

- NOW LEASING -

# WOODBURN SAFEWAY CENTER

WOODBURN, OREGON



**LOCATION:** SE of Hwy 99E & Hwy 211/Hwy 214 in Woodburn, Oregon

**AVAILABLE SPACE:** Pad site or new retail shops, 1,200 - 4,000 SF with drive-thru

**RATES:** Call for details.

**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 others. Nearby retailers include Chase, Dollar Tree, Pizza Hut, and Bi-Mart.

**TRAFFIC COUNT:** Hwy 99E - 18,096 ADT (14) | Hwy 214 - 14,612 ADT (14)

**DEMOGRAPHICS:**

	2 Mile	5 Mile	10 Mile
Est. Population	21,591	40,887	69,928
Population Forecast 2020	22,759	43,041	73,507
Average HH Income	\$53,428	\$55,770	\$61,305
Employees	7,802	15,065	29,256

Source: Regis - SitesUSA (2015)



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# WOODBURN, OREGON

Adidas, American Eagle, Ann Taylor, Banana Republic, Calvin Klein, Chico's, Coach, Columbia Sportswear, Converse, Disney, Ecco Unlimited, Eddie Bauer, Famous Footwear, Forever 21, Gap, Icebreaker, J.Crew, Just Sports, Kay Jewelers, Lane Bryant, LOFT, Nike, The North Face, Oakley, Pendleton, Quiksilver, Tommy Bahama, Under Armour, Vans, White House Black Market

WOODBURN PREMIUM OUTLETS<sup>®</sup>

SENIOR ESTATES GOLF COURSE

OGA GOLF COURSE

WOODBURN HIGH SCHOOL  
1,287 STUDENTS  
CLOSED CAMPUS

FLEETWOOD HOMES  
675 EE'S

UNIVERSAL FOREST PRODUCTS  
70 EE'S

SILVERCREST HOMES  
395 EE'S

CAPITAL LUMBER

9,249 ADT (09)

11,901 ADT (14)

18,699 ADT (14)

FRENCH PRAIRIE MIDDLE SCHOOL

21,070 ADT (12)

13,657 ADT (12)

WOODBURN HIGH SCHOOL  
1,287 STUDENTS  
CLOSED CAMPUS

POLICE DEPT

Mount Hood Av

13,155 ADT (12)

13,065 ADT (12)

SITE

DO IT BEST  
100 EE'S

WINCO FOODS DISTRIBUTION

Walmart

Woodburn

CHEMEKETA COMMUNITY COLLEGE: WOODBURN  
1,200 STUDENTS

CONROY PACKING  
250 EE'S

WASHINGTON ELEMENTARY

COURTHOUSE

7,292 ADT (12)

3,276 ADT (09)

CHEMEKETA COMMUNITY COLLEGE: WOODBURN  
1,200 STUDENTS

CONROY PACKING  
250 EE'S

WASHINGTON ELEMENTARY

COURTHOUSE

20,915 ADT (12)

Young St

7,761 ADT (12)

