

**CONFIDENTIAL**  
DO NOT DISTURB  
THE EXISTING TENANT

# WILSONVILLE

## DEALERSHIP/INDUSTRIAL OPPORTUNITY

### 26875 SW BOONES FERRY RD



**FOR LEASE**

#### ADDRESS

26875 SW Boones Ferry Rd  
Wilsonville, OR 97070

#### PROPERTY SIZE

4.64 AC / 202,118 SF

#### BUILDING SIZE

32,850 SF

#### ASKING PRICE

Please contact brokers

#### ZONING

PDI - Planned Development Industrial

#### TRAFFIC COUNTS

I-5 - 121,749 ADT ('22)

#### HIGHLIGHTS

- Built in 1989
- Great visibility off I-5 with high traffic counts.
- Abundant parking
- Nearby businesses such as Wilsonville Toyota, Audi Wilsonville, Tonkin Wilsonville Nissan, Rite Aid Distribution Center, Pacific Foods Distribution Center, Al's Garden & Home, Xerox, 3D Systems and many more.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Bob LeFeber** 503.807.4174 | bob@cra-nw.com  
**Sam LeFeber** 503.866.1956 | sam@cra-nw.com

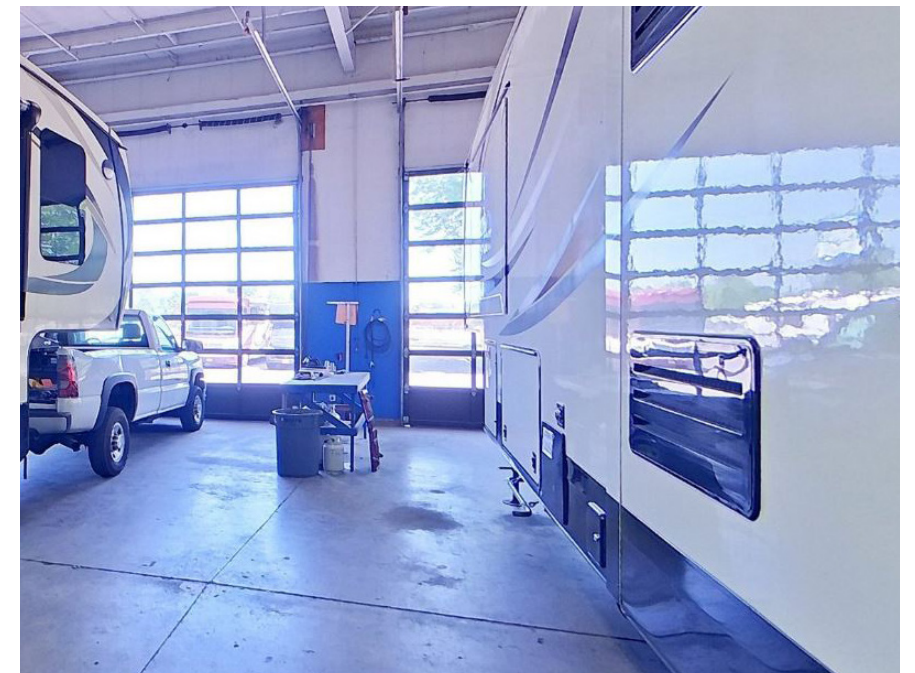
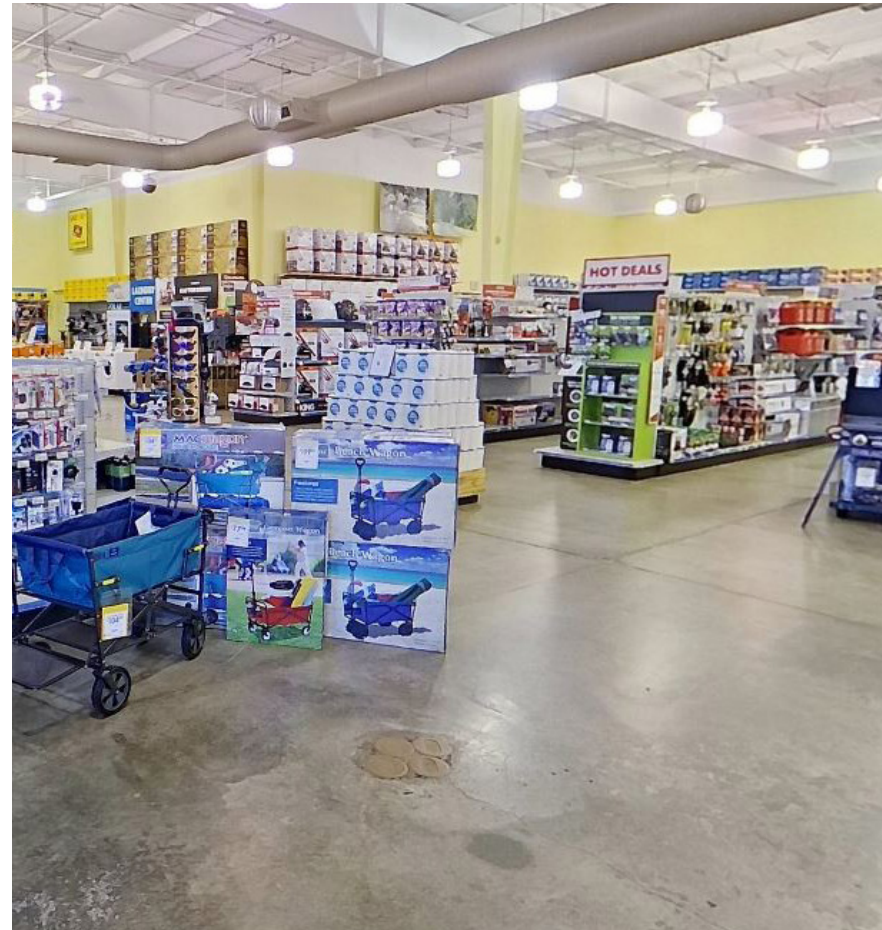
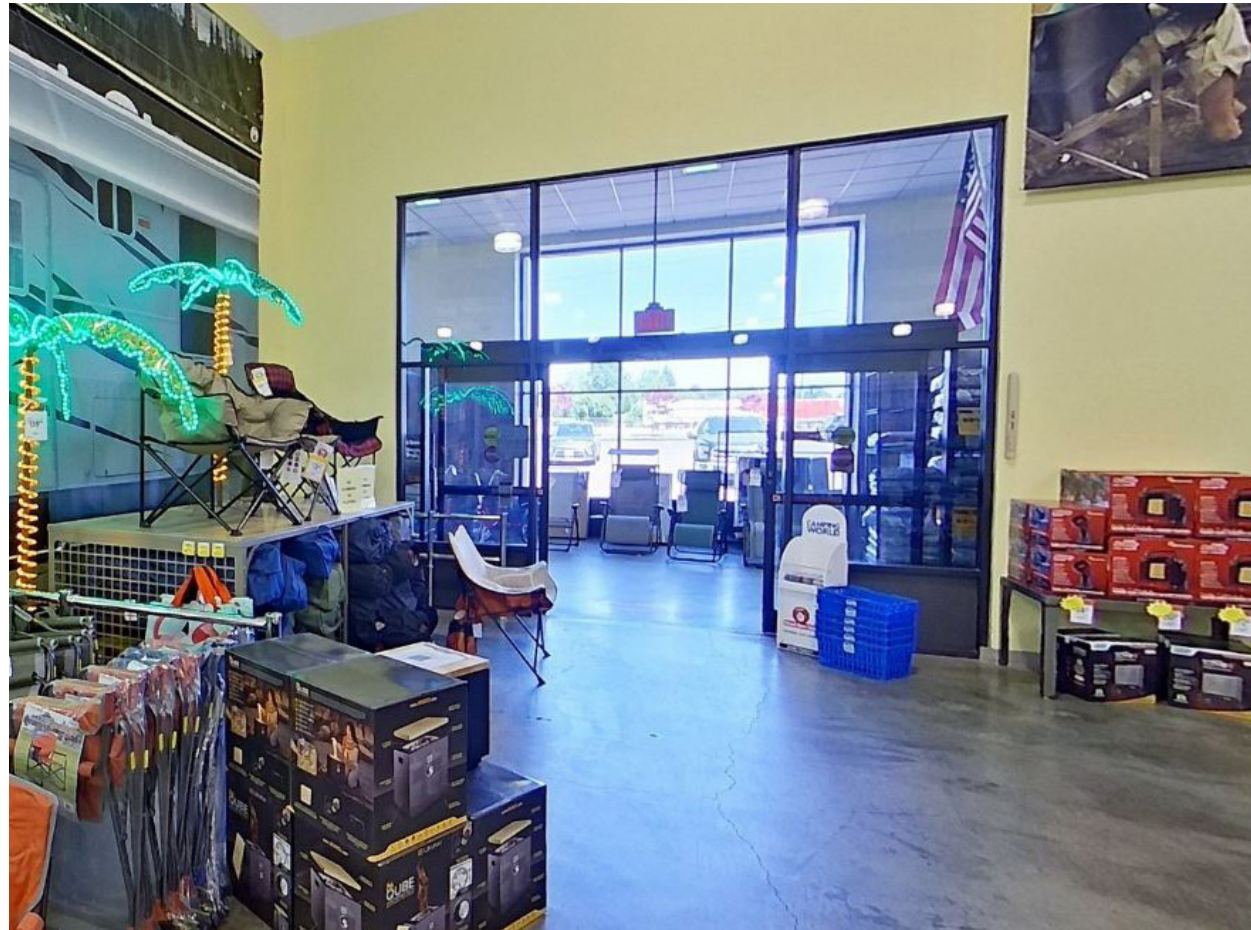
**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

