

WILSONVILLE ENDCAP RESTAURANT

FOR LEASE: 2,430 SF

8750 SW Citizens Dr. Wilsonville, OR



2,430 SF AVAILABLE FOR LEASE - DO NOT DISTURB TENANT

ENDCAP RESTAURANT SPACE WITH VISIBILITY TO WILSONVILLE RD

TRAFFIC COUNTS ON WILSONVILLE RD. (26,492 CPD)

JOIN STARBUCKS, CHIPOTLE, NOODLES & CO. AND JUAN COLORADO MEXICAN

Surrounding Retailers



DOUG MAGNUSEN: doug@hsm Pacific.com

(503) 245-1400

CHAINLINKS
RETAIL ADVISORS



4260 Galewood St. Suite B, Lake Oswego, OR 97035

8750 SW CITIZENS DR. WILSONVILLE, OR

EXCELLENT SIGNAGE SEEN FROM WILSONVILLE RD.



Population



- 1 MILE – 11,262
- 3 MILE – 29,957
- 5 MILE – 67,966

Employees



- 1 MILE – 6,809
- 3 MILE – 20,334
- 5 MILE – 34,578

HH Income



- 1 MILE – \$120,381
- 3 MILE – \$127,187
- 5 MILE – \$149,362

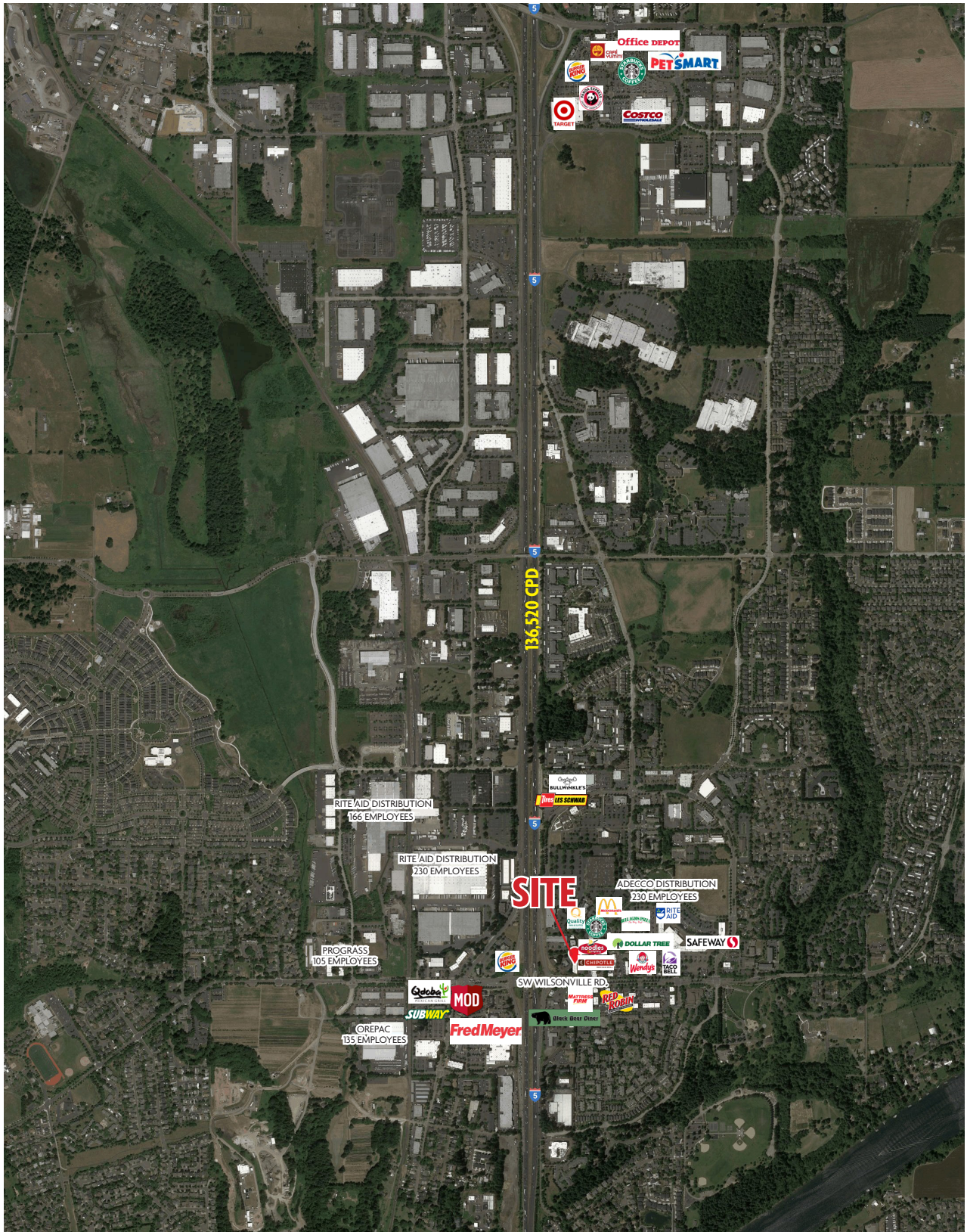
DOUG MAGNUSEN: doug@hsmacific.com
(503) 245-1400