AGRIPAC  
1,430 EE'S

AMERICOLD  
49 EE'S

TO SALEM

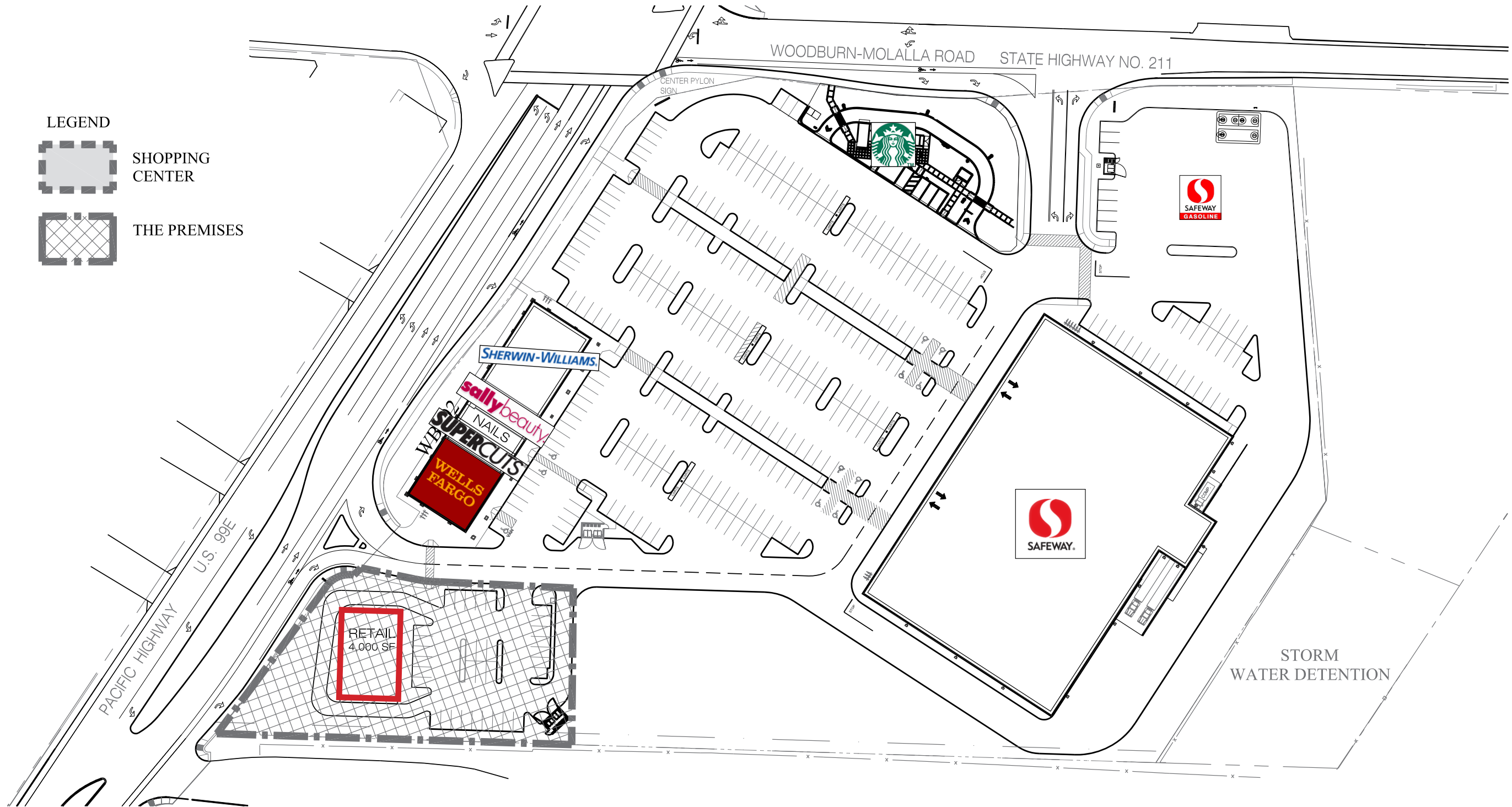
FOOD SERVICES OF AMERICA  
450 EE'S

TO CANBY

TO MOLALLA



# OVERALL SITE PLAN | WOODBURN SHOPPING CENTER



SCALE 1" = 100'



