

ARGYLE SQUARE

WILSONVILLE, OR



FOR LEASE - 3,000 SF - 10,500 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

8729 SW Jack Burns Blvd

- 3,000 SF
- Prime second generation café space with some restaurant infrastructure (includes type II kitchen hood system)
- Available now!

8315 SW Jack Burns Blvd

- 10,500 SF
- Available now!

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

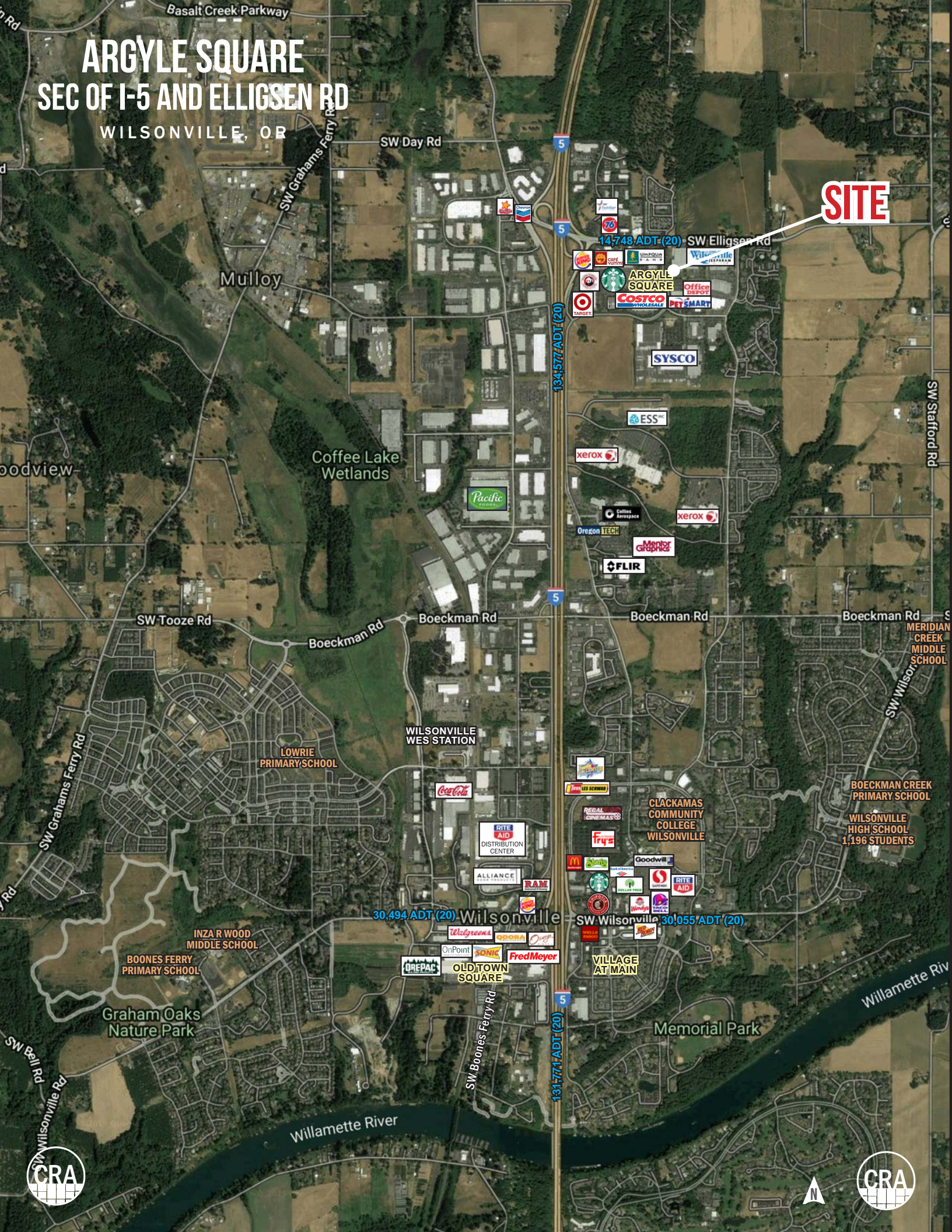
TRAFFIC COUNTS

Elligsen Rd – 14,748 ADT ('20)

Interstate 5 – 134,577 ADT ('20)

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

PET SMART

Office DEPOT

AVAILABLE
10,500 SF

SALLY BEAUTY
GameStop

SUPERCUTS
SUBWAY

Bright Now!
DENTAL

ZOOM+care

UMPQUA
BANK

Starbucks

Lenza
EYE CENTER

PIZZA
SCHMIDT

Sprint

AVAILABLE
3,000 SF

PANDA EXPRESS
CHINESE RESTAURANT

BURGER KING

DISCOUNT
(TIRE)

caré
Yummy!