CHAINLINKS
RETAIL ADVISORS



4260 Galewood St. Suite B, Lake Oswego, OR 97035

WILSONVILLE, OR TRADE AREA AERIAL



DOUG MAGNUSEN: doug@hsmacific.com
(503) 245-1400

CHAINLINKS 
RETAIL ADVISORS **HSMI**
PACIFIC
retail solutions

4260 Galewood St. Suite B, Lake Oswego, OR 97035

Full Profile

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



Lat/Lon: 45.3035/-122.767

8750 SW Citizens Dr Wilsonville, OR 97070	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,262	29,957	67,966
2028 Projected Population	11,260	30,470	69,106
2020 Census Population	11,156	28,910	67,127
2010 Census Population	7,984	21,857	57,930
Projected Annual Growth 2023 to 2028	-	0.3%	0.3%
Historical Annual Growth 2010 to 2023	3.2%	2.9%	1.3%
Households			
2023 Estimated Households	4,558	12,024	25,987
2028 Projected Households	4,501	12,173	26,343
2020 Census Households	4,535	11,465	25,109
2010 Census Households	3,375	8,774	21,552
Projected Annual Growth 2023 to 2028	-0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2023	2.7%	2.8%	1.6%
Age			
2023 Est. Population Under 10 Years	12.3%	10.2%	10.1%
2023 Est. Population 10 to 19 Years	11.2%	9.9%	11.6%
2023 Est. Population 20 to 29 Years	14.9%	14.8%	12.1%
2023 Est. Population 30 to 44 Years	24.4%	23.6%	22.8%
2023 Est. Population 45 to 59 Years	16.6%	17.4%	19.5%
2023 Est. Population 60 to 74 Years	12.1%	15.4%	16.6%
2023 Est. Population 75 Years or Over	8.4%	8.6%	7.3%
2023 Est. Median Age	36.4	39.6	40.7
Marital Status & Gender			
2023 Est. Male Population	49.6%	48.1%	49.2%
2023 Est. Female Population	50.4%	51.9%	50.8%
2023 Est. Never Married	30.3%	27.8%	25.7%
2023 Est. Now Married	45.8%	50.0%	55.3%
2023 Est. Separated or Divorced	17.1%	16.7%	14.3%
2023 Est. Widowed	6.8%	5.5%	4.7%
Income			
2023 Est. HH Income \$200,000 or More	15.0%	18.5%	20.5%
2023 Est. HH Income \$150,000 to \$199,999	10.9%	11.5%	12.4%
2023 Est. HH Income \$100,000 to \$149,999	18.3%	21.7%	22.0%
2023 Est. HH Income \$75,000 to \$99,999	11.0%	10.4%	12.1%
2023 Est. HH Income \$50,000 to \$74,999	15.7%	13.8%	12.1%
2023 Est. HH Income \$35,000 to \$49,999	8.6%	8.0%	6.8%
2023 Est. HH Income \$25,000 to \$34,999	7.3%	5.3%	4.8%
2023 Est. HH Income \$15,000 to \$24,999	5.6%	4.0%	3.8%
2023 Est. HH Income Under \$15,000	7.6%	6.7%	5.3%
2023 Est. Average Household Income	\$120,381	\$127,187	\$149,362
2023 Est. Median Household Income	\$89,306	\$104,743	\$114,598
2023 Est. Per Capita Income	\$48,884	\$52,125	\$57,640
2023 Est. Total Businesses	740	1,849	3,753
2023 Est. Total Employees	6,809	20,334	34,578

