

AVAILABLE

FOR LEASE > WILSONVILLE, OREGON

INTERSTATE
5

133,000 + VPD

IDEAL FOR RETAIL/FURNITURE/ATHLETIC CLUB/RESTAURANT

ADDRESS

29735 Town Center Loop W, Wilsonville, OR

AVAILABLE SPACE

31,179 SF

LEASE RATE

Please call for details

TRAFFIC COUNTS

Town Center Loop W - 5,351 ADT ('22)

I-5 - 133,165 ADT ('21)

HIGHLIGHTS

- This location has direct access to I-5 at the Wilsonville exit with excellent visibility from I-5 (133,000+ VPD).
- Property sits on 2.09 acres with 300+ feet of frontage on Town Center Loop W.
- Ideal for mid-box retail, furniture, athletic club, medical office, religious institutions, restaurant, commercial recreation or other retail uses.
- Area retailers include Safeway, Fred Meyer, Walgreens, Rite Aid, Regal Cinema, Bullwinkle's, Les Schwab and many more. Nearby proximity to the Rite Aid Distribution Center, Coca Cola Production Plant and Clackamas Community College.
- Signage opportunity.
- Loading dock available.



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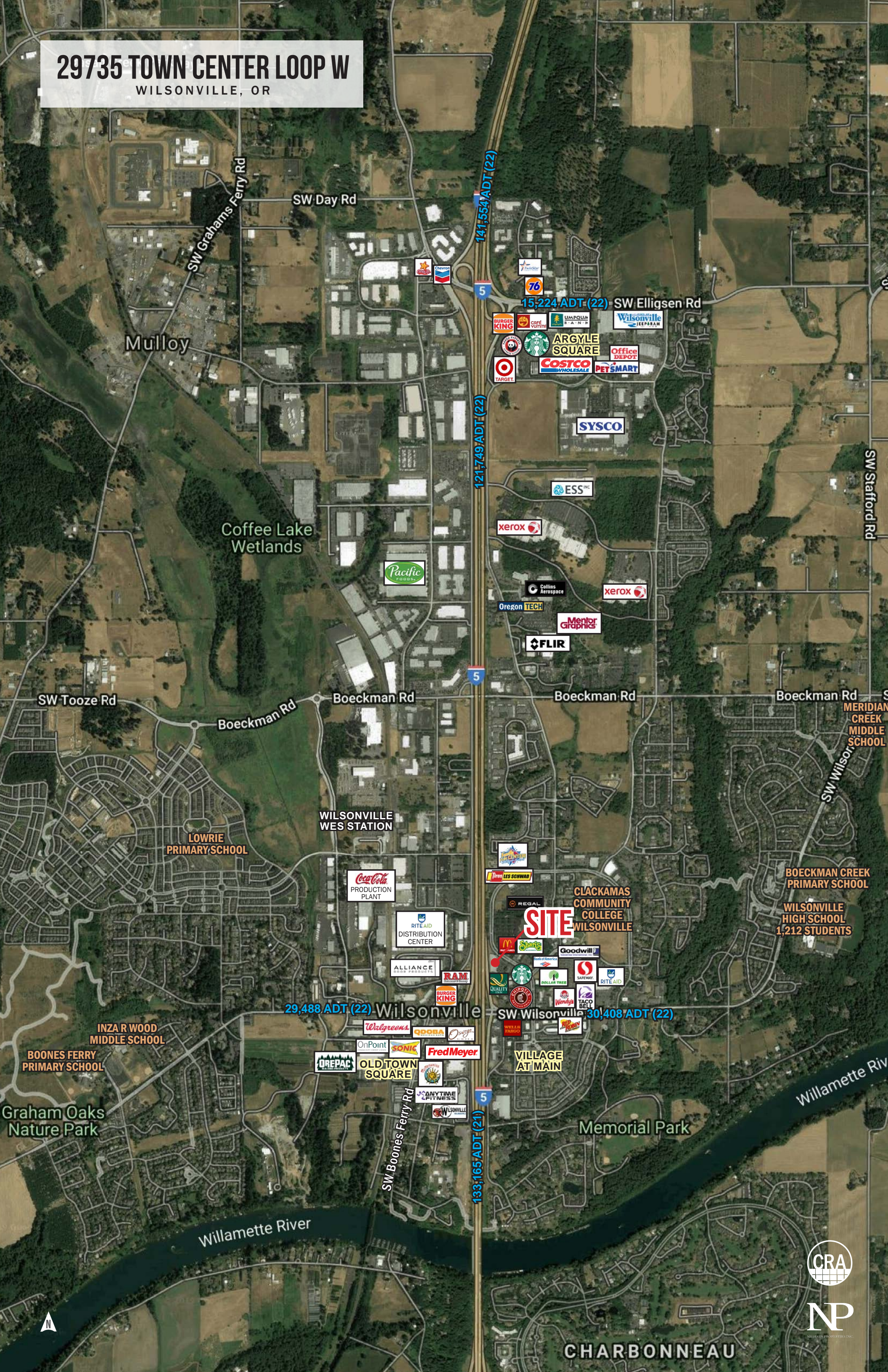
Niehaus Properties Inc

