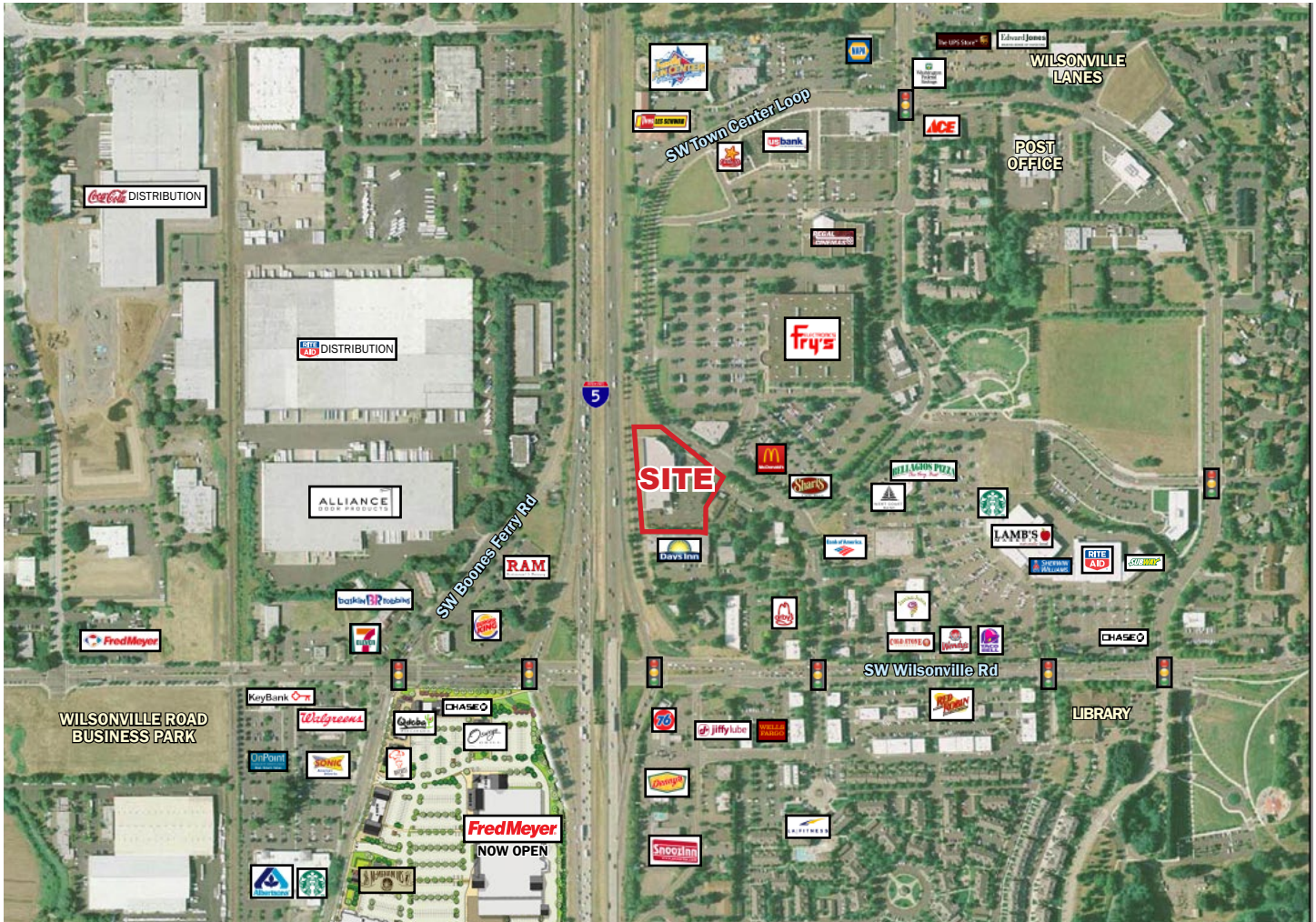


- AVAILABLE -

Wilsonville Anchor Space

Wilsonville, Oregon



PRIME BIG BOX RETAIL SPACE WITH I-5 VISIBILITY

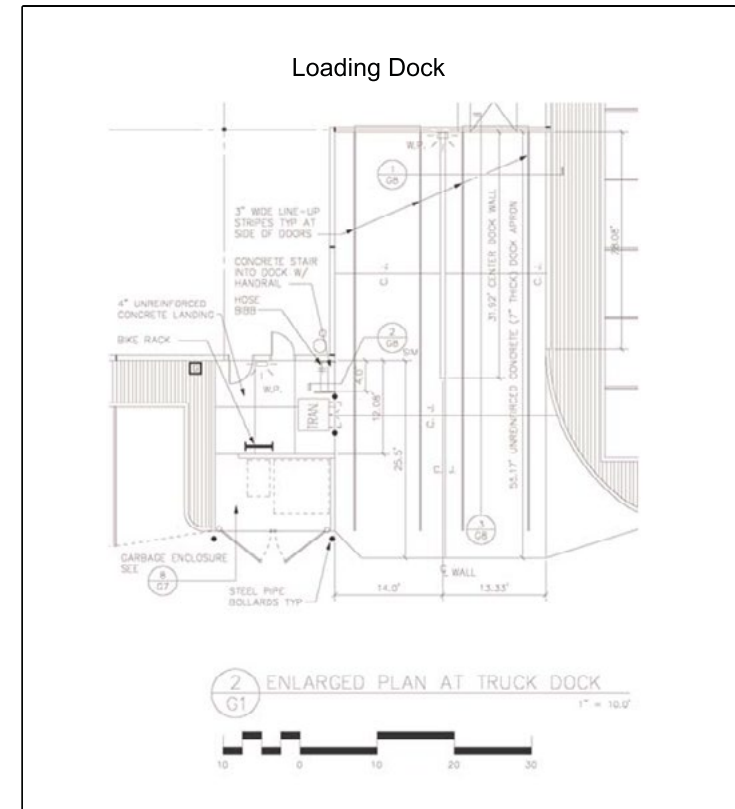
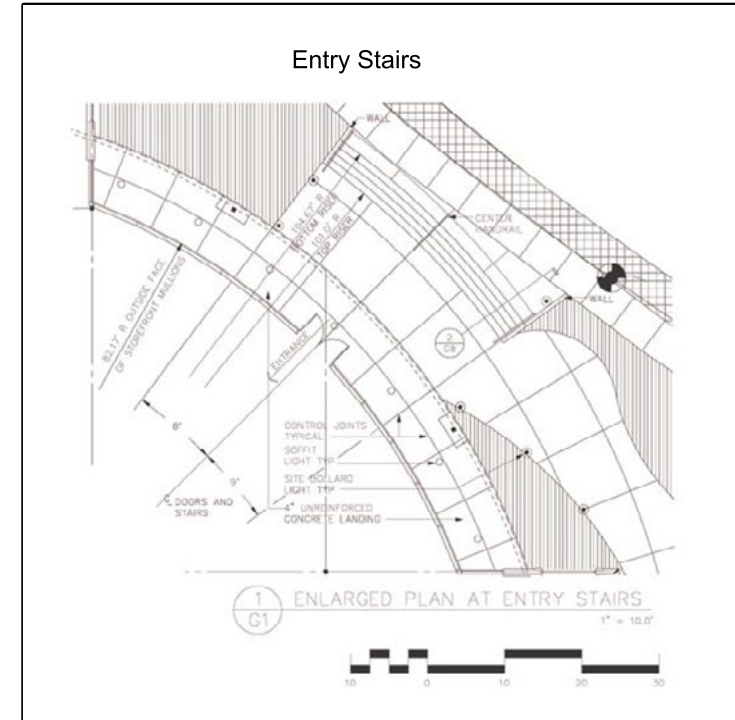
