

PRIME SUBLEASE OPPORTUNITY!

WILSONVILLE OLD TOWN SQUARE



NEW TO MARKET!

ADDRESS

30020 SW Boones Ferry Road, Suite 10-12 in
Wilsonville, Oregon

AVAILABLE SPACE

End-cap prime retail space fronting Boones Ferry
Road, consisting of approximately 2,572 SF

RATE

\$7,287/mo plus NNN

TERM

Initial term through 2026

HIGHLIGHTS

- Conveniently located in the heart of the Wilsonville commercial trade area, off I-5 and Wilsonville Rd.
- Excellent visibility and access to Wilsonville's main commercial trade area.
- Wilsonville Old Town Square is a community shopping center anchored by Fred Meyer including McMenamins, MOD Pizza, Oswego Grill, ATI Physical Therapy, Qdoba, First Tech Credit Union and many more.
- Available now!

TRAFFIC COUNTS

SW Wilsonville Rd - 30,494 ADT ('20)

SW Boones Ferry Rd - 6,414 ADT ('20)

Interstate 5 - 131,771 ADT ('20)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Ashley Heichelbech

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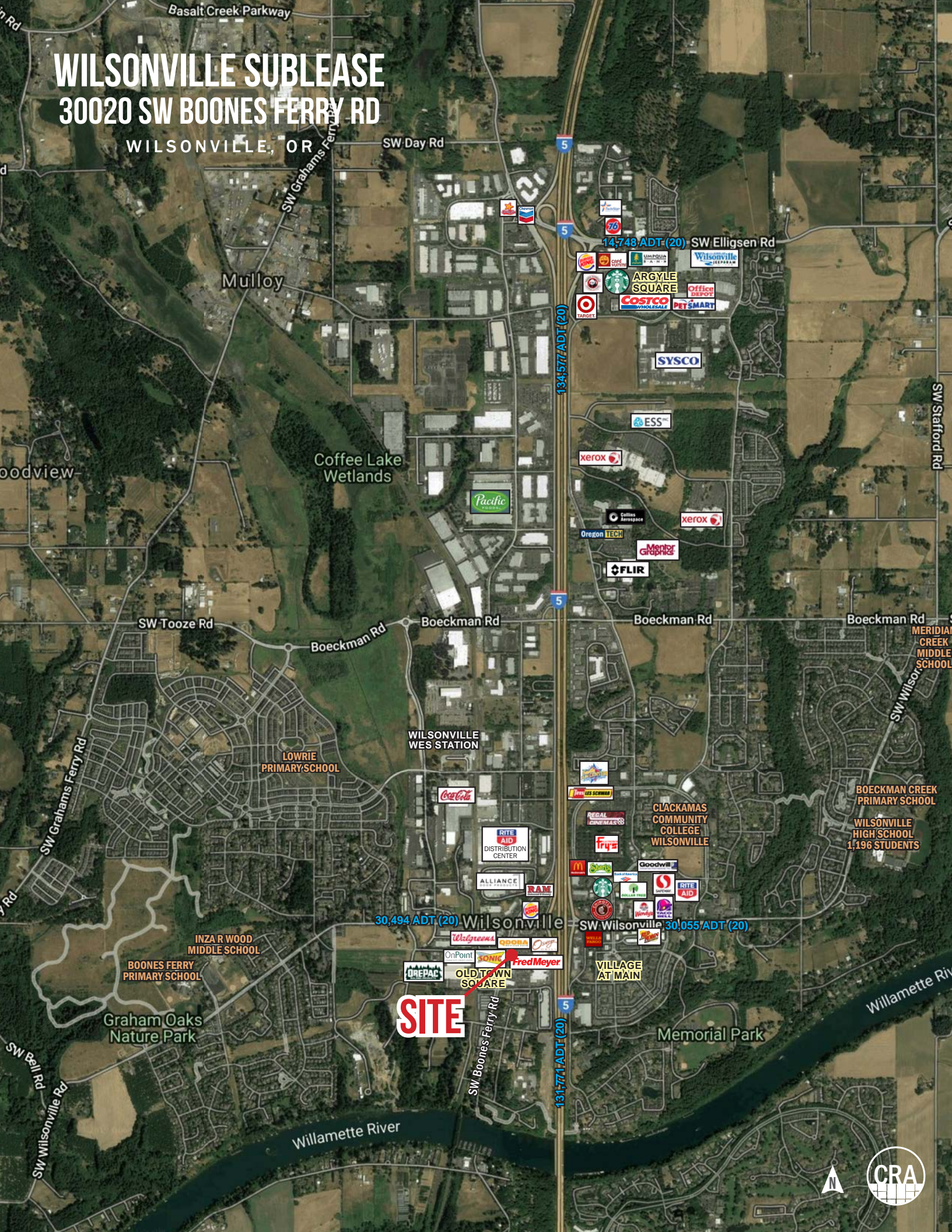
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WILSONVILLE SUBLEASE 30020 SW BOONES FERRY RD