503.295.3791



29735 TOWN CENTER LOOP W

WILSONVILLE, OR



Mulloy

Coffee Lake Wetlands

SW Tooze Rd

Boeckman Rd

Boeckman Rd

Boeckman Rd

Boeckman Rd

LOWRIE PRIMARY SCHOOL

WILSONVILLE WES STATION

Coca-Cola PRODUCTION PLANT

RITE AID DISTRIBUTION CENTER

ALLIANCE BOOK PRODUCTS

RAM

BURGER KING

29,488 ADT (22)

Wilsonville

SW Wilsonville 30,408 ADT (22)

Walgreens

QDOBA

OnPoint

SONIC

Fred Meyer

OREPAC

OLD TOWN SQUARE

ANYTIME FITNESS

WILSONVILLE

VILLAGE AT MAIN

Memorial Park

Willamette River

Willamette River

141,554 ADT (22)

121,749 ADT (22)

5

5

133,165 ADT (21)

15,224 ADT (22)

ARGYLE SQUARE
Office DEPOT
COSTCO WHOLESALE
PET SMART
STARBUCKS
BURGER KING
Café Verve
Umpqua Bank
Wilsonville
Target

SYSCO

ESS INC

XEROX

Collins Aerospace

Oregon TECH

Mentor Graphics

FLIR

XEROX

MERIDIAN CREEK MIDDLE SCHOOL

BOECKMAN CREEK PRIMARY SCHOOL

WILSONVILLE HIGH SCHOOL
1,212 STUDENTS



CHARBONNEAU



WILSONVILLE
WES STATION

29735 TOWN CENTER LOOP W

WILSONVILLE, OR

Coca-Cola
PRODUCTION
PLANT

RITE AID
DISTRIBUTION
CENTER

ALLIANCE
COOP PRODUCTS

BR
BREADS

RAM

BURGER
KING

29,488 ADT (22)

133,165 ADT (21)

5,351 ADT (22)

SITE

MATRESS
WORLD

McDonald's

Shan's

Columbia Bank

Goodwill

SAFARIWAY

SHERWIN
WILLIAMS

RITE AID

CHASE

30,408 ADT (22)

