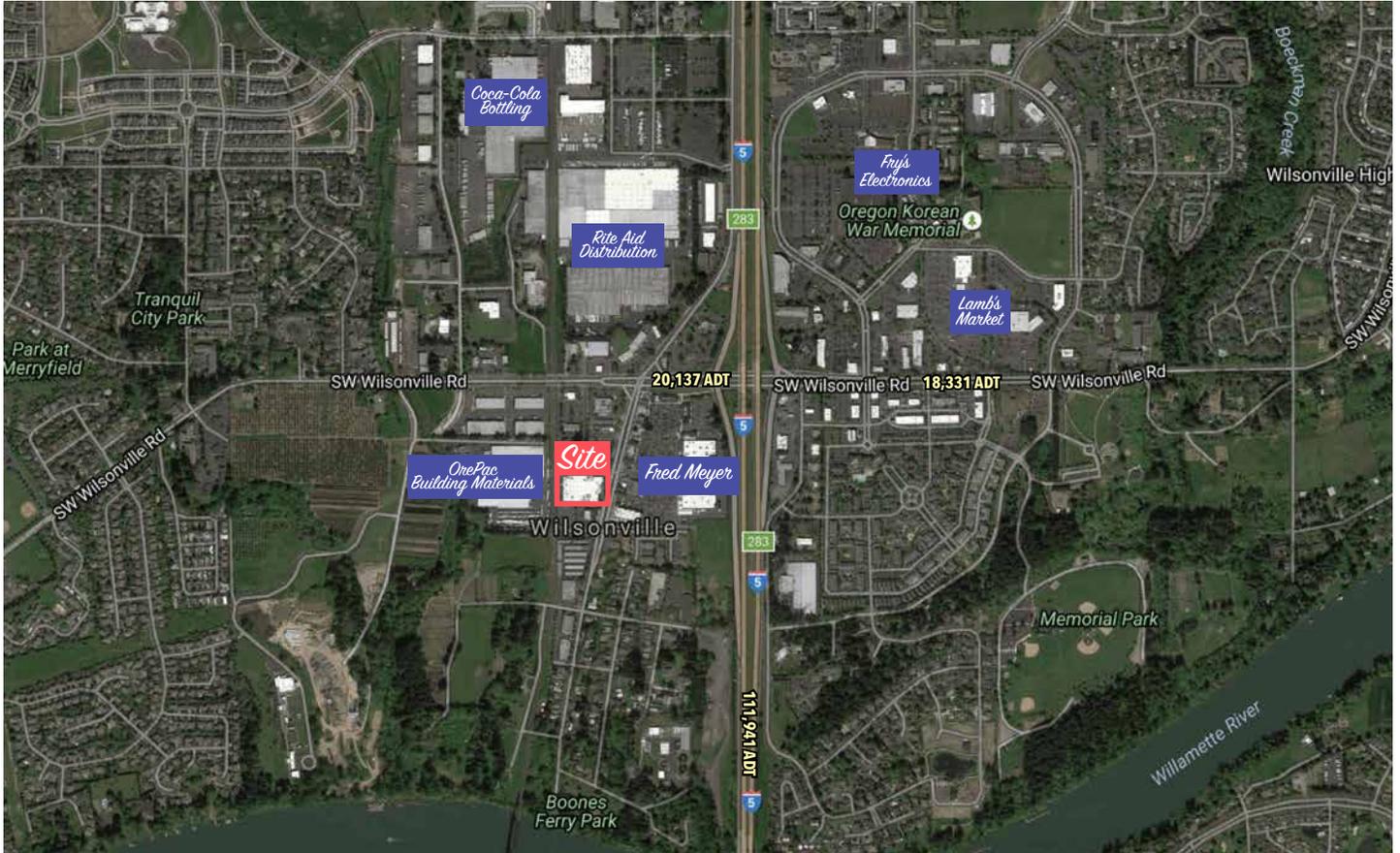


52,000 SF

ANCHOR BOX

AVAILABLE IN WILSONVILLE, OREGON



30299 SW BOONES FERRY RD, WILSONVILLE, OREGON

The available anchor box is located at one of two main retail hubs in Wilsonville just off I-5. There are multiple large employers in Wilsonville, including Xerox Corporation (1,435 employees), Mentor Graphics (994 employees) & Sysco Foods (520 employees). Retailers in the surrounding area are Fred Meyer, Walgreens, Sonic Drive-In, RAM Restaurant & Brewery, Burger King and Verizon Wireless. Please call for lease rates.