EXTERIOR IMAGES

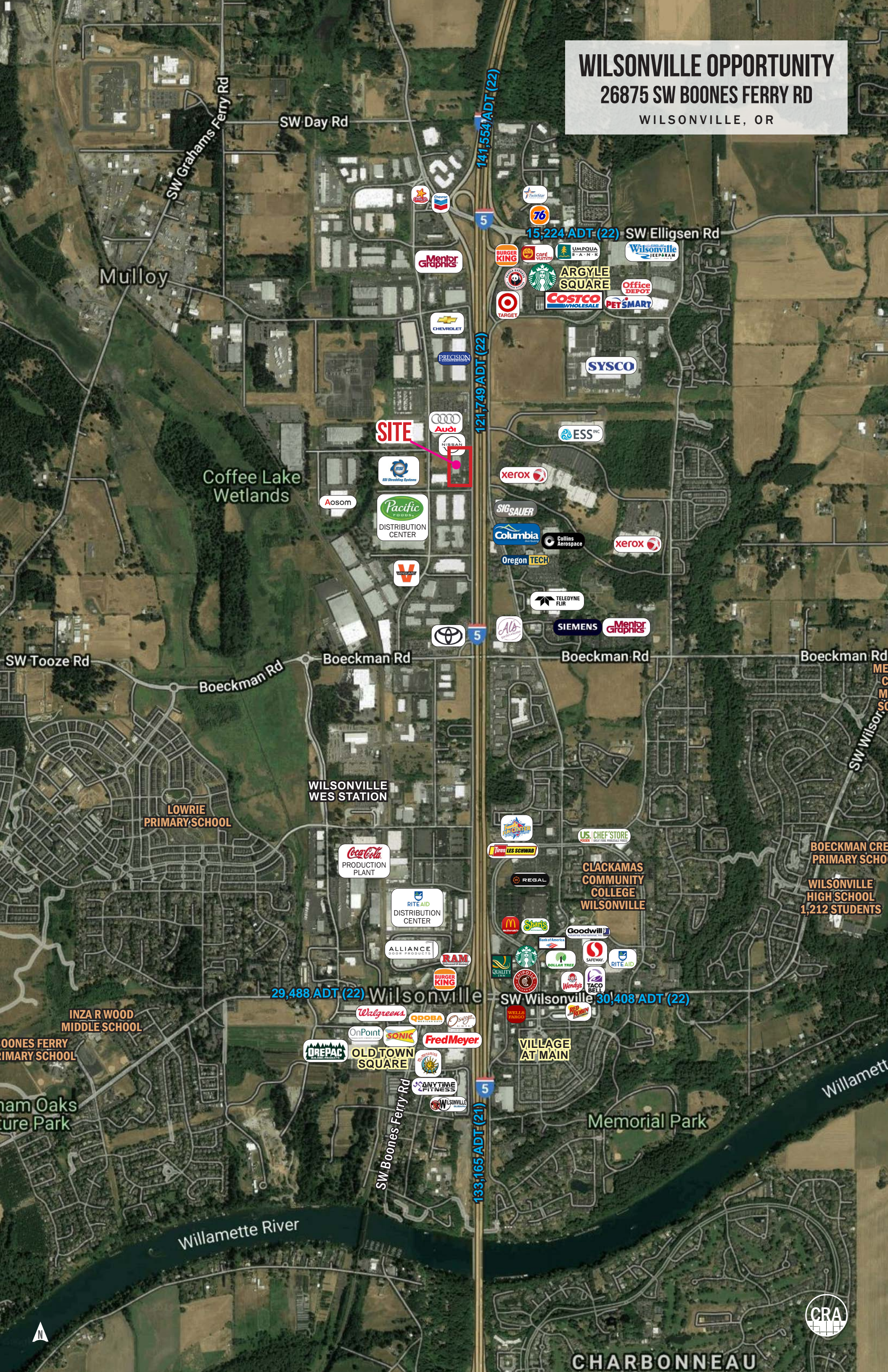
**WILSONVILLE OPPORTUNITY**  
**26875 SW BOONES FERRY RD**  
WILSONVILLE, OR