MATTRESS FIRM

76

WELLS FARGO

VILLAGE
AT MAIN

SW Main St

Robby St

SW Jessica St

Jessica St

Holly Ln

SW Holly St

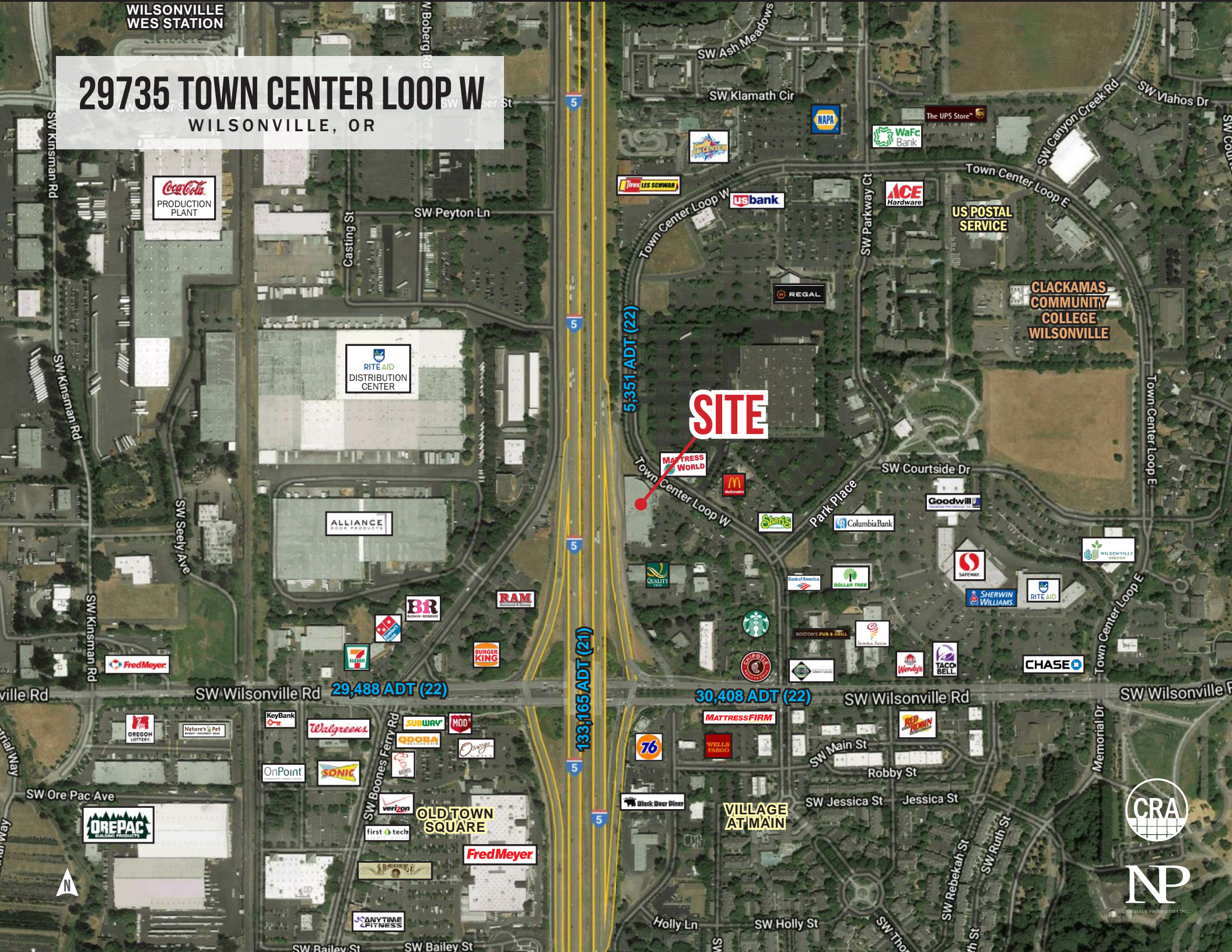
SW Thorpe St

SW Rebekah St

SW Ruth St