A **FACTRUST** PROPERTY



# SITE PLAN | WOODBURN SHOPPING CENTER



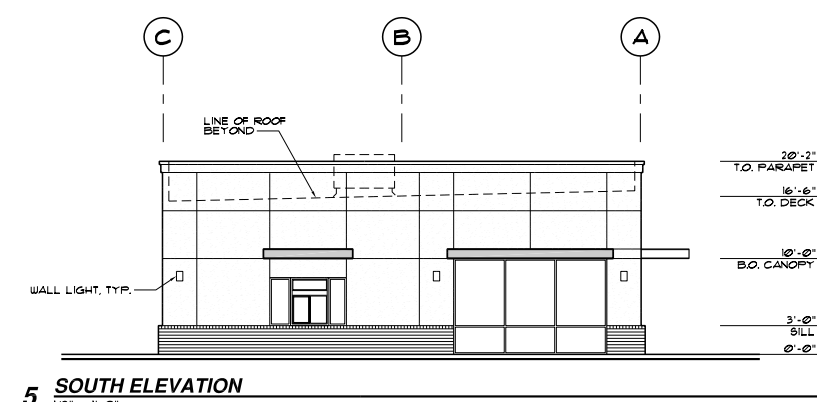
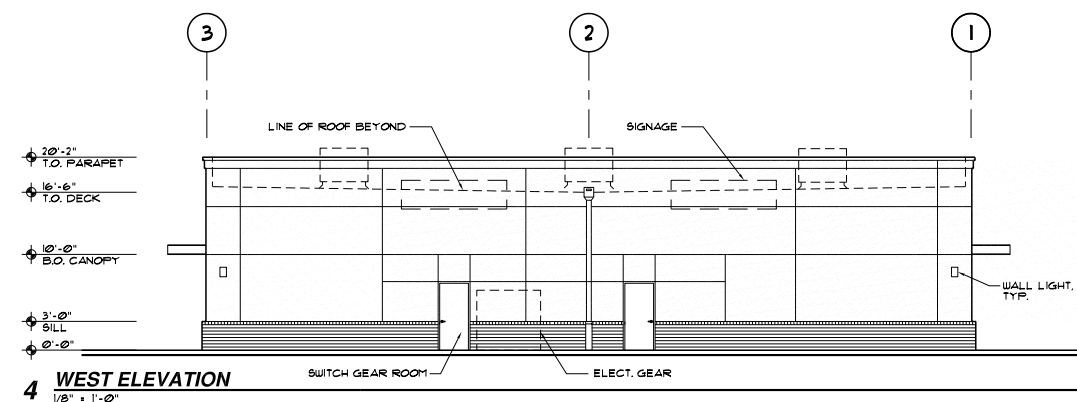
