

# ARGYLE SQUARE

WILSONVILLE, OR

**FOR LEASE**  
**2,505 SF**

## AVAILABLE SPACE

25700 SW Argyle Ave, Suite F

- 2,505 SF (available 5/1/2024)

**PLEASE DO NOT DISTURB CURRENT TENANT**

## RENTAL RATE

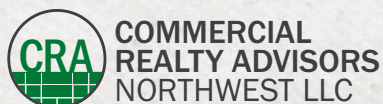
Please call for details

## HIGHLIGHTS

- Argyle Square is a 380,000 SF regional shopping center on 43 acres off I-5 just south of Portland
- Anchored by Costco, Target, Banfield Pet Hospital/PetSmart and Office Depot
- Dominant shopping center in the Wilsonville Trade Area
- Convenient freeway access

## TRAFFIC COUNTS

Elligsen Rd – 15,224 ADT ('22)  
Interstate 5 – 141,554 ADT ('22)



**Ashley Heichelbech**

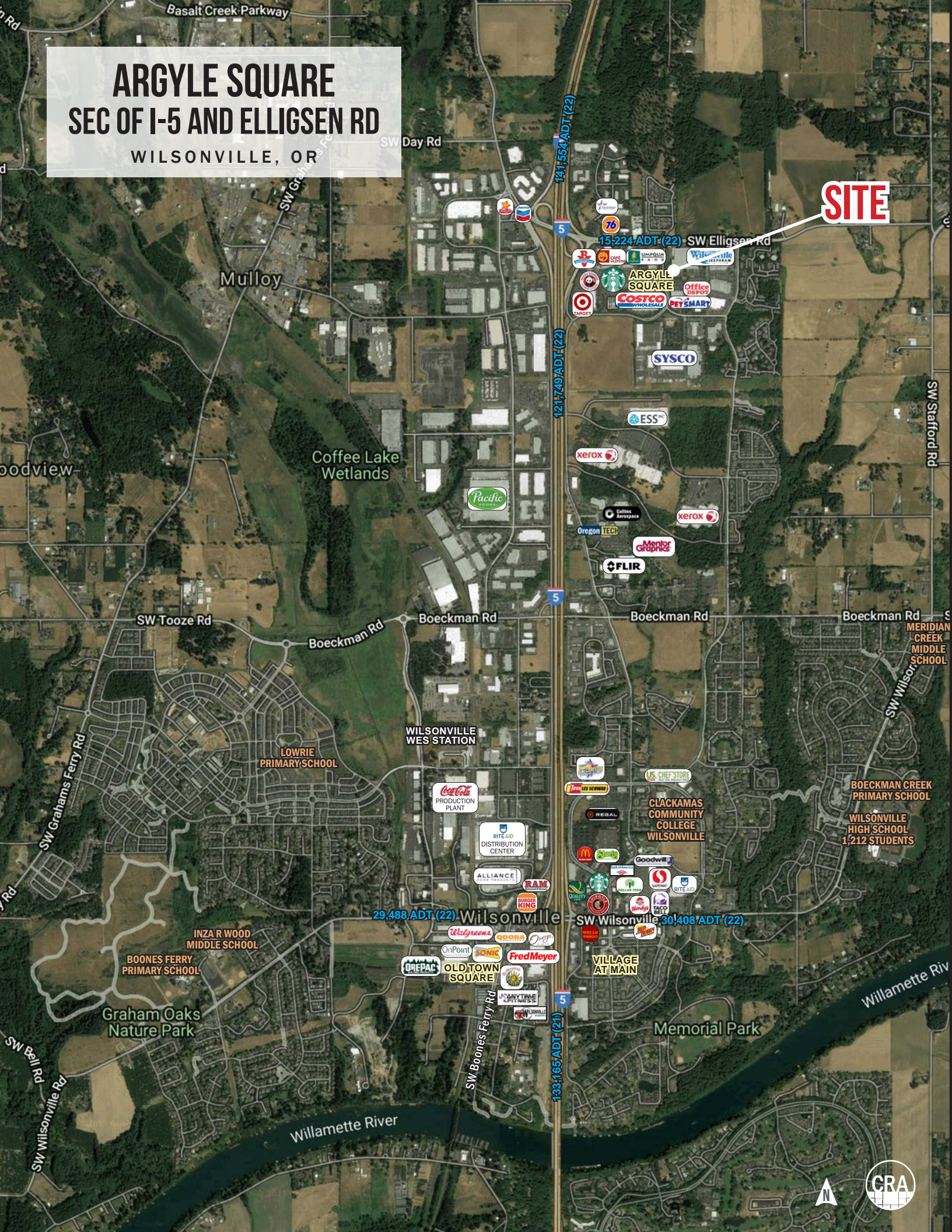
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# ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD

WILSONVILLE, OR

**SITE**



# ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD WILSONVILLE, OR



**COSTCO**  
WHOLESALE

**COSTCO**  
GASOLINE

**TARGET**

**Banfield**  
PET HOSPITAL

**PETSMART**

**Office**  
DEPOT

WILSONVILLE  
STAFFORD  
BEVERAGE  
NOW OPEN

**GameStop**  
**SUPERCUTS**  
**SUBWAY**

**SITE**

**Pizza**  
Schlotzsky's

STRETCH ZONE  
COMING SOON!

CLUB PILATES  
COMING SOON!

