANUARY 2023
2,220 SF





ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD

WILSONVILLE, OR

DEMOGRAPHICS

2021 Estimated Population

- 3 mile - 41,063
- 5 mile - 101,389
- 5 min - 13,635
- 10 min - 59,744

Average HH Income

- 3 mile - \$128,983
- 5 mile - \$126,210
- 5 min - \$127,456
- 10 min - \$126,289

Median Home Value

- 3 mile - \$500,958
- 5 mile - \$504,364
- 5 min - \$495,131
- 10 min - \$511,642

Daytime Demographics 16+

- 3 mile - 36,440
- 5 mile - 93,324
- 5 min - 17,613
- 10 min - 78,745

\$128,983

Average Household Income

3 MILE RADIUS

For more information, please contact:

ASHLEY HEICHELBECH

503.490.7212 | ashley@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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