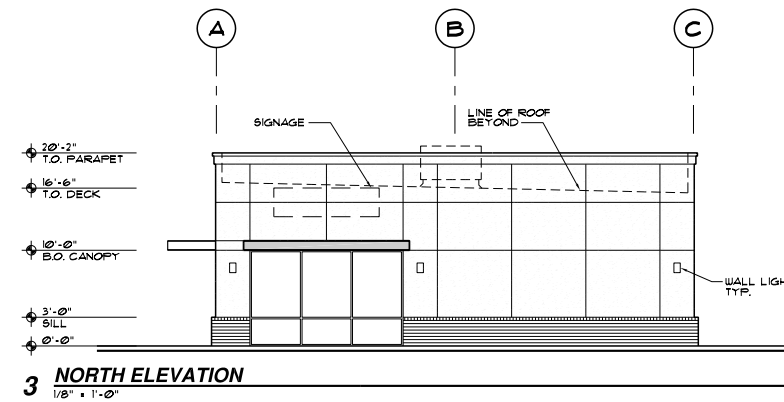
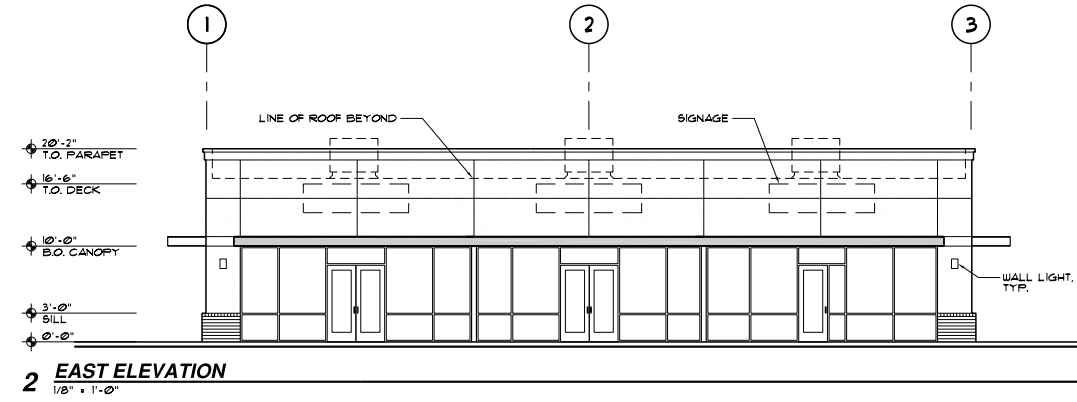
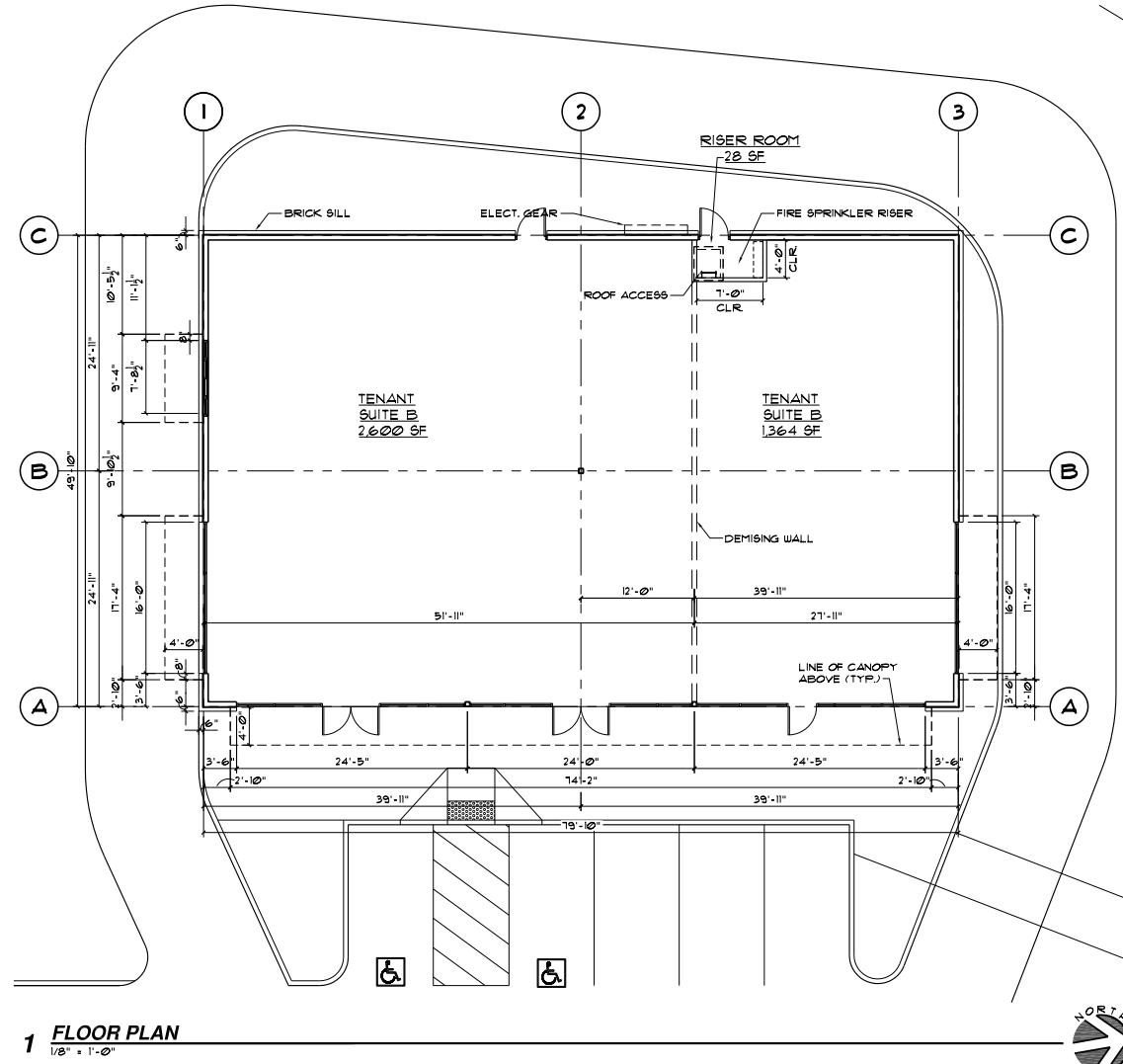
**EXHIBIT A-1**

