

- LAND FOR SALE -

WOODBURN SAFEWAY CENTER

WOODBURN, OREGON



LOCATION

SE Corner of Hwy 99E & Hwy 211/Hwy 214 in Woodburn, Oregon

AVAILABLE SIZE

2.75 Acres

PRICE

\$1,295,000

COMMENTS

The center is located at Woodburn's primary commercial intersection and is anchored by Safeway. Co-tenants include Starbucks, Sherwin Williams, Sally Beauty, Wells Fargo, Supercuts, Safeway Fuel and Taco Bell. Nearby retailers include Chase, Dollar Tree, Pizza Hut, and Bi-Mart.

TRAFFIC COUNTS

Hwy 99E - 15,438 ADT ('25)

Hwy 214 - 13,976 ADT ('25)



COMMERCIAL
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WOODBURN SAFEWAY CENTER

HWY 99E & HWY 211/HWY 214

WOODBURN, OR

Adidas, American Eagle, Ann Taylor, Banana Republic, Calvin Klein, Chico's, Coach, Columbia Sportswear, Converse, Disney, Eddie Bauer, Express, Famous Footwear, Forever 21, Gap, Icebreaker, Kate Spade, Kay Jewelers, LOFT, Lucky Brand, Michael Kors, Nike, Oakley, Pendleton, Quiksilver, Tommy Bahama, Under Armour, Vans, White House Black Market, and more.

