

BELL TOWER AT OLD TOWN SQUARE

30480 SW Boones Ferry Road | Wilsonville, OR 97070

LEASING OPPORTUNITY | FORMER GYM SPACE





$155,988 HH INCOME IN 5-MILE RADIUS

63,559 POPULATION IN 5-MILE RADIUS

33,449 EMPLOYEES IN 5-MILE RADIUS

FORMER GYM SPACE AVAILABE

4,943 SF

Demisable to 1,500 SF

Adjacent Tenant Mix Includes:

McMenamins · Fred Meyer · Oswego Grill · Killer Burger · QDOBA Mexican Eats

PROPERTY DETAILS

- **Available space** is located on the ground floor, attached to Belltower apartment complex
- Conveniently located **just off of Interstate 5** with easy access to the Fred Meyer anchored shopping center
- **High volume retail trade area** with over 140,000 VPD on adjacent I-5 and over 29,000 VPD on Wilsonville Road
- Strong surroundng mix of quality **local, regional and national retailers**
- **Close proximity** to I-205 interchange, local schools, employers, shops and restaurants, parks and trails

HSM PACIFIC retail solutions

Melissa Martin
melissa@hsmpacific.com
503.245.1400

4260 Galewood St., Suite B
Lake Oswego, OR 97035
www.hsmpacific.com

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FLOOR PLAN - FORMER GYM SPACE

REAR



Two Restrooms with Showers
Approximate location – not exact

ENCLOSED STUDIO / YOGA ROOM
Approximate location - not on original plan

FRONT

N

Total 4,943 SF Available
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WILSONVILLE BELL TOWER & OLD TOWN SQUARE