**RETAIL SHOP W/ DRIVE THRU**  
**WOODBURN SHOPPING CENTER**  
WOODBURN, OREGON  
09/12/14

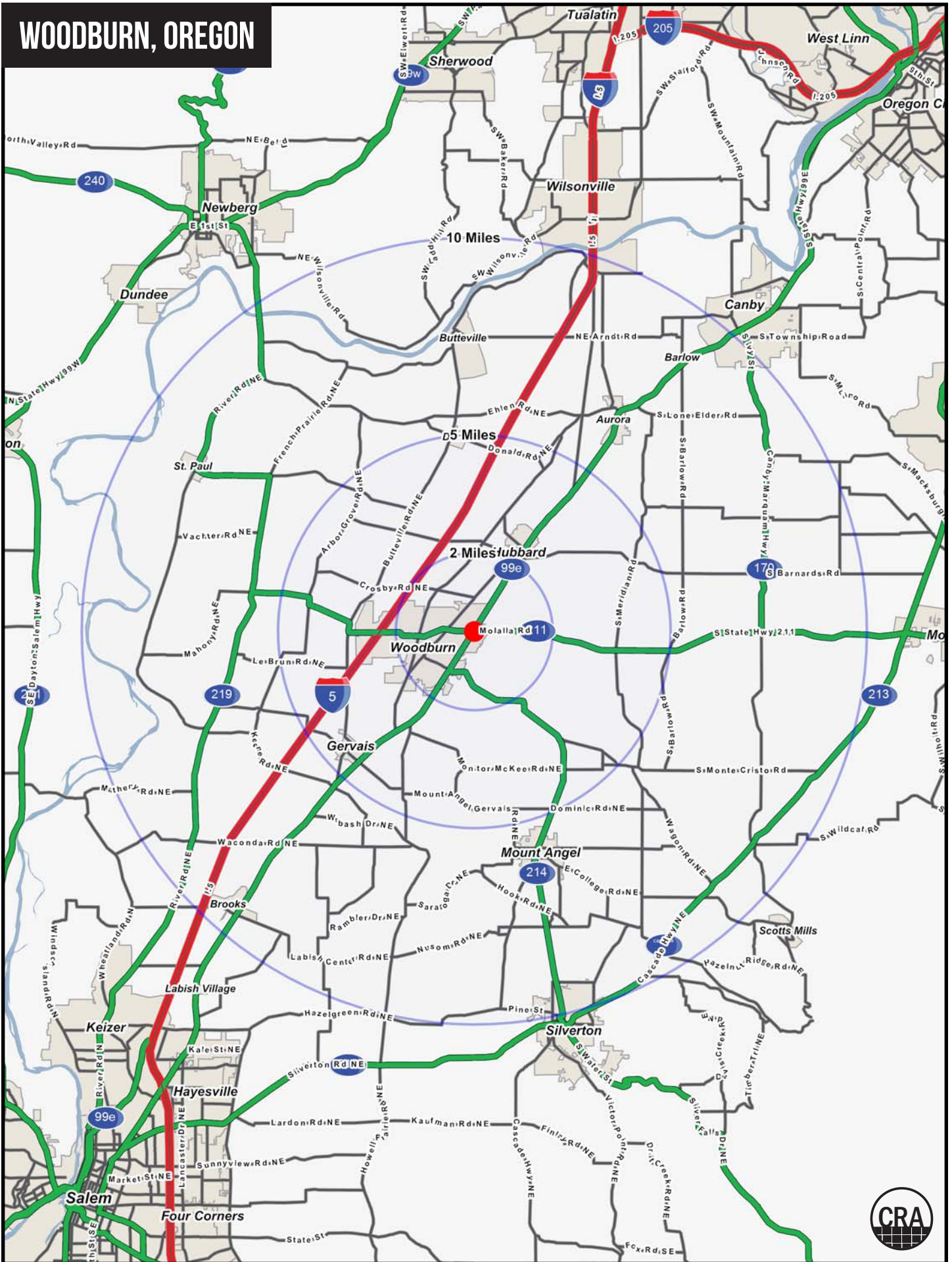
SCALE 1" = 40'  
A **PAC**TRUST PROPERTY