SHILLIUS PROPERTIES INC.



29735 TOWN CENTER LOOP W

WILSONVILLE SOUTH INTERCHANGE

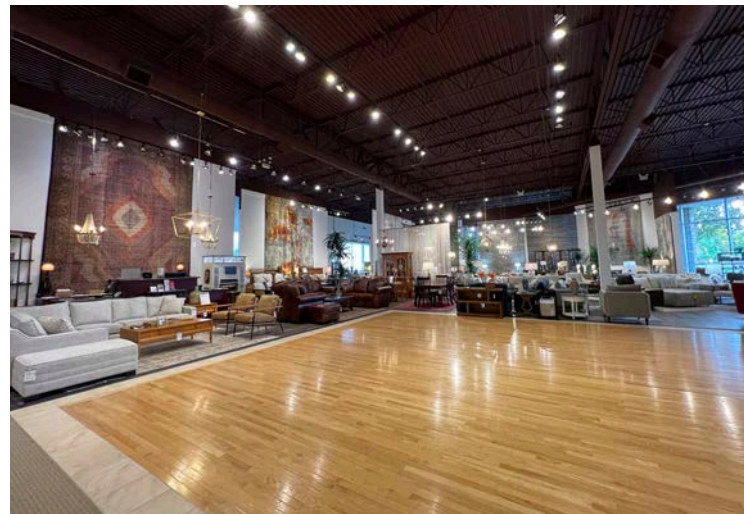
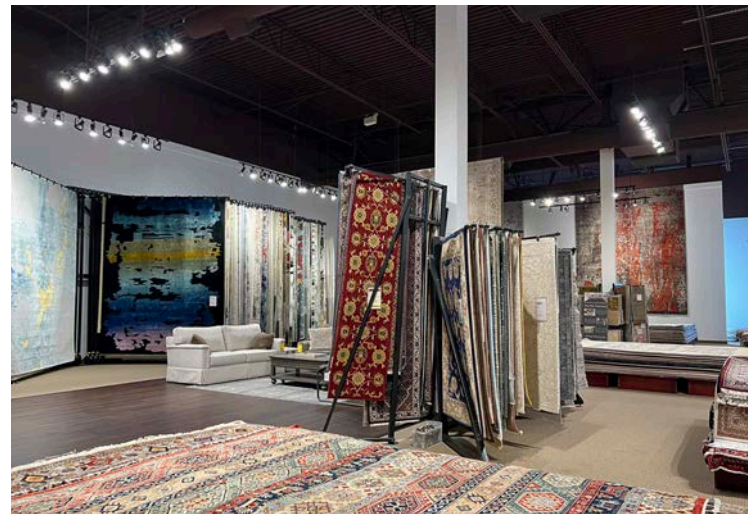
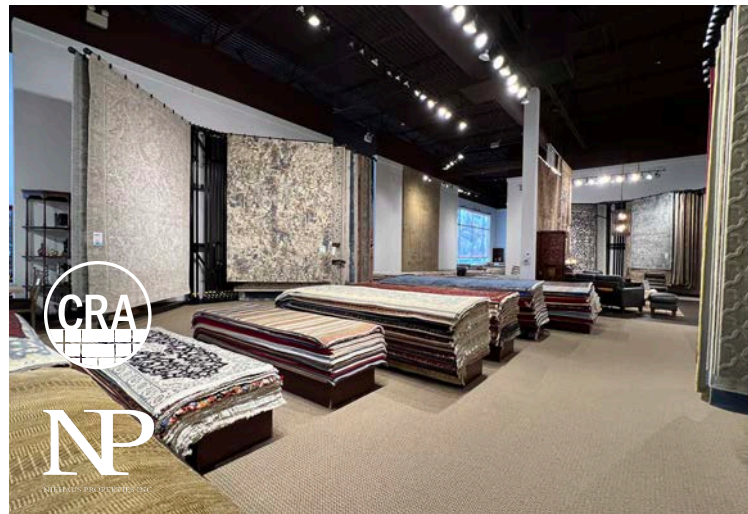
133,000 + VPD