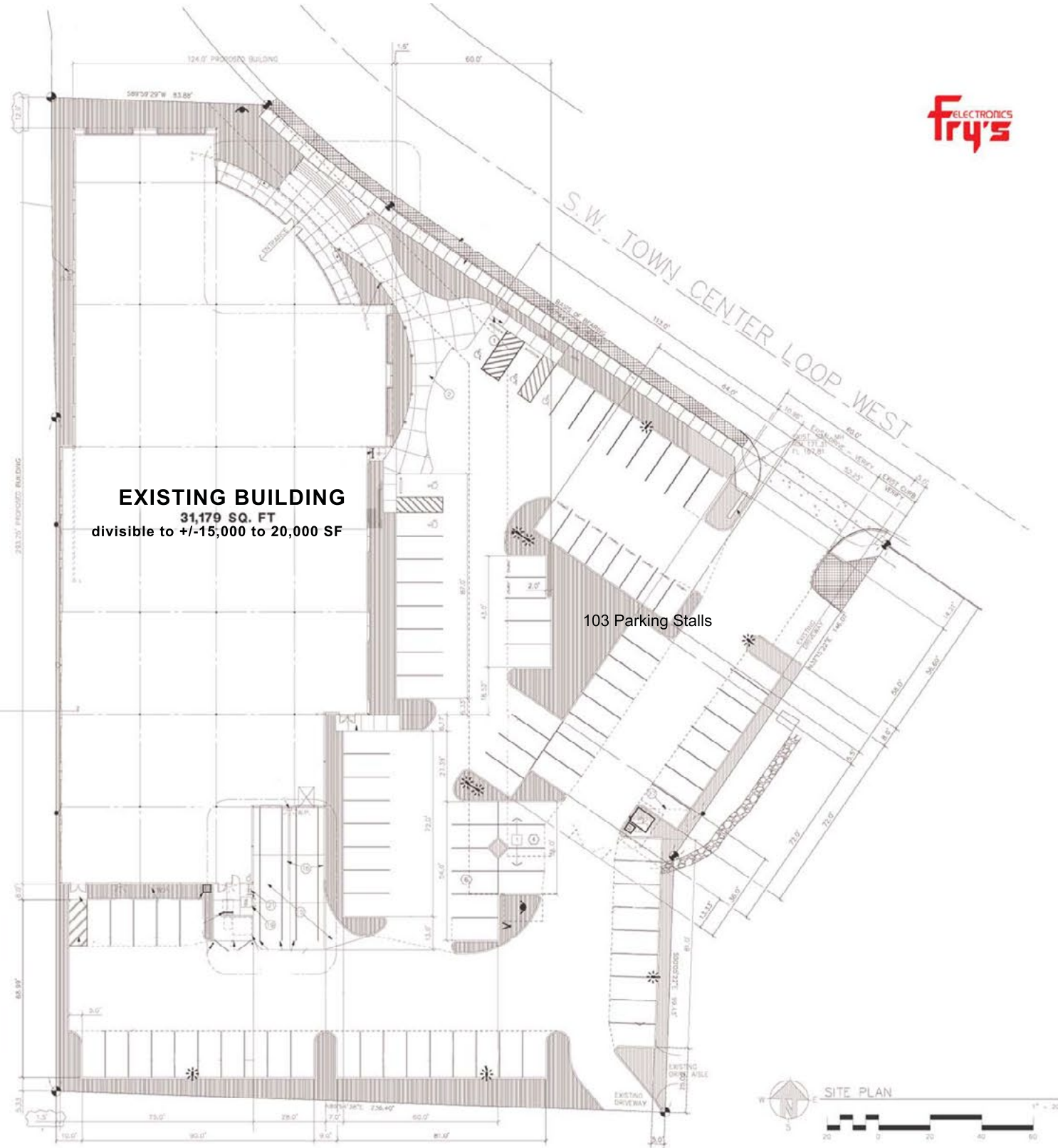
Location:	29735 SW Town Center Loop West, Wilsonville, OR	Traffic Counts:	I-5-106,798 ADT (14) Wilsonville Rd-20,137 ADT (14)
Available Space:	Up to 31,179 SF (divisible to +/- 15,000 SF)	Demographics:	3 Mile 5 Mile
Land Area:	90,622 SF	2015 Est. Population	26,439 63,712
Parking Stalls:	103	Avg. HH Income	\$81,621 \$91,960
Loading Dock:	Yes	Employees	18,820 31,096
Lease Rate:	Call for details	Source: Regis - SitesUSA (2015)	