# SITE PLAN | WOODBURN SHOPPING CENTER DRIVE THRU



# WOODBURN, OREGON



# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.1513/-122.8312

RF1

## Hwy 99E & Hwy 211

### Woodburn, OR

		2 Miles	5 Miles	10 Miles
<b>POPULATION</b>	2015 Estimated Population	21,591	40,887	69,928
	2020 Projected Population	22,759	43,041	73,507
	2010 Census Population	20,371	38,108	66,299
	2000 Census Population	17,875	32,485	59,935
	Projected Annual Growth 2015 to 2020	1.1%	1.1%	1.0%
	Historical Annual Growth 2000 to 2015	1.4%	1.7%	1.1%
<b>HOUSEHOLDS</b>	2015 Estimated Households	6,447	12,593	23,449
	2020 Projected Households	6,766	13,200	24,585
	2010 Census Households	6,070	11,764	22,228
	2000 Census Households	5,381	9,978	19,520
	Projected Annual Growth 2015 to 2020	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2015	1.3%	1.7%	1.3%
<b>AGE</b>	2015 Est. Population Under 10 Years	16.3%	15.9%	14.2%
	2015 Est. Population 10 to 19 Years	16.7%	16.1%	15.1%
	2015 Est. Population 20 to 29 Years	13.7%	13.3%	12.0%
	2015 Est. Population 30 to 44 Years	19.1%	19.4%	18.3%
	2015 Est. Population 45 to 59 Years	14.3%	15.6%	17.2%
	2015 Est. Population 60 to 74 Years	12.7%	13.0%	15.2%
	2015 Est. Population 75 Years or Over	7.1%	6.7%	8.0%
	2015 Est. Median Age	33.7	34.1	37.5
<b>MARITAL STATUS &amp; GENDER</b>	2015 Est. Male Population	51.3%	50.9%	50.4%
	2015 Est. Female Population	48.7%	49.1%	49.6%
	2015 Est. Never Married	32.1%	31.1%	27.7%
	2015 Est. Now Married	46.4%	48.3%	51.7%
	2015 Est. Separated or Divorced	15.5%	14.8%	14.1%
	2015 Est. Widowed	6.0%	5.7%	6.5%
<b>INCOME</b>	2015 Est. HH Income \$200,000 or More	1.1%	1.0%	2.0%
	2015 Est. HH Income \$150,000 to \$199,999	2.9%	2.5%	3.2%
	2015 Est. HH Income \$100,000 to \$149,999	7.7%	8.7%	10.8%
	2015 Est. HH Income \$75,000 to \$99,999	9.0%	12.7%	13.1%
	2015 Est. HH Income \$50,000 to \$74,999	19.4%	19.8%	20.3%
	2015 Est. HH Income \$35,000 to \$49,999	20.0%	18.7%	17.0%
	2015 Est. HH Income \$25,000 to \$34,999	11.8%	10.9%	11.3%
	2015 Est. HH Income \$15,000 to \$24,999	14.7%	13.1%	11.2%
	2015 Est. HH Income Under \$15,000	13.5%	12.6%	11.1%
	2015 Est. Average Household Income	\$53,428	\$55,770	\$61,305
	2015 Est. Median Household Income	\$40,979	\$45,430	\$50,448
	2015 Est. Per Capita Income	\$16,248	\$17,382	\$20,741
	2015 Est. Total Businesses	680	1,332	2,728
2015 Est. Total Employees	7,802	15,065	29,256	

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## Hwy 99E & Hwy 211

### Woodburn, OR

	2 Miles	5 Miles	10 Miles	
<b>RACE</b>	2015 Est. White	57.4%	63.9%	72.8%
	2015 Est. Black	1.1%	0.8%	0.7%
	2015 Est. Asian or Pacific Islander	1.1%	1.1%	1.2%
	2015 Est. American Indian or Alaska Native	2.8%	2.4%	1.8%
	2015 Est. Other Races	37.7%	31.8%	23.6%
<b>HISPANIC</b>	2015 Est. Hispanic Population	13,387	21,433	26,573
	2015 Est. Hispanic Population	62.0%	52.4%	38.0%
	2020 Proj. Hispanic Population	65.0%	55.3%	40.3%
	2010 Hispanic Population	59.9%	49.9%	35.7%
<b>EDUCATION (Adults 25 or Older)</b>	2015 Est. Adult Population (25 Years or Over)	12,865	24,939	45,126
	2015 Est. Elementary (Grade Level 0 to 8)	24.1%	19.4%	14.0%
	2015 Est. Some High School (Grade Level 9 to 11)	11.7%	10.5%	8.8%
	2015 Est. High School Graduate	24.0%	26.5%	26.6%
	2015 Est. Some College	21.0%	22.4%	24.1%
	2015 Est. Associate Degree Only	5.3%	6.3%	7.1%
	2015 Est. Bachelor Degree Only	8.9%	10.2%	13.3%
	2015 Est. Graduate Degree	5.0%	4.6%	6.0%
<b>HOUSING</b>	2015 Est. Total Housing Units	6,663	12,998	24,178
	2015 Est. Owner-Occupied	61.4%	64.9%	65.1%
	2015 Est. Renter-Occupied	35.3%	32.0%	31.9%
	2015 Est. Vacant Housing	3.2%	3.1%	3.0%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	6.2%	7.4%	7.2%
	2010 Homes Built 2000 to 2004	9.7%	9.8%	8.3%
	2010 Homes Built 1990 to 1999	17.9%	18.5%	18.3%
	2010 Homes Built 1980 to 1989	10.7%	10.1%	10.6%
	2010 Homes Built 1970 to 1979	18.2%	21.0%	21.6%
	2010 Homes Built 1960 to 1969	16.3%	12.5%	10.9%
	2010 Homes Built 1950 to 1959	7.1%	6.8%	6.6%
	2010 Homes Built Before 1949	14.0%	13.9%	16.4%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.4%	0.8%	1.5%
	2010 Home Value \$500,000 to \$999,999	1.8%	3.9%	8.2%
	2010 Home Value \$400,000 to \$499,999	3.5%	4.2%	6.2%
	2010 Home Value \$300,000 to \$399,999	6.9%	10.1%	13.1%
	2010 Home Value \$200,000 to \$299,999	29.1%	26.9%	26.2%
	2010 Home Value \$150,000 to \$199,999	22.8%	22.3%	18.4%
	2010 Home Value \$100,000 to \$149,999	19.1%	14.9%	11.8%
	2010 Home Value \$50,000 to \$99,999	7.1%	7.2%	4.8%
	2010 Home Value \$25,000 to \$49,999	1.1%	2.0%	2.5%
	2010 Home Value Under \$25,000	8.2%	7.7%	7.2%
	2010 Median Home Value	\$187,179	\$201,165	\$236,275
	2010 Median Rent	\$677	\$696	\$744