WOODBURN PREMIUM OUTLETS

WOODBURN ESTATES & GOLF

OGA GOLF COURSE

WOODBURN HIGH SCHOOL
1,701 STUDENTS

LINCOLN ELEMENTARY SCHOOL
FRENCH PRAIRIE MIDDLE SCHOOL

SALUD MEDICAL CENTER

LEGACY URGENT CARE

Mt Hood Ave

SITE

PACIFIC UNIVERSITY WOODBURN
Woodburn
CHEMEKETA COMMUNITY COLLEGE WOODBURN

WASHINGTON ELEMENTARY

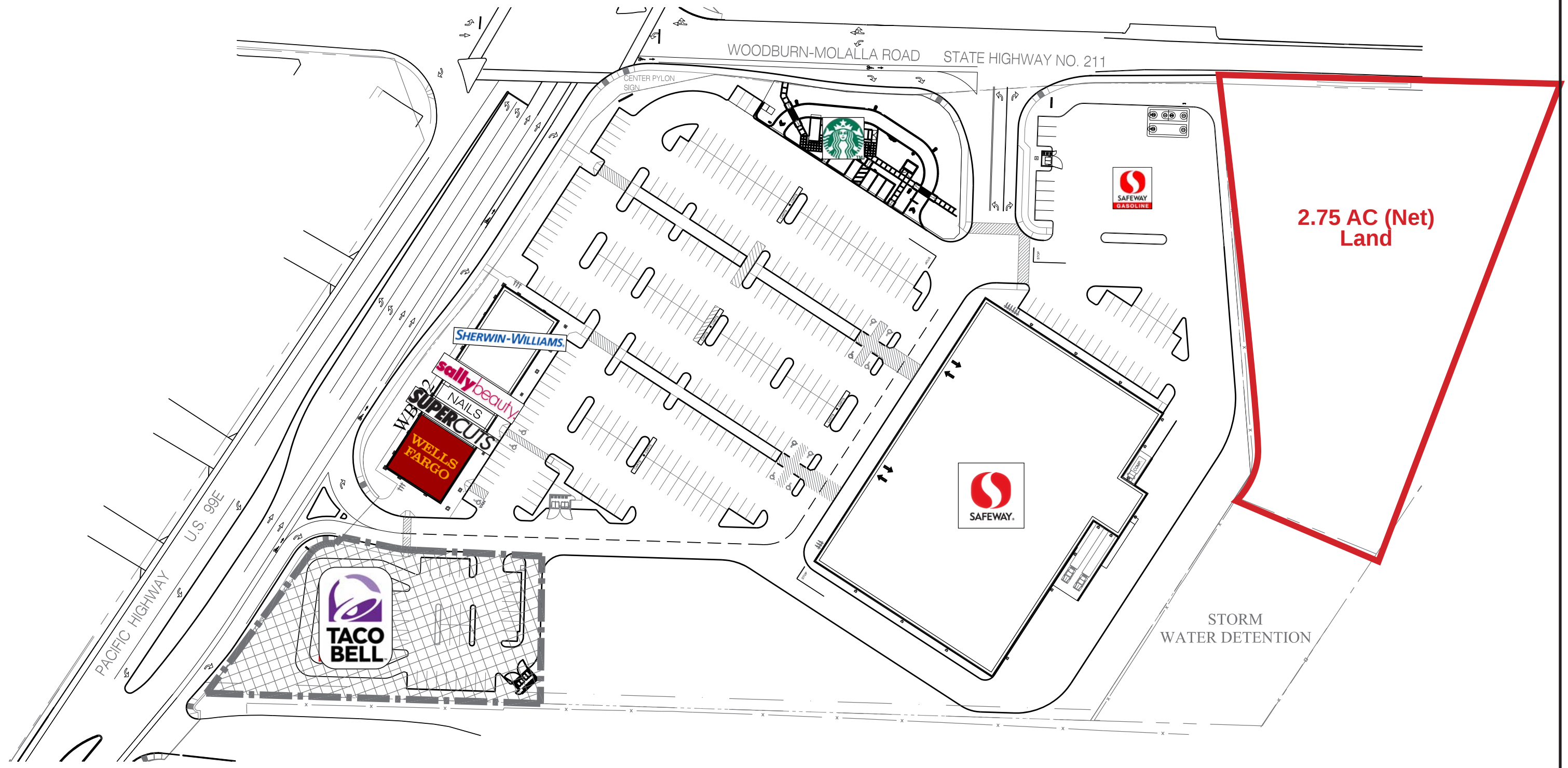
HERITAGE ELEMENTARY

TO SALEM

TO CANBY

TO MOLALLA

OVERALL SITE PLAN | WOODBURN SHOPPING CENTER



SCALE 1" = 100'

SITE PLAN | WOODBURN SHOPPING CENTER



WOODBURN SAFEWAY CENTER

HWY 99E & HWY 211/HWY 214

DEMOGRAPHIC SUMMARY

WOODBURN, OR

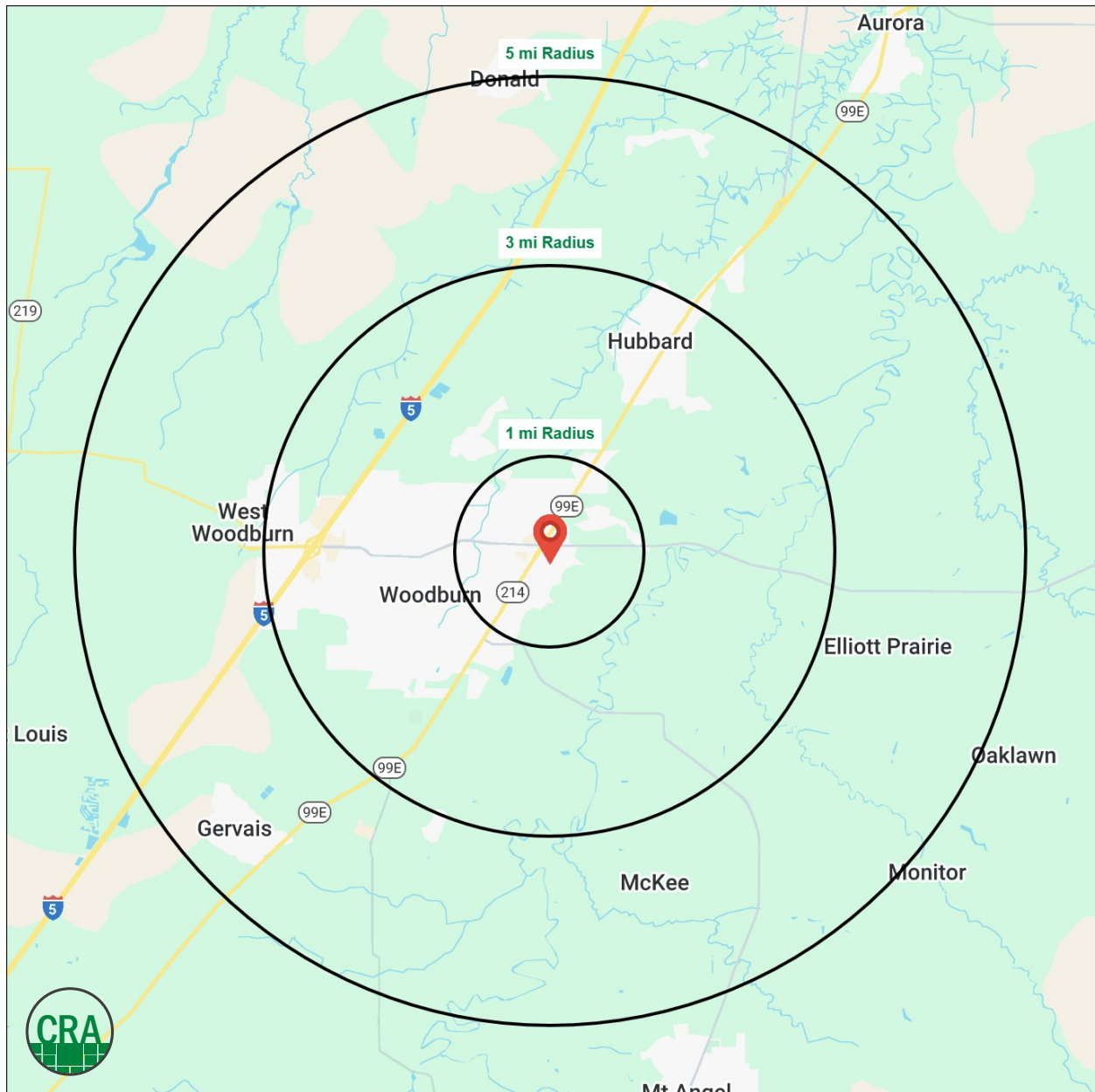
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	7,260	34,680	42,768
Projected Population 2030	8,037	36,138	44,155
Average HH Income	\$162,228	\$109,885	\$111,066
Median HH Income	\$78,360	\$81,139	\$82,857
Median Home Value	\$435,773	\$404,192	\$416,855
Daytime Demographics 16+	4,926	20,315	24,339
Some College or Higher	35.6%	44.6%	45.4%