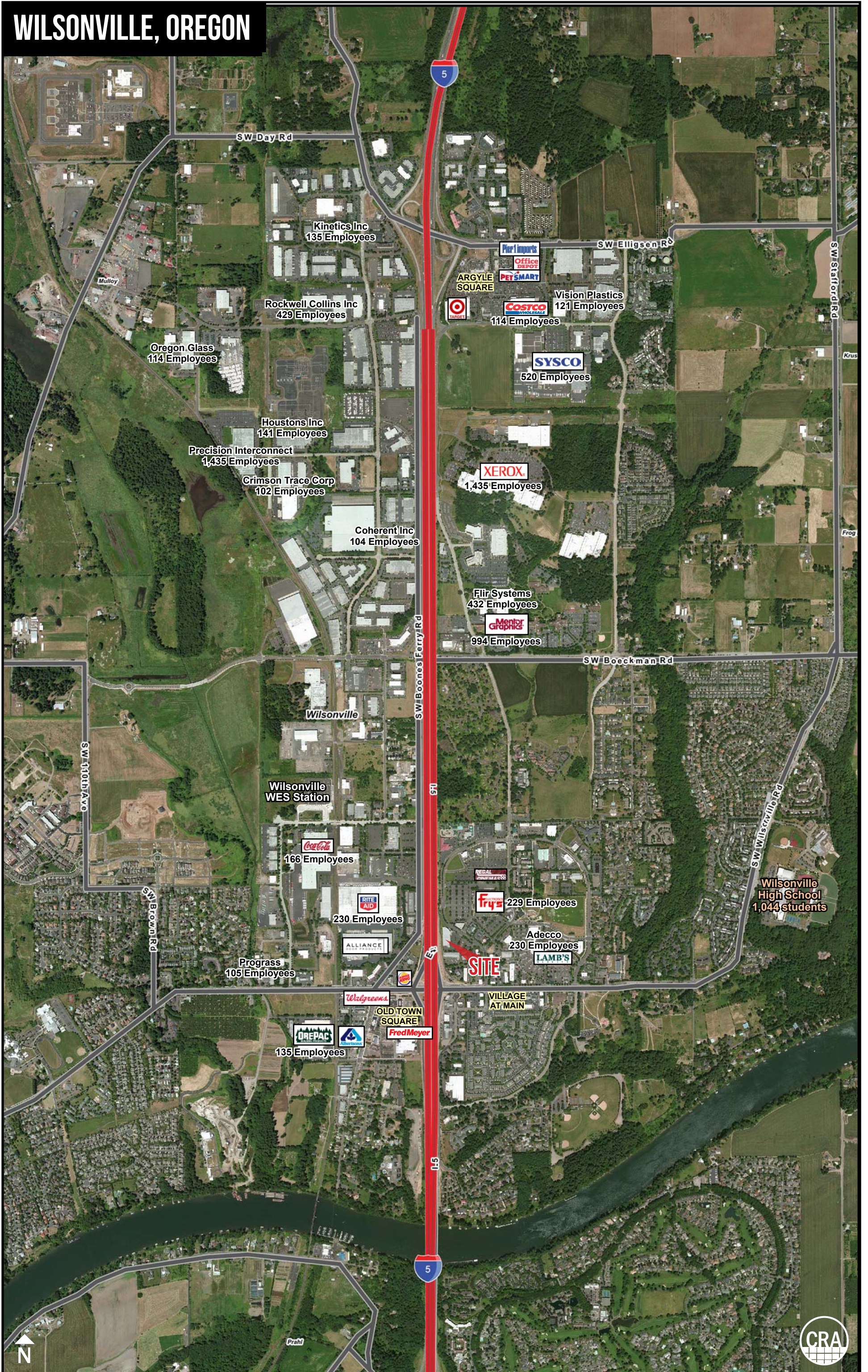
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jeff@cra-nw.com

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Licensed brokers in OR & SW Washington