**INTERIOR IMAGES**



**WILSONVILLE OPPORTUNITY**  
**26875 SW BOONES FERRY RD**  
WILSONVILLE, OR



Mulloy

Coffee Lake Wetlands

LOWRIE PRIMARY SCHOOL

WILSONVILLE WES STATION

INZA R WOOD MIDDLE SCHOOL

BOONES FERRY PRIMARY SCHOOL

Ham Oaks Nature Park

Willamette River

Memorial Park

CHARBONNEAU

29,488 ADT (22) Wilsonville

SW Wilsonville 30,408 ADT (22)

141,554 ADT (22)

121,749 ADT (22)

133,165 ADT (21)

**SITE**

Aosom

Pacific FOODS DISTRIBUTION CENTER

W

Audi

Nissan

Precision

Chevrolet

Toyota

Coca-Cola PRODUCTION PLANT

RITE AID DISTRIBUTION CENTER

ALLIANCE FOOD PRODUCTS

RAM

BURGER KING

Walgreens

OnPoint

SONIC

Fred Meyer

OLD TOWN SQUARE

ANY TIME FITNESS

WILSONVILLE

76

BURGER KING

Starbucks

TARGET

COSTCO WHOLESALE

PET SMART

Office DEPOT

Wilsonville JEEP RAM

ARGYLE SQUARE

UMPOUA

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BOECKMAN CRE PRIMARY SCHOOL