\$162,228

Median Household Income
1 MILE RADIUS

30.1

Median Age



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.1501/-122.8296

1550 N Pacific Hwy Woodburn, OR 97071	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,260	34,680	42,768
2030 Projected Population	8,037	36,138	44,155
2020 Census Population	6,590	32,540	40,453
2010 Census Population	6,103	30,240	37,841
Projected Annual Growth 2025 to 2030	2.1%	0.8%	0.6%
Historical Annual Growth 2010 to 2025	1.3%	1.0%	0.9%
2025 Median Age	30.1	35.3	35.4
Households			
2025 Estimated Households	2,030	11,084	13,546
2030 Projected Households	2,288	11,665	14,137
2020 Census Households	1,754	10,180	12,535
2010 Census Households	1,609	9,404	11,671
Projected Annual Growth 2025 to 2030	2.5%	1.0%	0.9%
Historical Annual Growth 2010 to 2025	1.7%	1.2%	1.1%
Race and Ethnicity			
2025 Estimated White	58.7%	60.9%	61.9%
2025 Estimated Black or African American	1.5%	0.9%	0.9%
2025 Estimated Asian or Pacific Islander	2.1%	1.9%	1.8%
2025 Estimated American Indian or Native Alaskan	3.0%	3.0%	2.9%
2025 Estimated Other Races	34.6%	33.4%	32.5%
2025 Estimated Hispanic	44.4%	42.1%	40.7%
Income			
2025 Estimated Average Household Income	\$162,228	\$109,885	\$111,066
2025 Estimated Median Household Income	\$78,360	\$81,139	\$82,857
2025 Estimated Per Capita Income	\$45,391	\$35,211	\$35,268
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	17.9%	17.5%	16.2%
2025 Estimated Some High School (Grade Level 9 to 11)	12.3%	8.9%	8.5%
2025 Estimated High School Graduate	34.2%	29.1%	29.9%
2025 Estimated Some College	13.4%	18.2%	19.2%
2025 Estimated Associates Degree Only	7.8%	7.9%	7.9%
2025 Estimated Bachelors Degree Only	11.9%	13.0%	12.9%
2025 Estimated Graduate Degree	2.5%	5.4%	5.4%
Business			
2025 Estimated Total Businesses	336	1,242	1,553
2025 Estimated Total Employees	2,957	9,711	11,509
2025 Estimated Employee Population per Business	8.8	7.8	7.4
2025 Estimated Residential Population per Business	21.6	27.9	27.5

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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



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