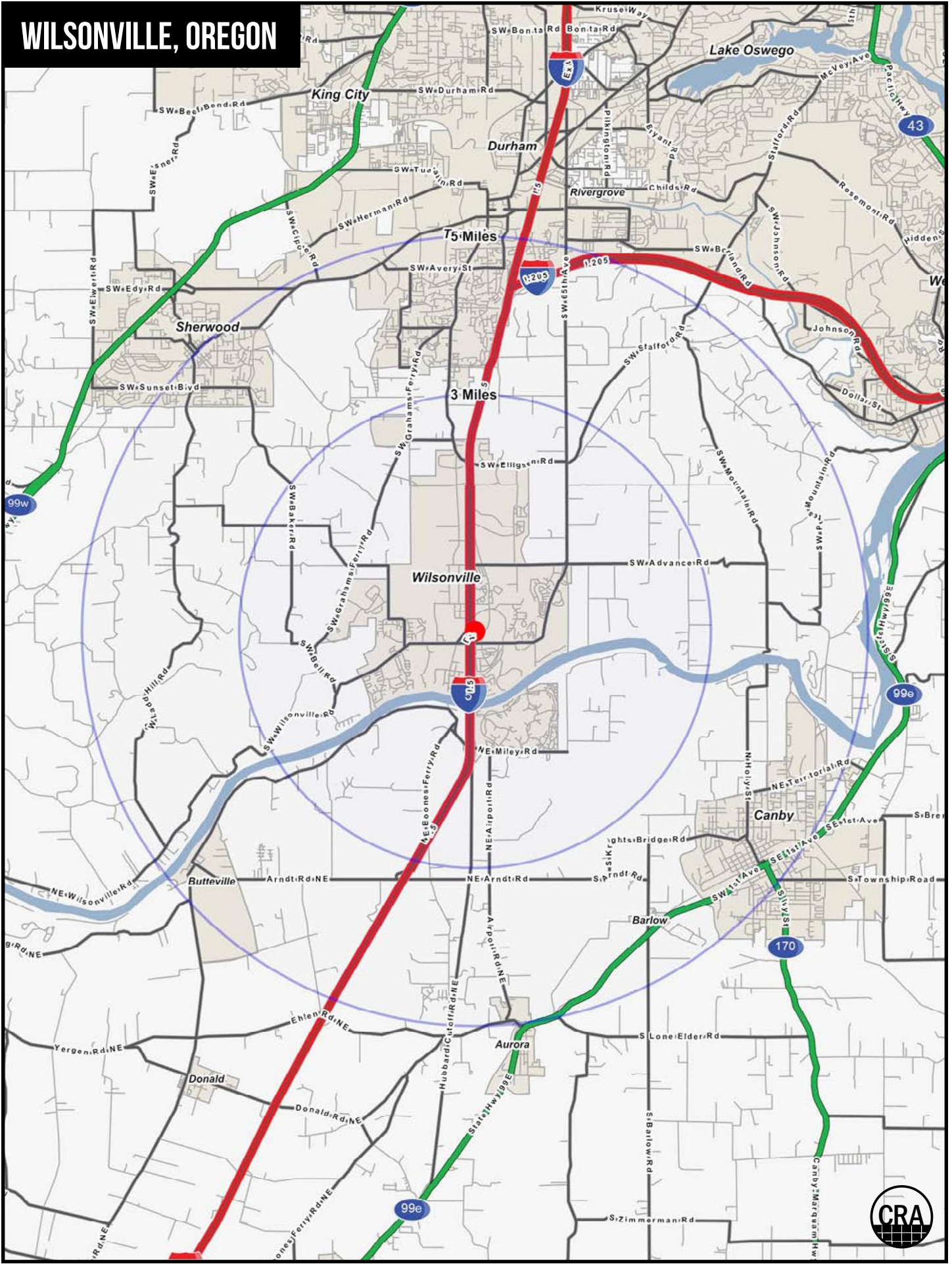
SITE PLAN | RETAIL ANCHOR SPACE



WILSONVILLE, OREGON



WILSONVILLE, OREGON



FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3051/-122.7680

RF1

Wilsonville Retail Space

3 Miles 5 Miles

Wilsonville, OR

		3 Miles	5 Miles
POPULATION	2015 Estimated Population	26,439	63,712
	2020 Projected Population	27,758	67,279
	2010 Census Population	22,173	58,363
	2000 Census Population	16,728	48,382
	Projected Annual Growth 2015 to 2020	1.0%	1.1%
	Historical Annual Growth 2000 to 2015	3.9%	2.1%
HOUSEHOLDS	2015 Estimated Households	10,586	24,015
	2020 Projected Households	11,197	25,462
	2010 Census Households	8,882	21,779
	2000 Census Households	6,911	18,141
	Projected Annual Growth 2015 to 2020	1.2%	1.2%
	Historical Annual Growth 2000 to 2015	3.5%	2.2%
AGE	2015 Est. Population Under 10 Years	11.7%	12.4%
	2015 Est. Population 10 to 19 Years	11.4%	13.3%
	2015 Est. Population 20 to 29 Years	16.0%	12.4%
	2015 Est. Population 30 to 44 Years	21.7%	21.0%
	2015 Est. Population 45 to 59 Years	18.4%	20.4%