WILSONVILLE HIGH SCHOOL 1,212 STUDENTS

Willamette



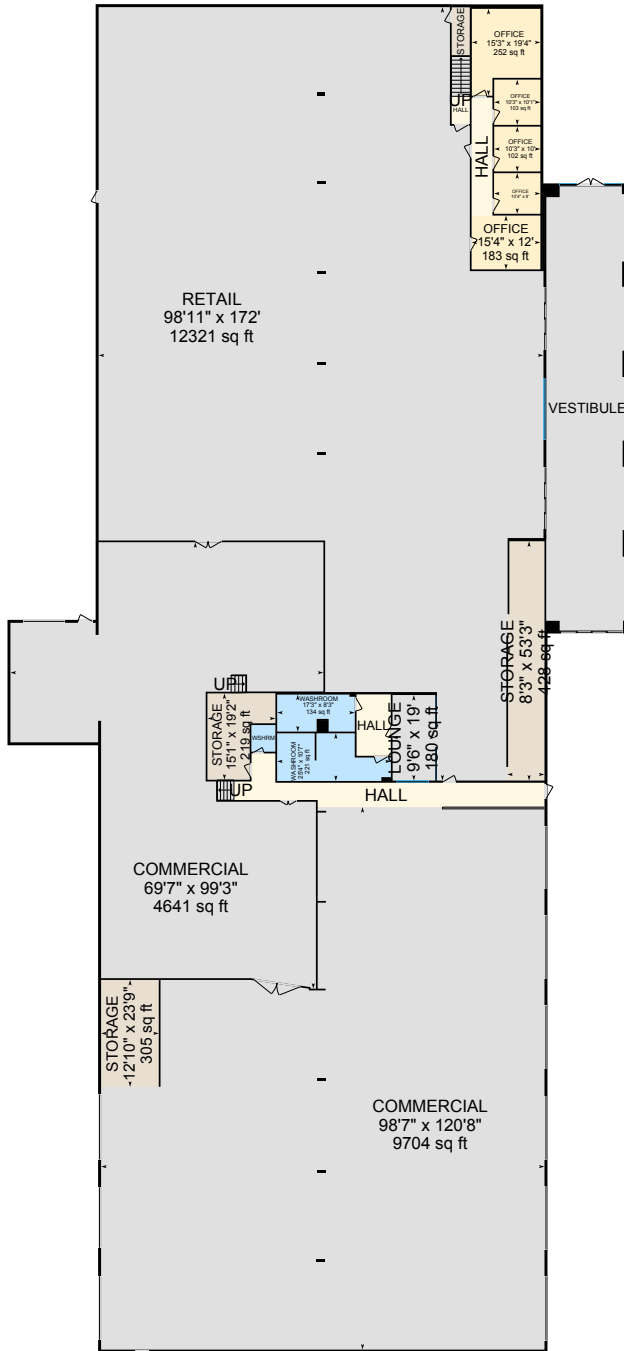
# WILSONVILLE OPPORTUNITY

## 26875 SW BOONES FERRY RD

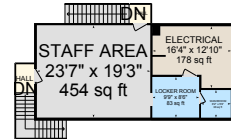
WILSONVILLE, OR

### SITE PLAN

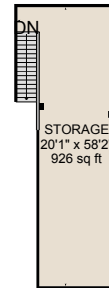
#### SERVICE SHOP



#### SECOND FLOOR BREAK ROOM



#### SECOND FLOOR STORAGE ROOM



# WILSONVILLE OPPORTUNITY

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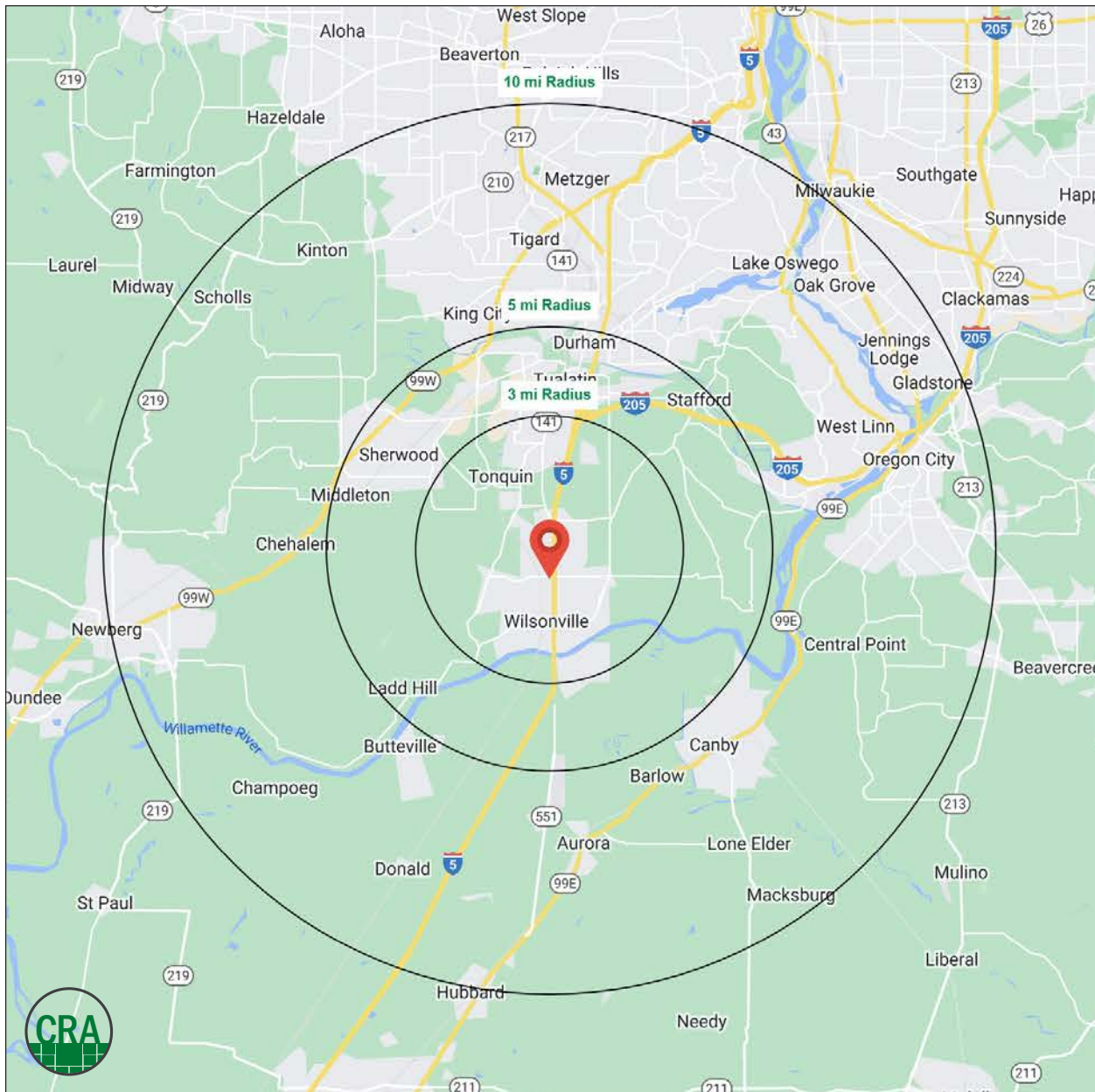
WILSONVILLE, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	3 MILE	5 MILE	10 MILE
Estimated Population 2023	39,459	88,313	444,739
Estimated Households	15,436	34,506	177,213
Average HH Income	\$143,482	\$149,518	\$154,084
Median Home Value	\$577,518	\$570,204	\$555,640
Daytime Demographics 16+	34,349	79,353	331,903
Some College or Higher	78.7%	79.0%	79.3%