MOTEL 6

SW Elligsen Rd
14,748 ADT (20)

SW Parkway Ave

INTERSTATE
5

INTERSTATE
5

CRA

N

LAQUINTA
INNS & SUITES

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

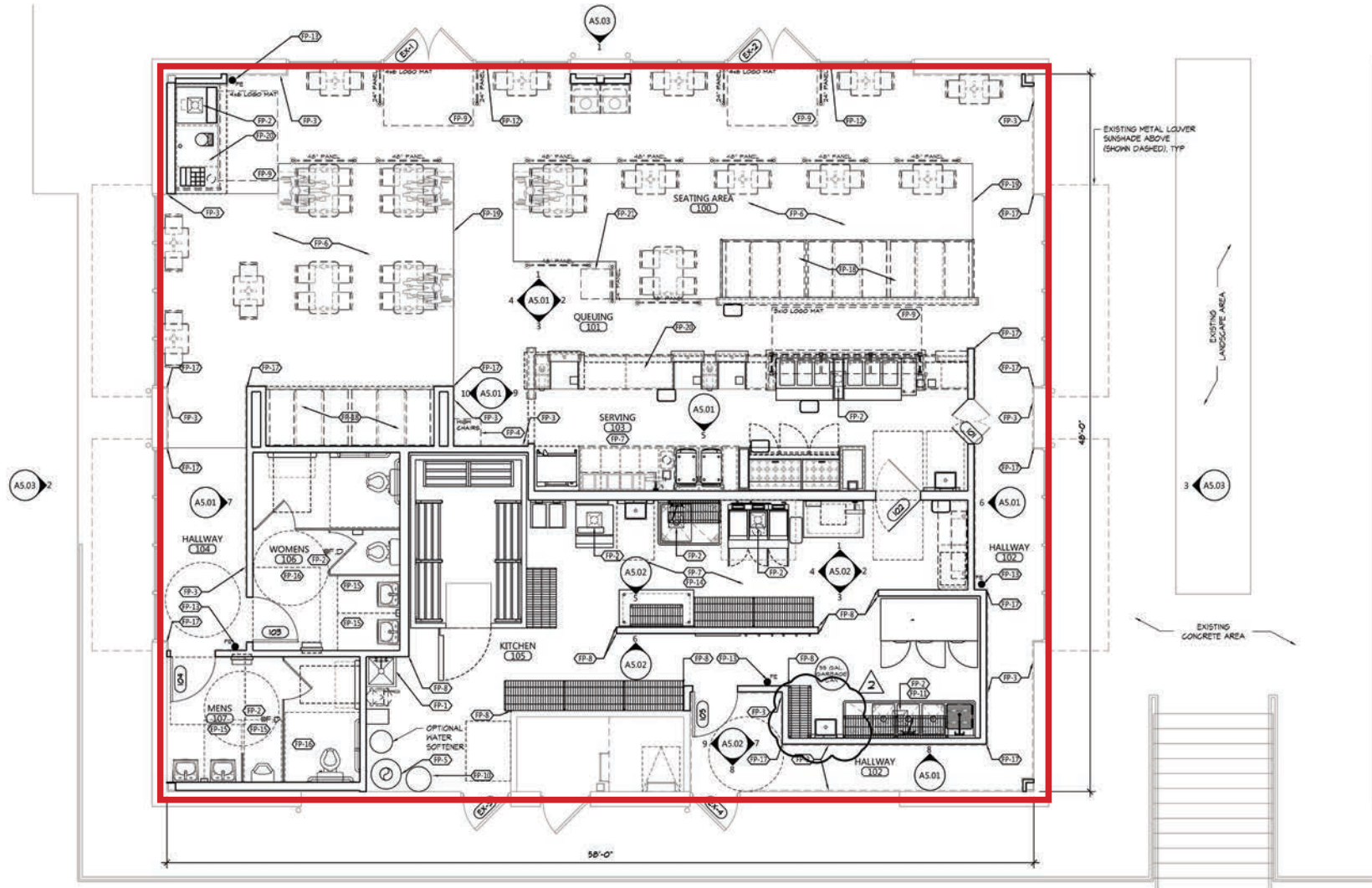
SITE PLAN

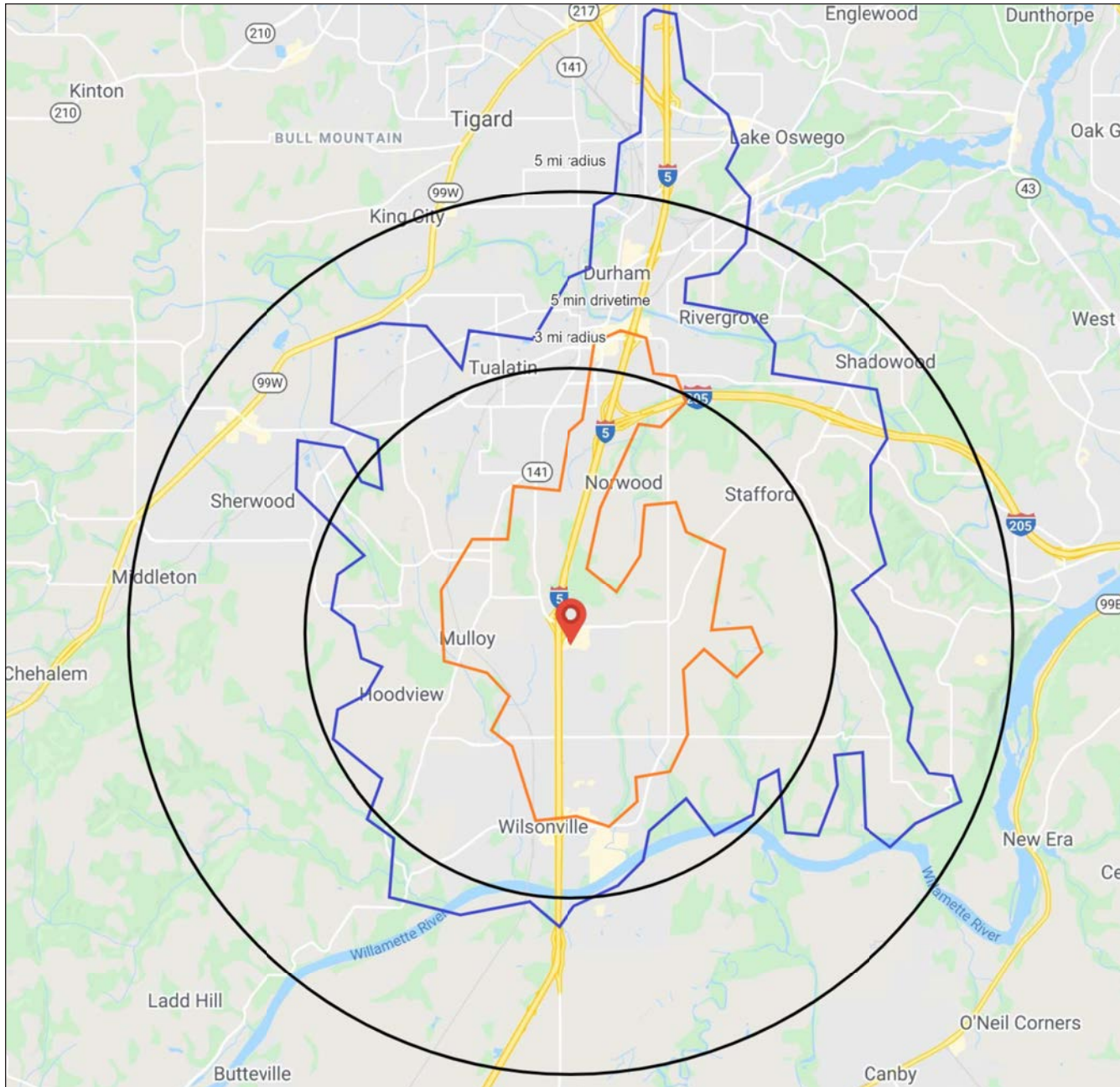


ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD WILSONVILLE, OR

FLOOR PLAN - 8729 SW JACK BURNS BLVD

SECOND GENERATION CAFÉ SPACE. THE PLAN SHOWN IS FOR MARKETING PURPOSES ONLY.





ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD

WILSONVILLE, OR

DEMOGRAPHICS

2020 Estimated Population

3 mile - 40,456
 5 mile - 101,181
 5 min - 15,868
 10 min - 61,442

Average HH Income

3 mile - \$132,325
 5 mile - \$129,503
 5 min - \$125,966
 10 min - \$130,123

Median Home Value

3 mile - \$483,092
 5 mile - \$482,514
 5 min - \$483,835
 10 min - \$492,339

Daytime Demographics 16+

3 mile - 33,070
 5 mile - 85,994
 5 min - 20,659
 10 min - 79,936

\$153,355

Average Family Income

5 MILE RADIUS

For more information, please contact:

ASHLEY HEICHELBECH

503.490.7212 | ashley@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**
Licensed brokers in Oregon & Washington

733 SW Second Avenue, Suite 200
Portland, Oregon 97204
www.cra-nw.com
503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.