30480 SW Boones Ferry Road | Wilsonville, OR 97070

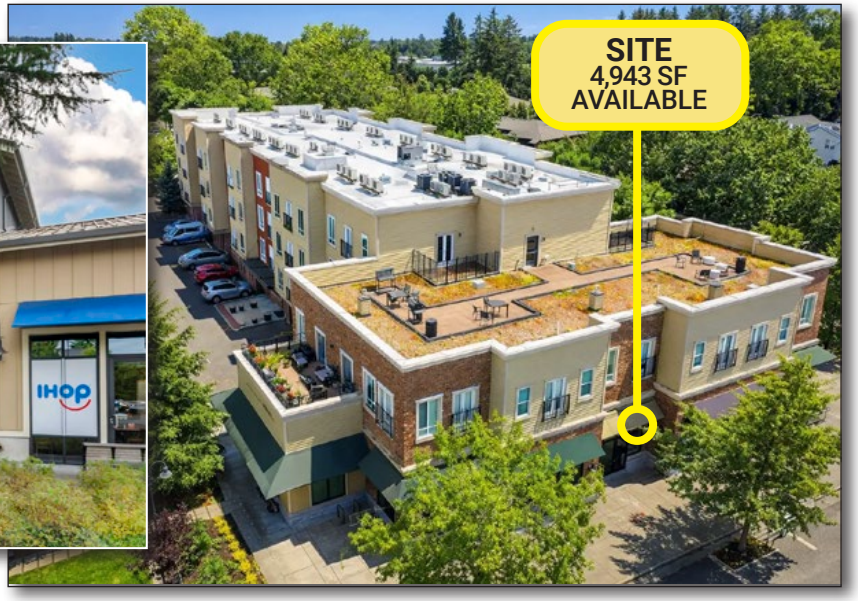
AREA PHOTOS











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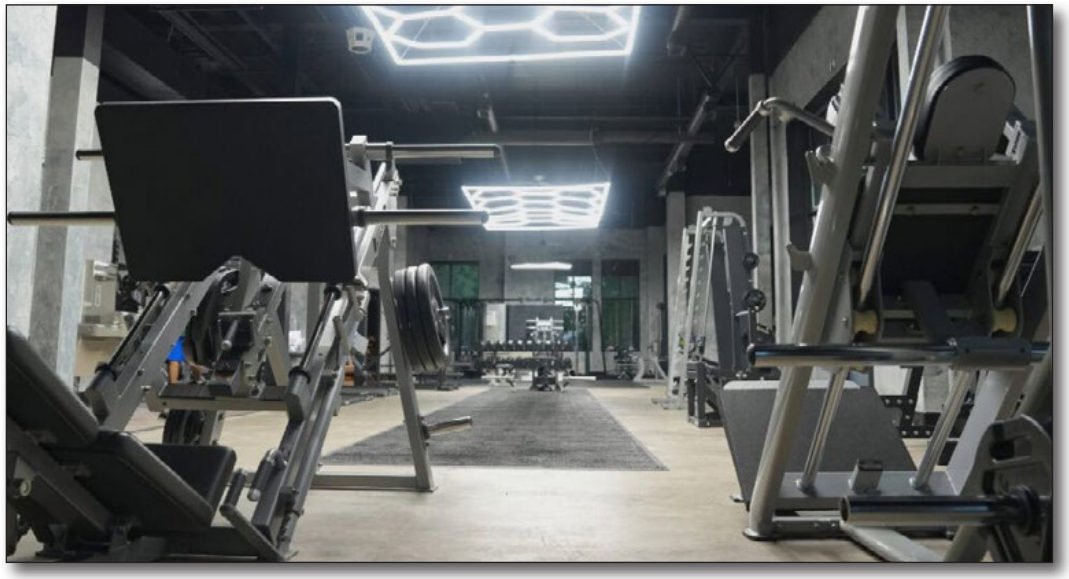
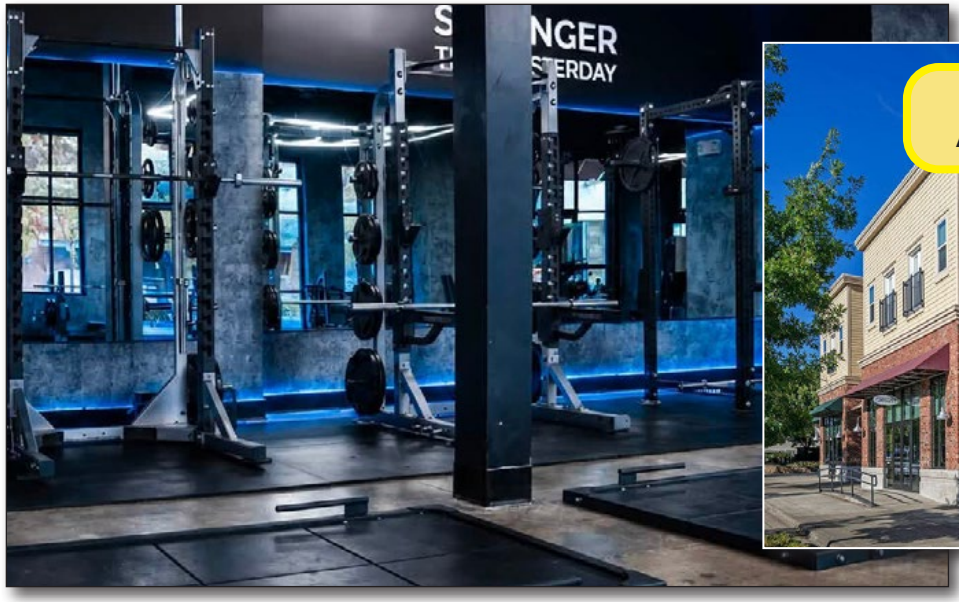
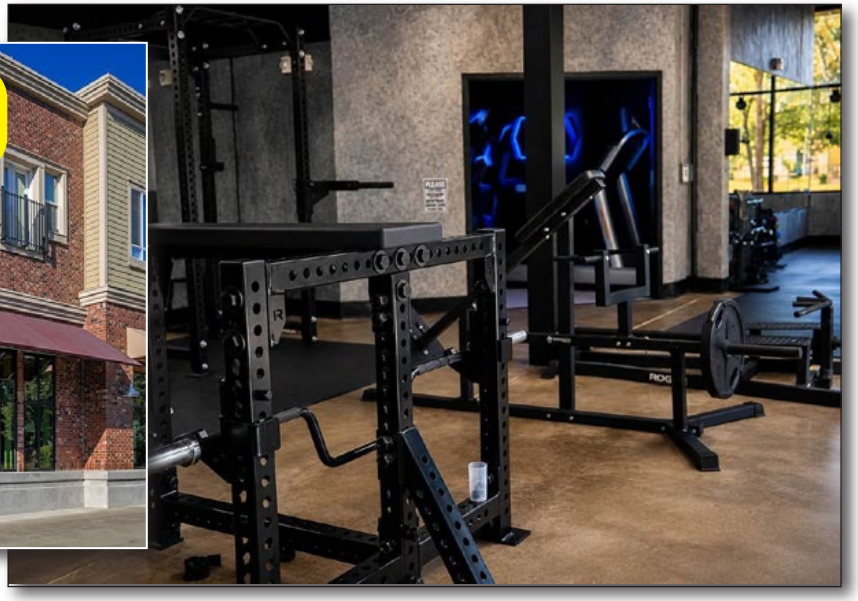
PROPERTY PHOTOS - FORMER GYM SPACE (SHOWN WITH EQUIPMENT)