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Hwy 99E & Hwy 211		2 Miles	5 Miles	10 Miles
Woodburn, OR				
LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	15,959	30,429	53,662
	2015 Est. Civilian Employed	56.6%	59.3%	57.7%
	2015 Est. Civilian Unemployed	5.1%	4.7%	3.8%
	2015 Est. in Armed Forces	-	0.1%	0.1%
	2015 Est. not in Labor Force	38.3%	35.8%	38.4%
	2015 Labor Force Males	51.6%	50.9%	50.1%
	2015 Labor Force Females	48.4%	49.1%	49.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,400	14,452	25,964
	2010 Mgmt, Business, & Financial Operations	9.7%	11.7%	13.3%
	2010 Professional, Related	13.1%	12.6%	14.6%
	2010 Service	17.2%	18.4%	17.3%
	2010 Sales, Office	21.1%	21.7%	22.5%
	2010 Farming, Fishing, Forestry	14.1%	10.2%	8.5%
	2010 Construction, Extraction, Maintenance	8.7%	9.6%	9.7%
	2010 Production, Transport, Material Moving	16.1%	15.8%	14.1%
	2010 White Collar Workers	43.8%	46.0%	50.4%
	2010 Blue Collar Workers	56.2%	54.0%	49.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	60.8%	66.3%	70.5%
	2010 Drive to Work in Carpool	29.7%	24.3%	18.1%
	2010 Travel to Work by Public Transportation	0.3%	0.3%	0.5%
	2010 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
	2010 Walk or Bicycle to Work	3.2%	3.4%	4.0%
	2010 Other Means	0.4%	0.5%	0.4%
	2010 Work at Home	5.4%	5.1%	6.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	25.8%	26.7%	28.1%
	2010 Travel to Work in 15 to 29 Minutes	34.3%	35.1%	34.6%
	2010 Travel to Work in 30 to 59 Minutes	33.1%	32.3%	31.2%
	2010 Travel to Work in 60 Minutes or More	6.8%	5.9%	6.1%
	2010 Average Travel Time to Work	24.6	23.6	22.9
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$294 M	\$592 M	\$1.18 B
	2015 Est. Apparel	\$10.3 M	\$20.6 M	\$40.9 M
	2015 Est. Contributions, Gifts	\$18.0 M	\$36.1 M	\$74.2 M
	2015 Est. Education, Reading	\$10.1 M	\$20.3 M	\$41.8 M
	2015 Est. Entertainment	\$16.3 M	\$32.9 M	\$65.4 M
	2015 Est. Food, Beverages, Tobacco	\$46.8 M	\$93.8 M	\$184 M
	2015 Est. Furnishings, Equipment	\$9.59 M	\$19.5 M	\$39.3 M
	2015 Est. Health Care, Insurance	\$26.6 M	\$53.4 M	\$105 M
	2015 Est. Household Operations, Shelter, Utilities	\$91.5 M	\$184 M	\$364 M
	2015 Est. Miscellaneous Expenses	\$4.41 M	\$8.88 M	\$17.6 M
	2015 Est. Personal Care	\$3.83 M	\$7.71 M	\$15.3 M
	2015 Est. Transportation	\$56.8 M	\$115 M	\$227 M

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