	2015 Est. Population 60 to 74 Years	13.6%	14.5%
	2015 Est. Population 75 Years or Over	7.2%	6.0%
	2015 Est. Median Age	37.3	38.5
MARITAL STATUS & GENDER	2015 Est. Male Population	47.6%	48.6%
	2015 Est. Female Population	52.4%	51.4%
	2015 Est. Never Married	27.1%	24.9%
	2015 Est. Now Married	47.9%	54.4%
	2015 Est. Separated or Divorced	19.9%	16.2%
	2015 Est. Widowed	5.1%	4.6%
INCOME	2015 Est. HH Income \$200,000 or More	7.0%	8.2%
	2015 Est. HH Income \$150,000 to \$199,999	7.6%	7.3%
	2015 Est. HH Income \$100,000 to \$149,999	15.2%	17.7%
	2015 Est. HH Income \$75,000 to \$99,999	11.2%	13.8%
	2015 Est. HH Income \$50,000 to \$74,999	19.1%	18.3%
	2015 Est. HH Income \$35,000 to \$49,999	13.5%	13.1%
	2015 Est. HH Income \$25,000 to \$34,999	8.5%	7.7%
	2015 Est. HH Income \$15,000 to \$24,999	8.2%	6.9%
	2015 Est. HH Income Under \$15,000	9.8%	7.0%
	2015 Est. Average Household Income	\$81,621	\$91,960
	2015 Est. Median Household Income	\$64,349	\$74,719
	2015 Est. Per Capita Income	\$33,866	\$35,207
	2015 Est. Total Businesses	1,136	2,368
2015 Est. Total Employees	18,820	31,096	