**\$143,482**  
Average Household Income  
3 MILE RADIUS

**39.8**  
Median Age  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3257/-122.7708

<b>26875 SW Boones Ferry Rd Wilsonville, OR 97070</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	<b>10 mi radius</b>
<b>Population</b>			
2023 Estimated Population	39,459	88,313	444,739
2028 Projected Population	40,278	89,431	443,936
2020 Census Population	38,601	86,740	441,776
2010 Census Population	31,132	75,014	398,950
Projected Annual Growth 2023 to 2028	0.4%	0.3%	-
Historical Annual Growth 2010 to 2023	2.1%	1.4%	0.9%
2023 Median Age	39.8	39.6	41.1
<b>Households</b>			
2023 Estimated Households	15,436	34,506	177,213
2028 Projected Households	15,689	34,831	176,706
2020 Census Households	14,757	32,892	172,483
2010 Census Households	11,905	28,563	157,442
Projected Annual Growth 2023 to 2028	0.3%	0.2%	-
Historical Annual Growth 2010 to 2023	2.3%	1.6%	1.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	75.9%	75.6%	77.1%
2023 Estimated Black or African American	5.4%	3.3%	2.3%
2023 Estimated Asian or Pacific Islander	6.2%	6.6%	7.8%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.6%
2023 Estimated Other Races	11.9%	13.8%	12.2%
2023 Estimated Hispanic	12.2%	14.1%	12.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$143,482	\$149,518	\$154,084
2023 Estimated Median Household Income	\$117,264	\$117,572	\$116,002
2023 Estimated Per Capita Income	\$57,006	\$58,860	\$61,602
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.4%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.4%	2.7%
2023 Estimated High School Graduate	17.0%	16.2%	15.8%
2023 Estimated Some College	20.6%	22.2%	21.3%
2023 Estimated Associates Degree Only	8.2%	8.0%	8.0%
2023 Estimated Bachelors Degree Only	34.1%	31.8%	31.5%
2023 Estimated Graduate Degree	15.9%	17.1%	18.5%
<b>Business</b>			
2023 Estimated Total Businesses	2,126	5,637	26,945
2023 Estimated Total Employees	21,947	53,410	199,290
2023 Estimated Employee Population per Business	10.3	9.5	7.4
2023 Estimated Residential Population per Business	18.6	15.7	16.5

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
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503.274.0211

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