WILSONVILLE, OR

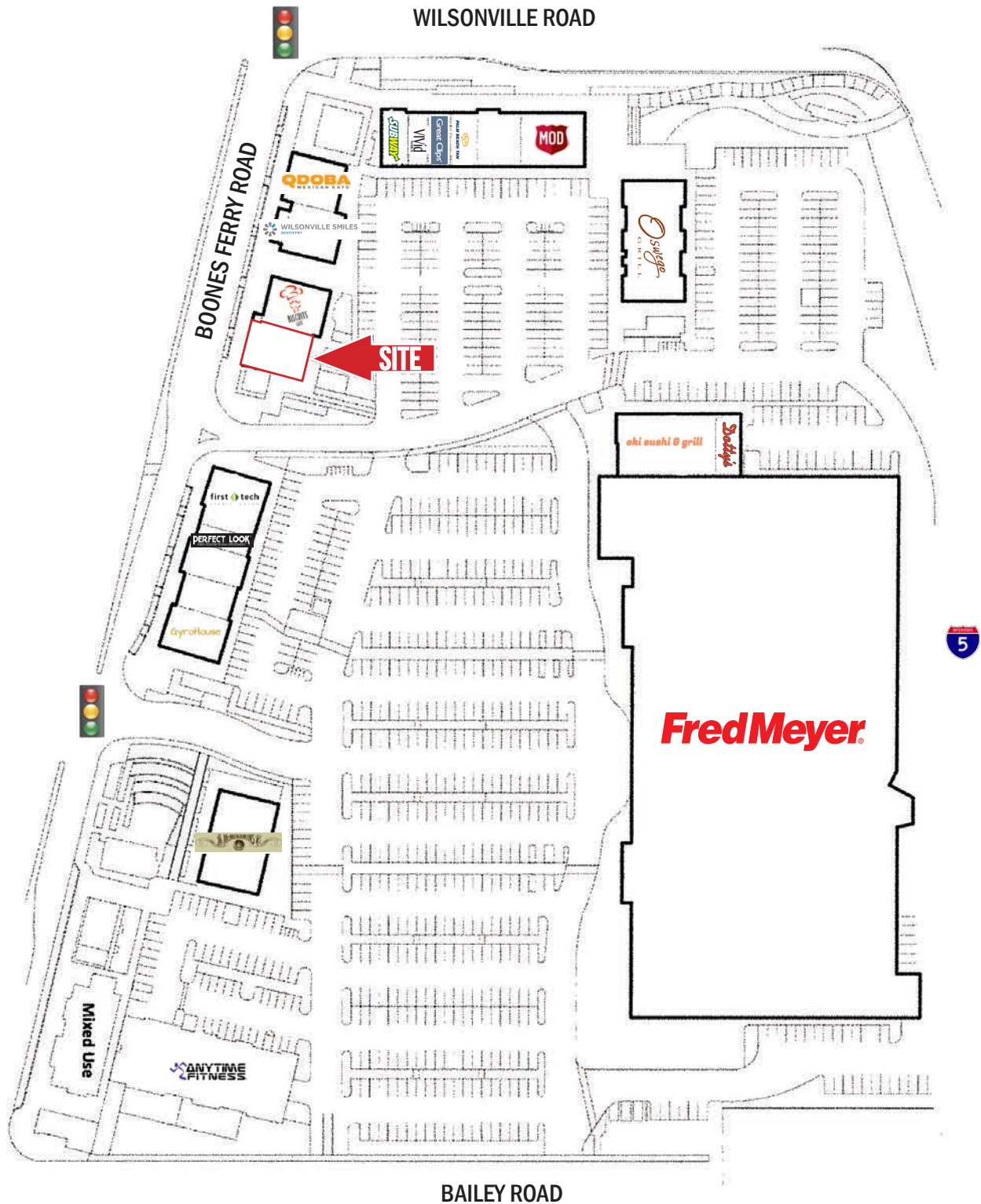


SITE



WILSONVILLE SUBLEASE 30020 SW BOONES FERRY RD WILSONVILLE, OR

SITE PLAN

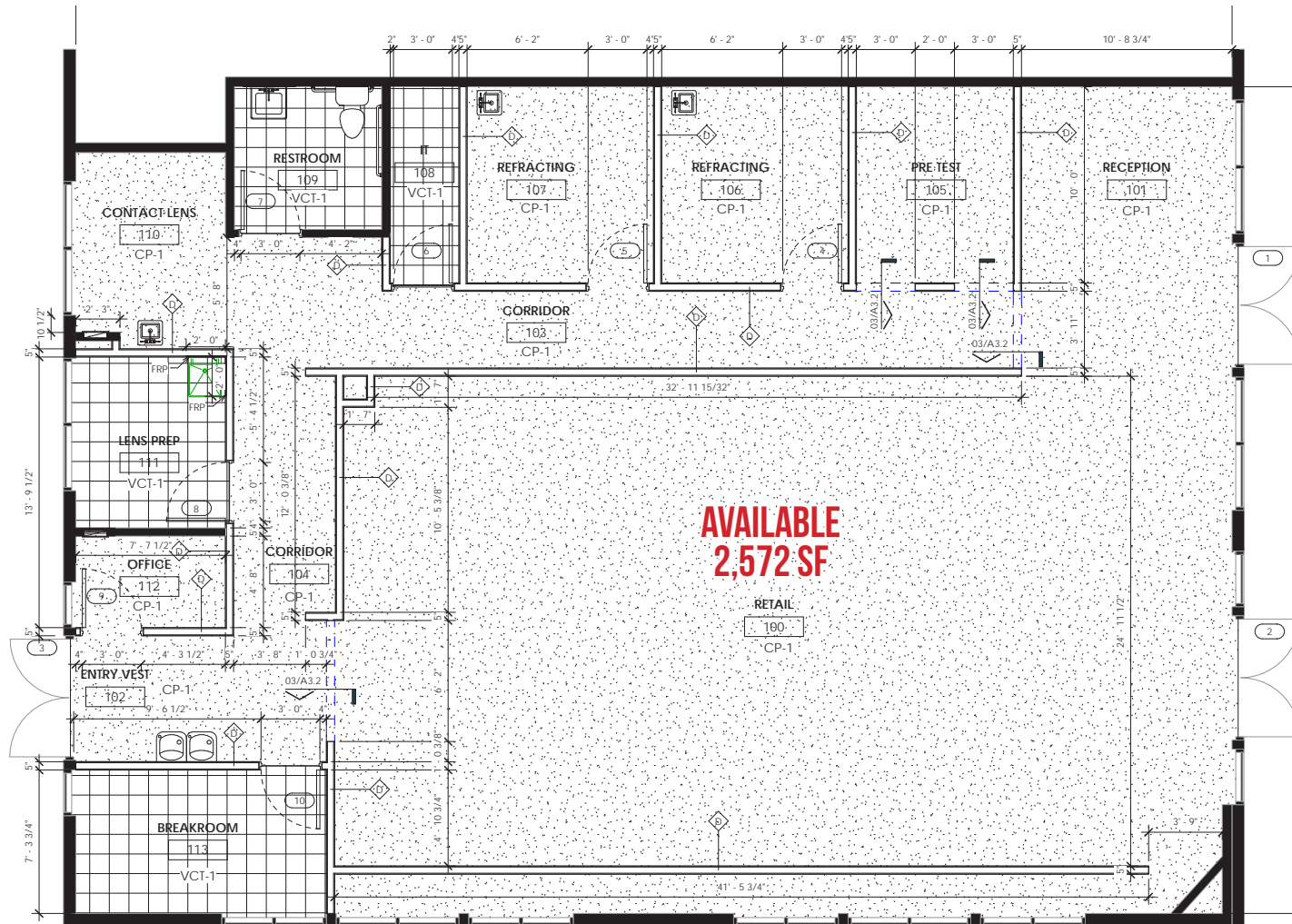


WILSONVILLE SUBLEASE 30020 SW BOONES FERRY RD

WILSONVILLE, OR

DIMENSION FLOOR PLAN