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FULL PROFILE

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3051/-122.7680

RF1

Wilsonville Retail Space

Wilsonville, OR

3 Miles

5 Miles

		3 Miles	5 Miles
RACE	2015 Est. White	84.4%	84.9%
	2015 Est. Black	1.5%	1.2%
	2015 Est. Asian or Pacific Islander	4.8%	3.8%
	2015 Est. American Indian or Alaska Native	0.8%	0.8%
	2015 Est. Other Races	8.5%	9.3%
HISPANIC	2015 Est. Hispanic Population	3,346	8,075
	2015 Est. Hispanic Population	12.7%	12.7%
	2020 Proj. Hispanic Population	13.8%	13.9%
	2010 Hispanic Population	11.2%	11.5%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	18,396	43,614
	2015 Est. Elementary (Grade Level 0 to 8)	2.7%	3.0%
	2015 Est. Some High School (Grade Level 9 to 11)	4.8%	4.4%
	2015 Est. High School Graduate	18.0%	18.2%
	2015 Est. Some College	25.0%	25.2%
	2015 Est. Associate Degree Only	7.4%	8.1%
	2015 Est. Bachelor Degree Only	27.4%	27.4%
	2015 Est. Graduate Degree	14.7%	13.6%
HOUSING	2015 Est. Total Housing Units	10,941	24,747
	2015 Est. Owner-Occupied	49.7%	63.6%
	2015 Est. Renter-Occupied	47.1%	33.5%
	2015 Est. Vacant Housing	3.2%	3.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	8.4%	7.6%
	2010 Homes Built 2000 to 2004	11.4%	10.2%
	2010 Homes Built 1990 to 1999	28.6%	25.4%
	2010 Homes Built 1980 to 1989	18.3%	16.2%
	2010 Homes Built 1970 to 1979	16.9%	21.1%
	2010 Homes Built 1960 to 1969	6.0%	6.5%
	2010 Homes Built 1950 to 1959	3.3%	4.5%
	2010 Homes Built Before 1949	7.1%	8.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	2.7%	2.6%
	2010 Home Value \$500,000 to \$999,999	19.2%	15.8%
	2010 Home Value \$400,000 to \$499,999	15.4%	12.3%
	2010 Home Value \$300,000 to \$399,999	23.5%	23.6%
	2010 Home Value \$200,000 to \$299,999	20.1%	27.5%
	2010 Home Value \$150,000 to \$199,999	7.3%	8.2%
	2010 Home Value \$100,000 to \$149,999	4.0%	4.0%
	2010 Home Value \$50,000 to \$99,999	1.7%	1.5%
	2010 Home Value \$25,000 to \$49,999	2.3%	1.5%
	2010 Home Value Under \$25,000	4.0%	3.0%
	2010 Median Home Value	\$361,091	\$343,378
	2010 Median Rent	\$769	\$791

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FULL PROFILE

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RF1

Wilsonville Retail Space		3 Miles	5 Miles
Wilsonville, OR			
LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	21,550	50,572
	2015 Est. Civilian Employed	57.0%	60.3%
	2015 Est. Civilian Unemployed	3.1%	3.3%
	2015 Est. in Armed Forces	-	0.1%
	2015 Est. not in Labor Force	39.9%	36.3%
	2015 Labor Force Males	46.8%	47.9%
	2015 Labor Force Females	53.2%	52.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	9,823	26,457
	2010 Mgmt, Business, & Financial Operations	20.4%	19.9%
	2010 Professional, Related	22.7%	22.2%
	2010 Service	14.6%	14.5%
	2010 Sales, Office	28.0%	26.9%
	2010 Farming, Fishing, Forestry	0.9%	1.7%
	2010 Construction, Extraction, Maintenance	6.4%	6.6%
	2010 Production, Transport, Material Moving	7.0%	8.2%
	2010 White Collar Workers	71.1%	69.0%
	2010 Blue Collar Workers	28.9%	31.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	74.7%	78.4%
	2010 Drive to Work in Carpool	8.9%	7.9%
	2010 Travel to Work by Public Transportation	3.8%	2.9%
	2010 Drive to Work on Motorcycle	-	0.2%
	2010 Walk or Bicycle to Work	4.2%	3.2%
	2010 Other Means	0.3%	0.2%
	2010 Work at Home	8.1%	7.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	34.5%	30.6%
	2010 Travel to Work in 15 to 29 Minutes	31.2%	34.7%
	2010 Travel to Work in 30 to 59 Minutes	29.2%	29.4%
	2010 Travel to Work in 60 Minutes or More	5.1%	5.3%
	2010 Average Travel Time to Work	21.1	21.4
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$649 M	\$1.59 B
	2015 Est. Apparel	\$22.7 M	\$55.7 M
	2015 Est. Contributions, Gifts	\$45.9 M	\$114 M
	2015 Est. Education, Reading	\$26.4 M	\$65.5 M
	2015 Est. Entertainment	\$36.4 M	\$89.8 M
	2015 Est. Food, Beverages, Tobacco	\$98.3 M	\$239 M
	2015 Est. Furnishings, Equipment	\$22.4 M	\$55.8 M
	2015 Est. Health Care, Insurance	\$56.2 M	\$136 M
	2015 Est. Household Operations, Shelter, Utilities	\$201 M	\$492 M
	2015 Est. Miscellaneous Expenses	\$9.56 M	\$23.1 M
	2015 Est. Personal Care	\$8.40 M	\$20.6 M
	2015 Est. Transportation	\$122 M	\$299 M

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