Full Profile

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



Lat/Lon: 45.3035/-122.767

8750 SW Citizens Dr Wilsonville, OR 97070		1 mi radius	3 mi radius	5 mi radius
Race				
2023 Est. White		76.8%	75.2%	77.7%
2023 Est. Black		1.6%	6.3%	3.5%
2023 Est. Asian or Pacific Islander		6.3%	5.8%	5.1%
2023 Est. American Indian or Alaska Native		0.8%	0.7%	0.7%
2023 Est. Other Races		14.5%	12.0%	13.0%
Hispanic				
2023 Est. Hispanic Population		1,692	3,686	9,209
2023 Est. Hispanic Population		15.0%	12.3%	13.5%
2028 Proj. Hispanic Population		15.1%	12.3%	13.5%
2020 Hispanic Population		22.9%	17.5%	15.9%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		7,884	21,990	49,511
2023 Est. Elementary (Grade Level 0 to 8)		1.0%	1.9%	3.1%
2023 Est. Some High School (Grade Level 9 to 11)		2.5%	2.5%	3.1%
2023 Est. High School Graduate		19.5%	18.6%	18.1%
2023 Est. Some College		20.2%	21.2%	22.3%
2023 Est. Associate Degree Only		8.1%	8.6%	7.8%
2023 Est. Bachelor Degree Only		33.1%	32.8%	30.5%
2023 Est. Graduate Degree		15.7%	14.4%	15.1%
Housing				
2023 Est. Total Housing Units		4,692	12,522	27,035
2023 Est. Owner-Occupied		60.0%	63.9%	63.8%
2023 Est. Renter-Occupied		37.2%	32.1%	32.4%
2023 Est. Vacant Housing		2.9%	4.0%	3.9%
Homes Built by Year				
2023 Homes Built 2010 or later		16.7%	20.2%	15.1%
2023 Homes Built 2000 to 2009		20.5%	19.6%	16.7%
2023 Homes Built 1990 to 1999		24.1%	21.6%	21.0%
2023 Homes Built 1980 to 1989		16.9%	14.5%	13.8%
2023 Homes Built 1970 to 1979		11.1%	11.8%	17.5%
2023 Homes Built 1960 to 1969		2.0%	3.3%	4.6%
2023 Homes Built 1950 to 1959		1.6%	1.7%	2.5%
2023 Homes Built Before 1949		4.1%	3.3%	4.9%
Home Values				
2023 Home Value \$1,000,000 or More		4.9%	7.8%	9.0%
2023 Home Value \$500,000 to \$999,999		50.7%	51.8%	45.9%
2023 Home Value \$400,000 to \$499,999		27.7%	25.3%	25.9%
2023 Home Value \$300,000 to \$399,999		9.1%	8.5%	11.4%
2023 Home Value \$200,000 to \$299,999		3.3%	2.3%	2.7%
2023 Home Value \$150,000 to \$199,999		0.2%	0.3%	0.5%
2023 Home Value \$100,000 to \$149,999		0.4%	0.4%	0.9%
2023 Home Value \$50,000 to \$99,999		1.8%	1.5%	1.6%
2023 Home Value \$25,000 to \$49,999		0.8%	0.9%	1.0%
2023 Home Value Under \$25,000		1.1%	1.3%	1.1%
2023 Median Home Value		\$542,497	\$574,722	\$567,828
2023 Median Rent		\$1,388	\$1,385	\$1,398

Full Profile

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



Lat/Lon: 45.3035/-122.767

8750 SW Citizens Dr Wilsonville, OR 97070	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	9,071	24,994	56,127
2023 Est. Civilian Employed	64.6%	60.1%	62.2%
2023 Est. Civilian Unemployed	3.5%	2.4%	2.0%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	32.0%	37.5%	35.6%
2023 Labor Force Males	48.9%	47.5%	48.7%
2023 Labor Force Females	51.1%	52.5%	51.3%
Occupation			
2023 Occupation: Population Age 16 Years or Over	5,858	15,020	34,929
2023 Mgmt, Business, & Financial Operations	21.8%	21.1%	22.2%
2023 Professional, Related	27.5%	27.5%	25.8%
2023 Service	14.8%	13.5%	13.3%
2023 Sales, Office	22.7%	22.8%	21.4%
2023 Farming, Fishing, Forestry	0.2%	0.2%	0.5%
2023 Construction, Extraction, Maintenance	4.6%	6.7%	7.0%
2023 Production, Transport, Material Moving	8.4%	8.3%	9.8%
2023 White Collar Workers	72.0%	71.3%	69.4%
2023 Blue Collar Workers	28.0%	28.7%	30.6%
Transportation to Work			
2023 Drive to Work Alone	61.6%	62.8%	62.0%
2023 Drive to Work in Carpool	9.5%	8.3%	6.2%
2023 Travel to Work by Public Transportation	1.4%	1.1%	0.9%
2023 Drive to Work on Motorcycle	0.9%	0.4%	0.2%
2023 Walk or Bicycle to Work	1.3%	1.5%	1.9%
2023 Other Means	0.3%	0.8%	1.7%
2023 Work at Home	25.0%	25.1%	27.0%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	23.2%	25.1%	27.2%
2023 Travel to Work in 15 to 29 Minutes	40.4%	37.9%	37.5%
2023 Travel to Work in 30 to 59 Minutes	32.0%	32.5%	30.8%
2023 Travel to Work in 60 Minutes or More	4.4%	4.5%	4.6%
2023 Average Travel Time to Work	22.7	23.0	22.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$367.68 M	\$1.01 B	\$2.47 B
2023 Est. Apparel	\$13.18 M	\$36.29 M	\$89.13 M
2023 Est. Contributions, Gifts	\$22.17 M	\$62.5 M	\$154.76 M
2023 Est. Education, Reading	\$12.95 M	\$36.45 M	\$91.37 M
2023 Est. Entertainment	\$21.17 M	\$58.7 M	\$143.98 M
2023 Est. Food, Beverages, Tobacco	\$55.57 M	\$151.79 M	\$368.32 M
2023 Est. Furnishings, Equipment	\$13.09 M	\$36.29 M	\$88.88 M
2023 Est. Health Care, Insurance	\$32.92 M	\$90.35 M	\$218.3 M
2023 Est. Household Operations, Shelter, Utilities	\$118.34 M	\$324 M	\$787.22 M
2023 Est. Miscellaneous Expenses	\$7 M	\$19.32 M	\$47.06 M
2023 Est. Personal Care	\$4.93 M	\$13.57 M	\$33.06 M
2023 Est. Transportation	\$66.37 M	\$182.39 M	\$444.14 M

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.