SW BOONES FERRY ROAD



PARKING
AREA



WILSONVILLE SUBLEASE 30020 SW BOONES FERRY RD

WILSONVILLE, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)

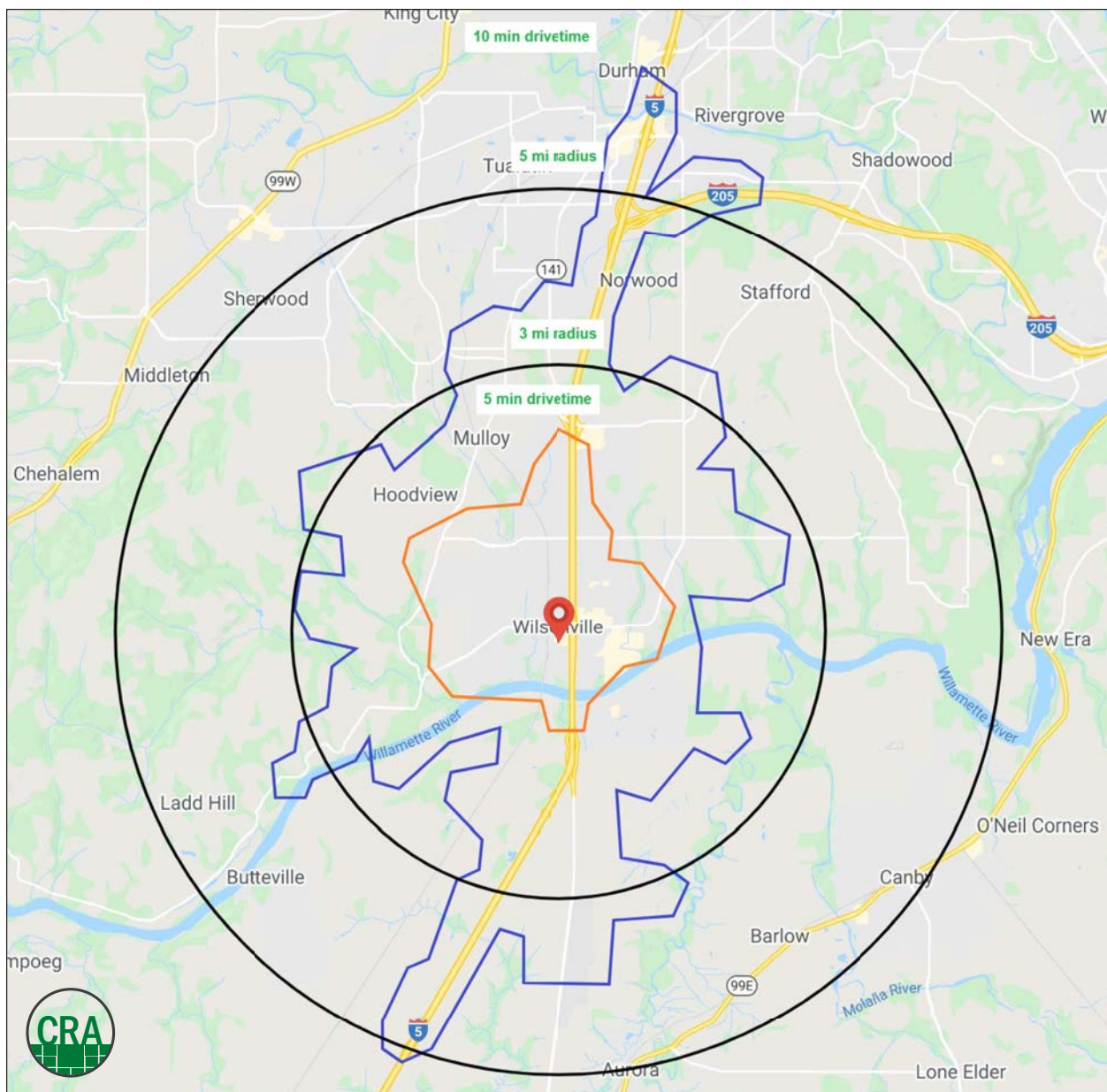
	3 MILE	5 MILE	5 MIN DRIVETIME	10 MIN DRIVETIME
Estimated Population 2020	28,417	64,139	18,250	39,313
Projected Population 2025	29,229	66,154	18,764	40,501
Average HH Income	\$124,889	\$135,344	\$120,596	\$124,281
Median Home Value	\$491,292	\$473,329	\$460,865	\$476,225
Daytime Demographics 16+	27,299	50,855	15,478	36,658
Some College or Higher	79.2%	78.2%	80.5%	79.1%