**Lenza**

**chiro**one

**PANDA EXPRESS**  
COMING SOON!

**HobbyTown**

**Lenza**  
EYE CENTER

**ZOOM+**care

**Starbucks**

**DISCOUNT**  
TIRE

**caré**  
Yummy!

**R**  
RESTAURANT

**MOTEL**  
6

SW Parkway Ave

**76**

SW Elligsen Rd

15,224 ADT (22)

INTERSTATE  
5

INTERSTATE  
5

**BW** Best  
Western  
PLUS

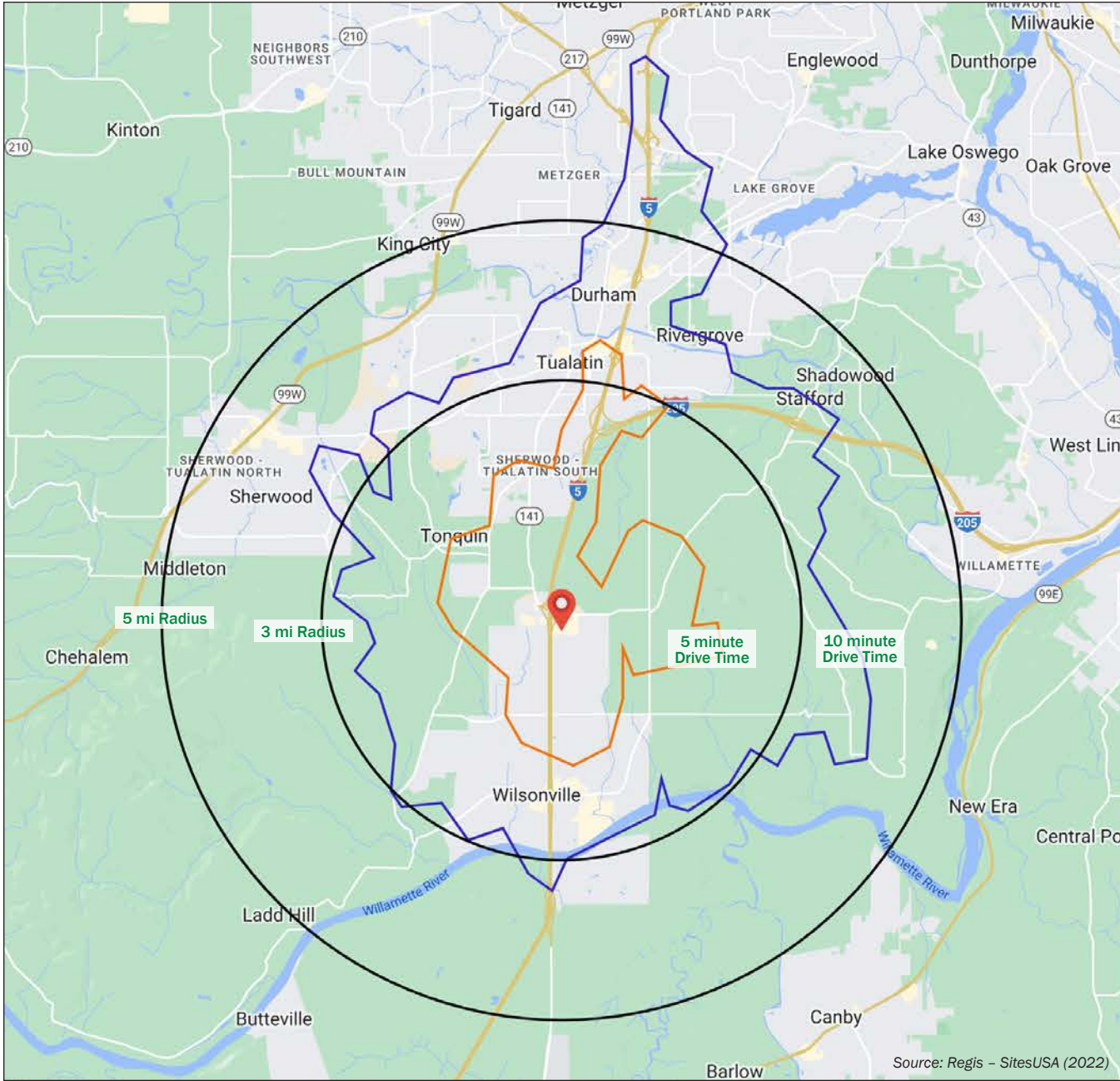
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# ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD WILSONVILLE, OR

## SITE PLAN





# ARGYLE SQUARE SEC OF I-5 AND ELLIGSEN RD WILSONVILLE, OR

## DEMOGRAPHICS

### 2023 Estimated Population

3 mile - 41,502  
 5 mile - 101,733  
 5 min - 10,430  
 10 min - 56,239

### Average HH Income

3 mile - \$148,670  
 5 mile - \$148,625  
 5 min - \$147,171  
 10 min - \$145,732

### Median Home Value

3 mile - \$573,991  
 5 mile - \$569,910  
 5 min - \$522,340  
 10 min - \$577,625

### Daytime Demographics 16+

3 mile - 36,538  
 5 mile - 91,020  
 5 min - 16,536  
 10 min - 70,798

# \$148,670

Average Household Income  
 3 MILE RADIUS

*For more information, please contact:*

**ASHLEY HEICHELBECH**

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*KNOWLEDGE*

*RELATIONSHIPS*

*EXPERIENCE*



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