Wilsonville is a southwestern suburb of Portland that straddles I-5. It has a significant industrial base and serves as a fast-growing bedroom community. Wilsonville Town Center is a commercial district with many restaurants, grocers, gyms, banks, studios, offices and more. The area is designed to be both walkable and drivable, with ample parking, short distances between buildings, and plenty of maintained sidewalks and crosswalks.

Town Center is a vibrant, walkable destination that inspires people to come together and socialize, shop, live and work. Town Center is the heart of Wilsonville. It is home to active parks, civic spaces, and amenities that provide year-round, compelling experiences. Wilsonville residents and visitors come to Town Center for shopping, dining, culture and entertainment.



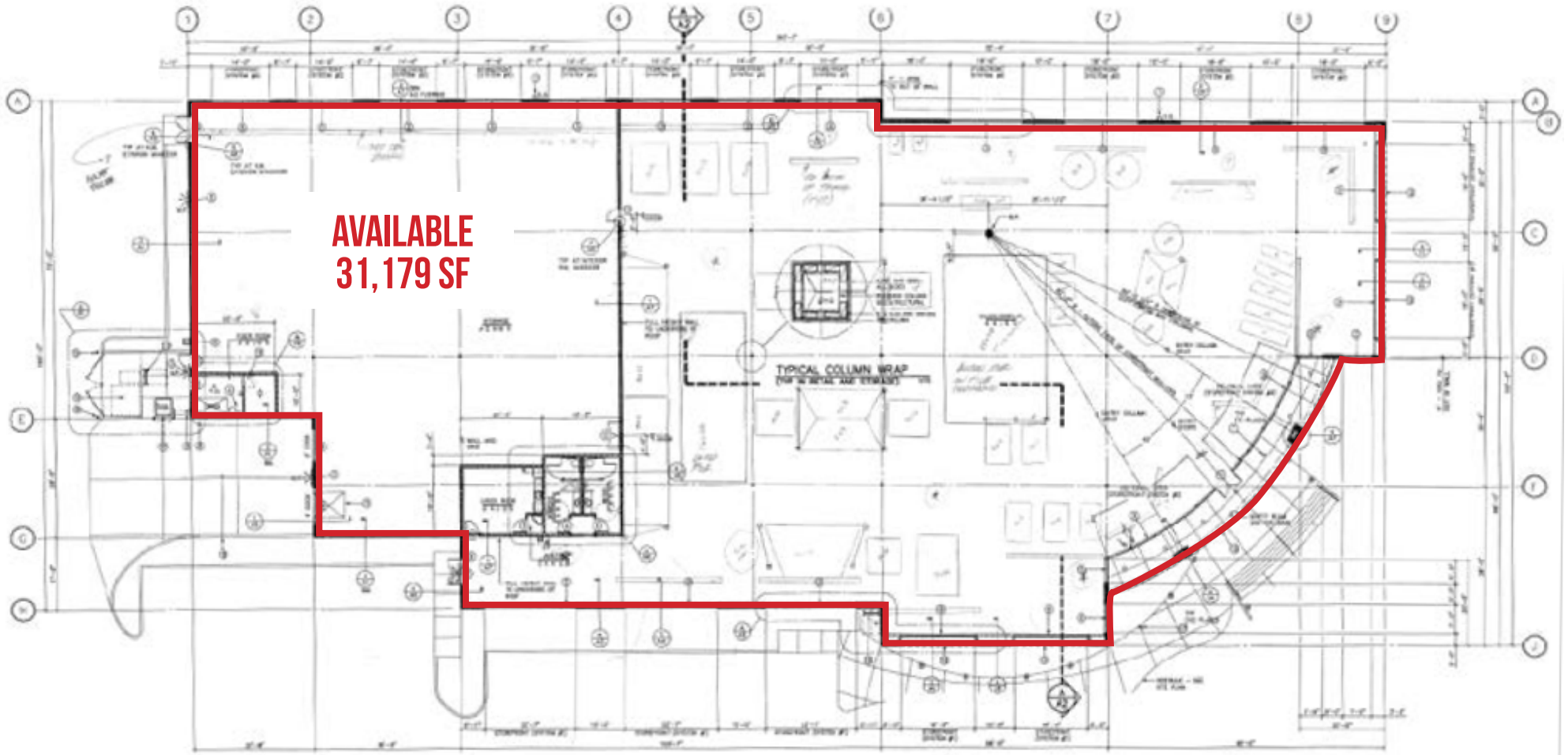




FLOOR PLAN

29735 TOWN CENTER LOOP W
WILSONVILLE, OR

TOWN CENTER LOOP W



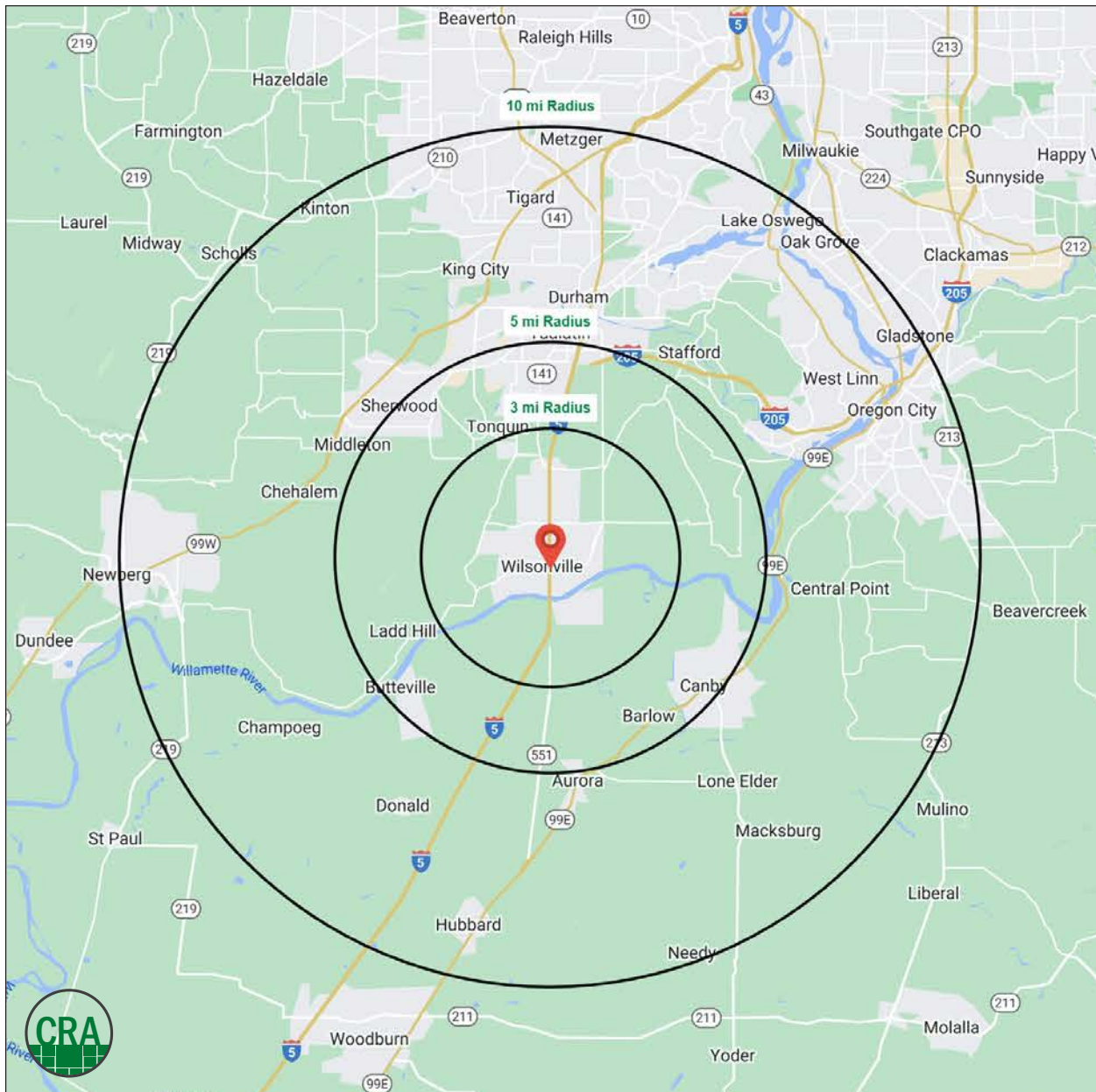
DEMOGRAPHIC SUMMARY

29735 TOWN CENTER LOOP W WILSONVILLE, OR

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	29,085	67,475	369,734
Average HH Income	\$103,789	\$120,038	\$119,719
Median HH Income	\$85,933	\$95,781	\$96,948
Median Home Value	\$501,212	\$498,403	\$490,211
Daytime Demographics 16+	28,895	55,476	298,598
Some College or Higher	76.6%	75.7%	77.3%

\$103,789
Average Household Income
3 MILE RADIUS

\$501,212
Median Home Value
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3054/-122.7683

29735 Town Center Loop W Wilsonville, OR 97070	3 mi radius	5 mi radius	10 mi radius
Population			
2022 Estimated Population	29,085	67,475	369,734
2027 Projected Population	31,649	70,886	383,987
2020 Census Population	29,066	67,477	367,466
2010 Census Population	21,998	58,026	328,119