\$124,889

Average Household Income
3 MILE RADIUS

38.3

Median Age
3 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.302/-122.7725

RS1

30020 SW Boones Ferry Rd		3 mi radius	5 mi radius	5 min drivetime	10 min drivetime
Wilsonville, OR 97070					
POPULATION	2020 Estimated Population	28,417	64,139	18,250	39,313
	2025 Projected Population	29,229	66,154	18,764	40,501
	2010 Census Population	21,549	55,439	12,237	30,929
	2000 Census Population	16,261	45,554	9,517	25,112
	Projected Annual Growth 2020 to 2025	0.6%	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	3.7%	2.0%	4.6%	2.8%
HOUSEHOLDS	2020 Median Age	38.3	39.7	34.6	37.3
	2020 Estimated Households	11,248	23,857	7,481	15,344
	2025 Projected Households	11,848	25,140	7,858	16,183
	2010 Census Households	8,673	20,683	4,974	12,201
	2000 Census Households	6,752	17,105	3,673	10,133
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.0%	1.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	3.3%	2.0%	5.2%	2.6%
	2020 Estimated White	80.5%	82.6%	77.4%	78.7%
	2020 Estimated Black or African American	2.0%	1.5%	1.6%	2.1%
	2020 Estimated Asian or Pacific Islander	6.1%	5.1%	7.3%	5.8%
	2020 Estimated American Indian or Native Alaskan	1.0%	0.9%	1.0%	1.0%
	2020 Estimated Other Races	10.4%	9.9%	12.7%	12.4%
INCOME	2020 Estimated Hispanic	15.9%	13.7%	19.5%	18.1%
	2020 Estimated Average Household Income	\$124,889	\$135,344	\$120,596	\$124,281
	2020 Estimated Median Household Income	\$88,696	\$101,339	\$86,811	\$89,055
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$50,692	\$50,973	\$49,451	\$49,458
	2020 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.0%	1.3%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.6%	3.0%	2.1%	3.0%
	2020 Estimated High School Graduate	17.0%	16.7%	16.2%	16.2%
	2020 Estimated Some College	24.3%	23.7%	24.0%	24.3%
	2020 Estimated Associates Degree Only	7.7%	8.4%	8.1%	8.0%
	2020 Estimated Bachelors Degree Only	29.4%	29.5%	29.2%	29.2%
BUSINESS	2020 Estimated Graduate Degree	17.9%	16.6%	19.1%	17.6%
	2020 Estimated Total Businesses	1,314	2,519	766	1,898
	2020 Estimated Total Employees	17,396	29,613	10,443	24,258
	2020 Estimated Employee Population per Business	13.2	11.8	13.6	12.8
	2020 Estimated Residential Population per Business	21.6	25.5	23.8	20.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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