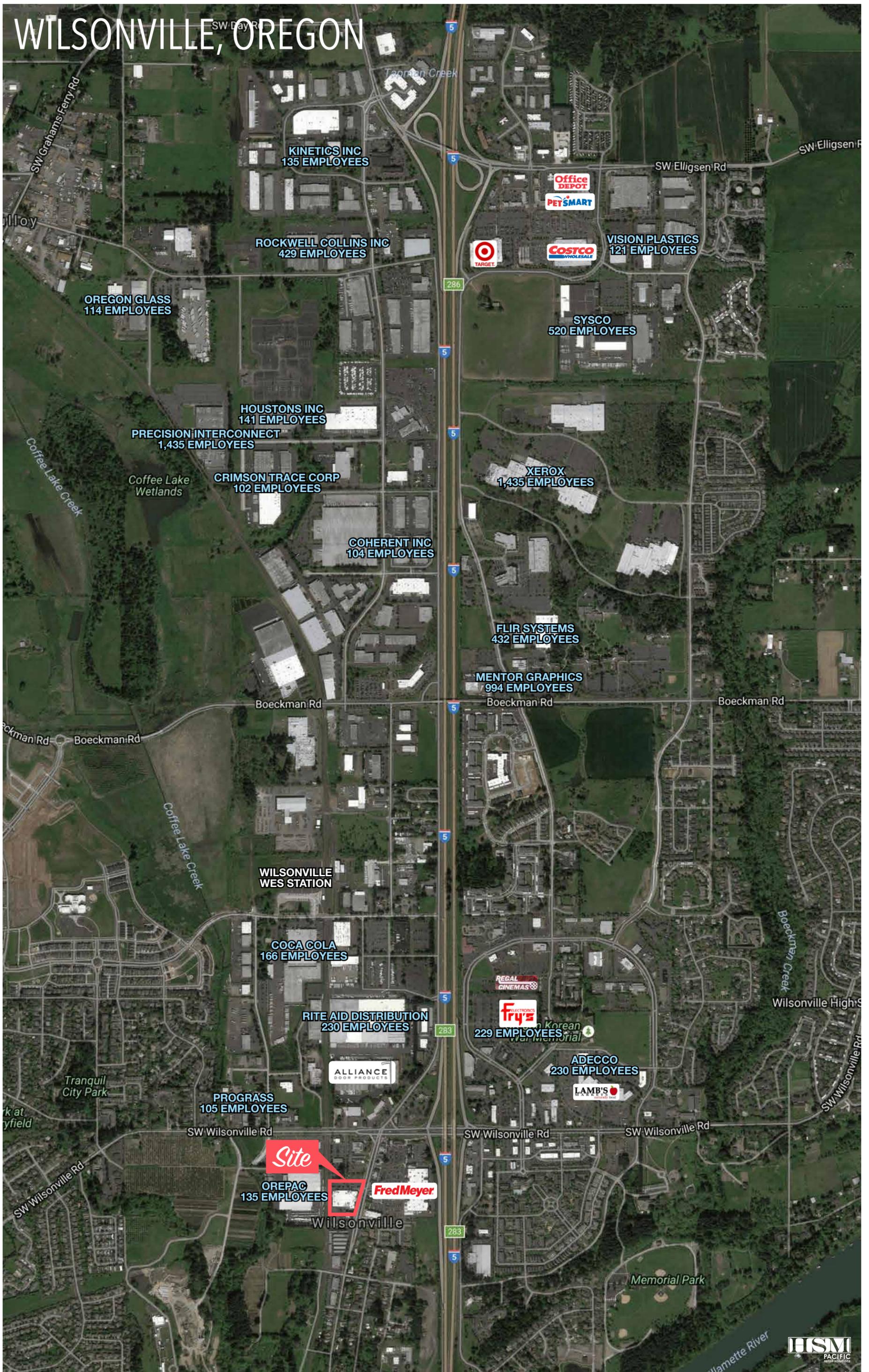
For more information contact

DAVID DEMERS & **MICHAEL HEERMAN**
david@hsmacific.com & michael@hsmacific.com

503-245-1400 | 0612 SW Idaho St, Suite 2, Portland, Oregon | www.hsmacific.com



WILSONVILLE, OREGON



Traffic counts



I-5 - 111,941 ADT

WILSONVILLE RD - 20,137 ADT

BOONES FERRY RD - 6,150 ADT

Demographics

30299 SW Boones Ferry Rd		1 mi radius	3 mi radius	5 mi radius
Wilsonville, OR 97070				
POPULATION	2016 Estimated Population	8,166	25,749	59,266
	2021 Projected Population	8,583	27,011	62,496
	2010 Census Population	6,530	21,608	54,094
	2000 Census Population	5,158	16,399	44,105
	Projected Annual Growth 2016 to 2021	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2016	3.6%	3.6%	2.1%
	2016 Median Age	35.2	37.8	39.3
HOUSEHOLDS	2016 Estimated Households	3,342	10,342	22,254
	2021 Projected Households	3,533	10,934	23,579
	2010 Census Households	2,668	8,717	20,165
	2000 Census Households	2,002	6,804	16,552
	Projected Annual Growth 2016 to 2021	1.1%	1.1%	1.2%
	Historical Annual Growth 2000 to 2016	4.2%	3.3%	2.2%
RACE AND ETHNICITY	2016 Estimated White	81.6%	84.1%	85.5%
	2016 Estimated Black or African American	1.1%	1.5%	1.2%
	2016 Estimated Asian or Pacific Islander	5.3%	4.6%	3.7%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2016 Estimated Other Races	11.1%	8.9%	8.8%
	2016 Estimated Hispanic	16.6%	13.3%	12.0%
INCOME	2016 Estimated Average Household Income	\$86,636	\$86,543	\$95,687
	2016 Estimated Median Household Income	\$66,876	\$67,611	\$80,052
	2016 Estimated Per Capita Income	\$35,484	\$35,748	\$36,446
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.3%	2.9%
	2016 Estimated Some High School (Grade Level 9 to 11)	4.3%	4.3%	3.7%
	2016 Estimated High School Graduate	16.4%	18.8%	18.3%
	2016 Estimated Some College	25.6%	25.6%	25.9%
	2016 Estimated Associates Degree Only	7.7%	7.3%	8.4%
	2016 Estimated Bachelors Degree Only	26.4%	26.9%	27.5%
	2016 Estimated Graduate Degree	16.8%	14.7%	13.2%
BUSINESS	2016 Estimated Total Businesses	381	1,244	2,456
	2016 Estimated Total Employees	5,310	18,906	30,585
	2016 Estimated Employee Population per Business	13.9	15.2	12.5
	2016 Estimated Residential Population per Business	21.4	20.7	24.1

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.