Projected Annual Growth 2022 to 2027	1.8%	1.0%	0.8%
Historical Annual Growth 2010 to 2022	2.7%	1.4%	1.1%
2022 Median Age	39.0	39.7	40.4
Households			
2022 Estimated Households	11,526	25,240	143,320
2027 Projected Households	13,188	27,727	154,225
2020 Census Households	11,516	25,239	142,343
2010 Census Households	8,819	21,678	128,361
Projected Annual Growth 2022 to 2027	2.9%	2.0%	1.5%
Historical Annual Growth 2010 to 2022	2.6%	1.4%	1.0%
Race and Ethnicity			
2022 Estimated White	73.9%	76.4%	76.0%
2022 Estimated Black or African American	6.0%	3.1%	1.7%
2022 Estimated Asian or Pacific Islander	5.1%	4.3%	6.2%
2022 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2022 Estimated Other Races	14.2%	15.5%	15.3%
2022 Estimated Hispanic	11.9%	12.8%	12.2%
Income			
2022 Estimated Average Household Income	\$103,789	\$120,038	\$119,719
2022 Estimated Median Household Income	\$85,933	\$95,781	\$96,948
2022 Estimated Per Capita Income	\$42,215	\$45,441	\$46,607
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.4%	2.4%
2022 Estimated Some High School (Grade Level 9 to 11)	3.0%	3.3%	3.1%
2022 Estimated High School Graduate	19.0%	18.6%	17.1%
2022 Estimated Some College	23.7%	24.4%	22.9%
2022 Estimated Associates Degree Only	7.9%	7.8%	8.3%
2022 Estimated Bachelors Degree Only	30.1%	28.2%	28.8%
2022 Estimated Graduate Degree	14.9%	15.3%	17.4%
Business			
2022 Estimated Total Businesses	1,895	3,817	22,985
2022 Estimated Total Employees	19,426	35,229	188,965
2022 Estimated Employee Population per Business	10.3	9.2	8.2
2022 Estimated Residential Population per Business	15.4	17.7	16.1

For more information, please contact:

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KNOWLEDGE


RELATIONSHIPS


EXPERIENCE



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