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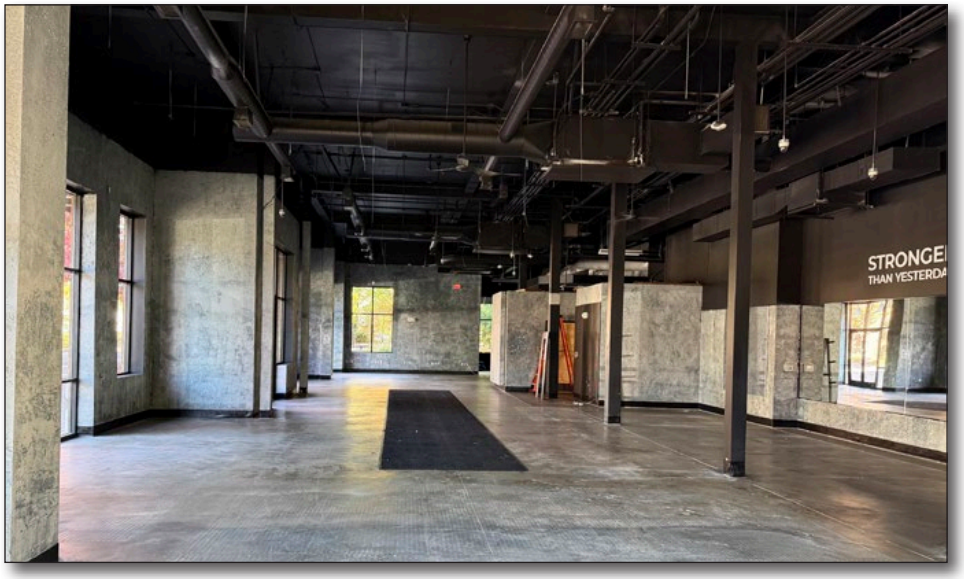
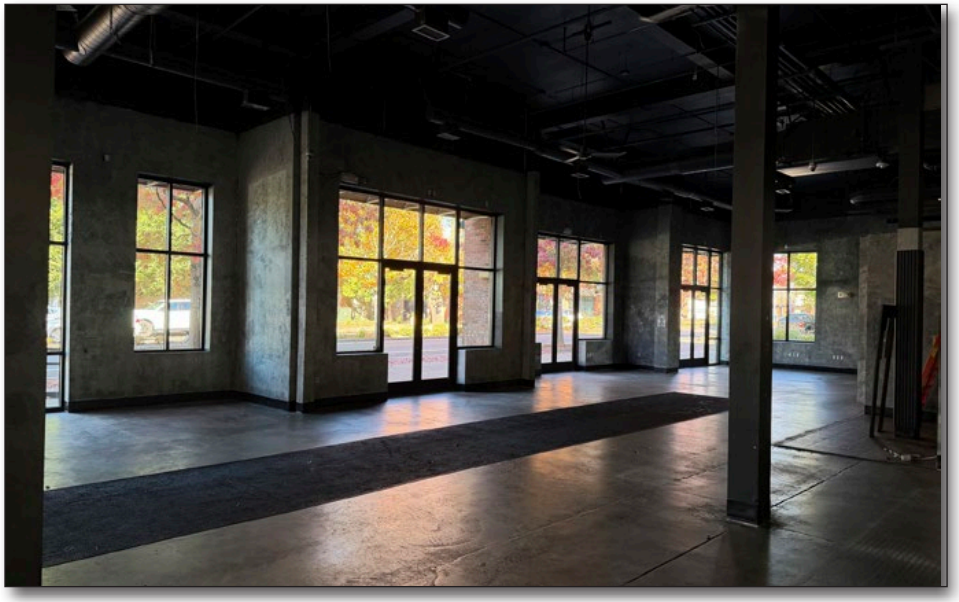
PROPERTY PHOTOS - FORMER GYM SPACE (SHOWN AS VACANT)









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AERIAL VIEW - FORMER GYM SPACE



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MARKET AERIAL VIEW - FORMER GYM SPACE



DEMOGRAPHIC SNAPSHOT

POPULATION
1 mile: 8,950
3 miles: 27,912
5 miles: 63,559

EMPLOYEES
1 mile: 6,646
3 miles: 20,739
5 miles: 33,449

AVG HH INCOME
1 mile: $136,174
3 miles: $144,367
5 miles: $155,988

Source: ©Sites USA, Aug. 2026

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