



# WILSONVILLE OLD TOWN SQUARE

30340 SW Boones Ferry Road | Wilsonville, OR 97070

LEASING OPPORTUNITY



1,100 SF AVAILABLE



142,903 VPD

## SPACE AVAILABLE

990 SF, 1,100 SF & 6,041 SF

Tenant Mix Includes:



## PROPERTY DETAILS

- 3 available shop spaces
- Conveniently located just off of Interstate 5 with easy access at signalized intersection
- High volume retail trade area with over 140,000 VPD on adjacent I-5 and over 29,000 VPD on Wilsonville Road
- Strong mix of quality local, regional and national retailers
- Close proximity to Costco, I-205 interchange and many automotive retailers

**\$150,662** HH INCOME IN 5-MILE RADIUS

**63,616** POPULATION IN 5-MILE RADIUS

**33,803** EMPLOYEES IN 5-MILE RADIUS

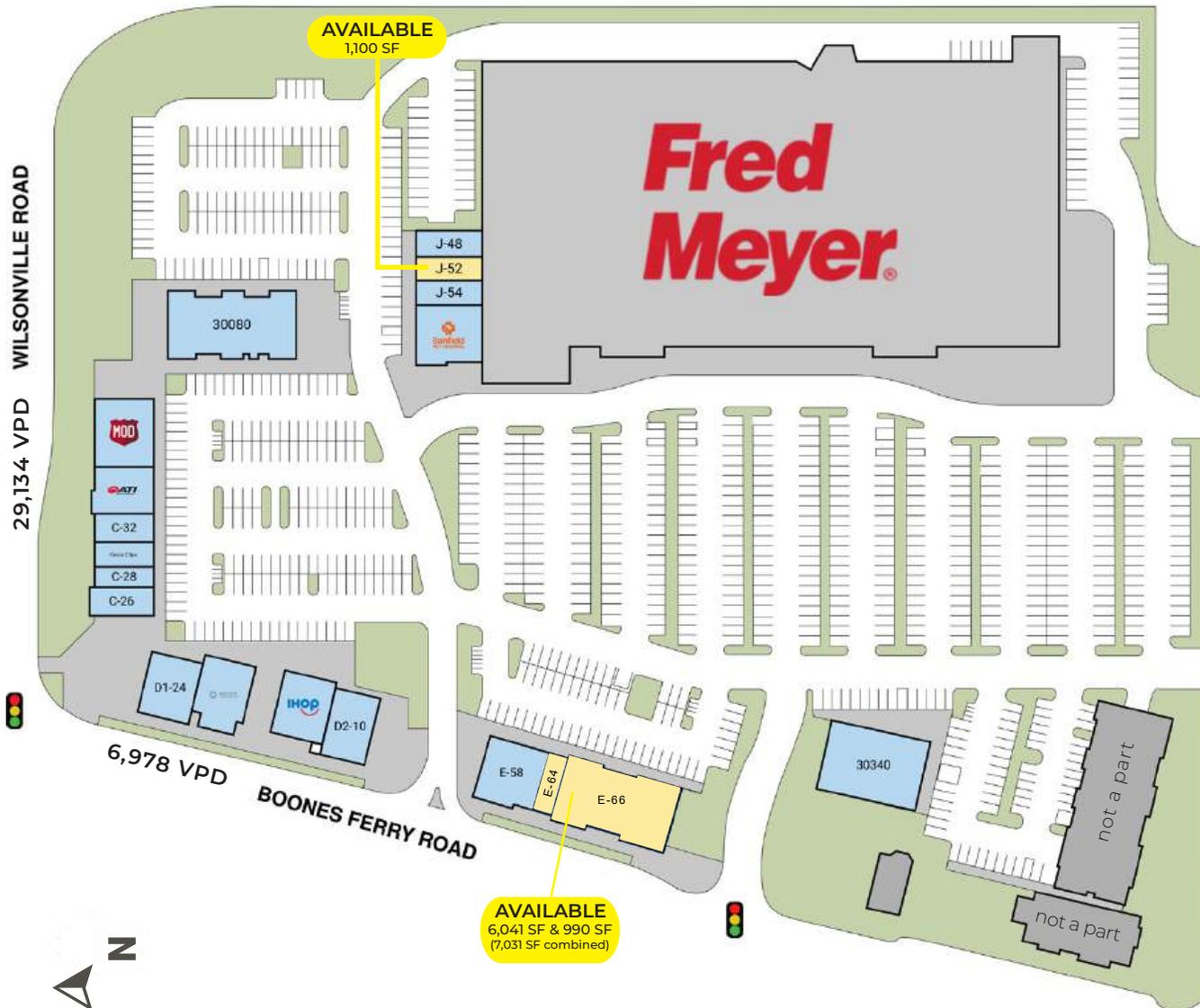
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## SITE LEASING PLAN

INTERSTATE HIGHWAY 5 142,903 VPD



Space	Tenant	SF
<b>E-64</b>	<b>AVAILABLE</b>	<b>990 SF</b>
<b>E-66</b>	<b>AVAILABLE</b>	<b>6,041 SF</b>
<b>J-52</b>	<b>AVAILABLE</b>	<b>1,100 SF</b>
30080	Oswego Grill	6,800
30340	McMenamins	5,162
J-56	Banfield Pet Hospital	3,500
C-42	Mod Pizza	3,310
E-58	First Tech Credit Union	3,239
D2-16	IHOP	2,783
D1-20	Pacific Dental Services	2,634
D2-10	Killer Burger	2,572
D1-24	Qdoba Mexican Eats	2,406
C-34	ATI Physical Therapy	2,344
C-26	Roxy's Island Grill	1,500
C-32	Soak Box	1,343
J-48	Dotty's Deli	1,302
C-28	Vivd Nails	1,014
C-30	Great Clips	940
J-54	House of Pipes	900

Contact for rates:

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Brock Switzer

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Annika Magnusen

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## PROPERTY PHOTOS



Contact for rates:

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# WILSONVILLE OLD TOWN SQUARE

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PROPERTY AERIAL VIEW



Contact for rates:

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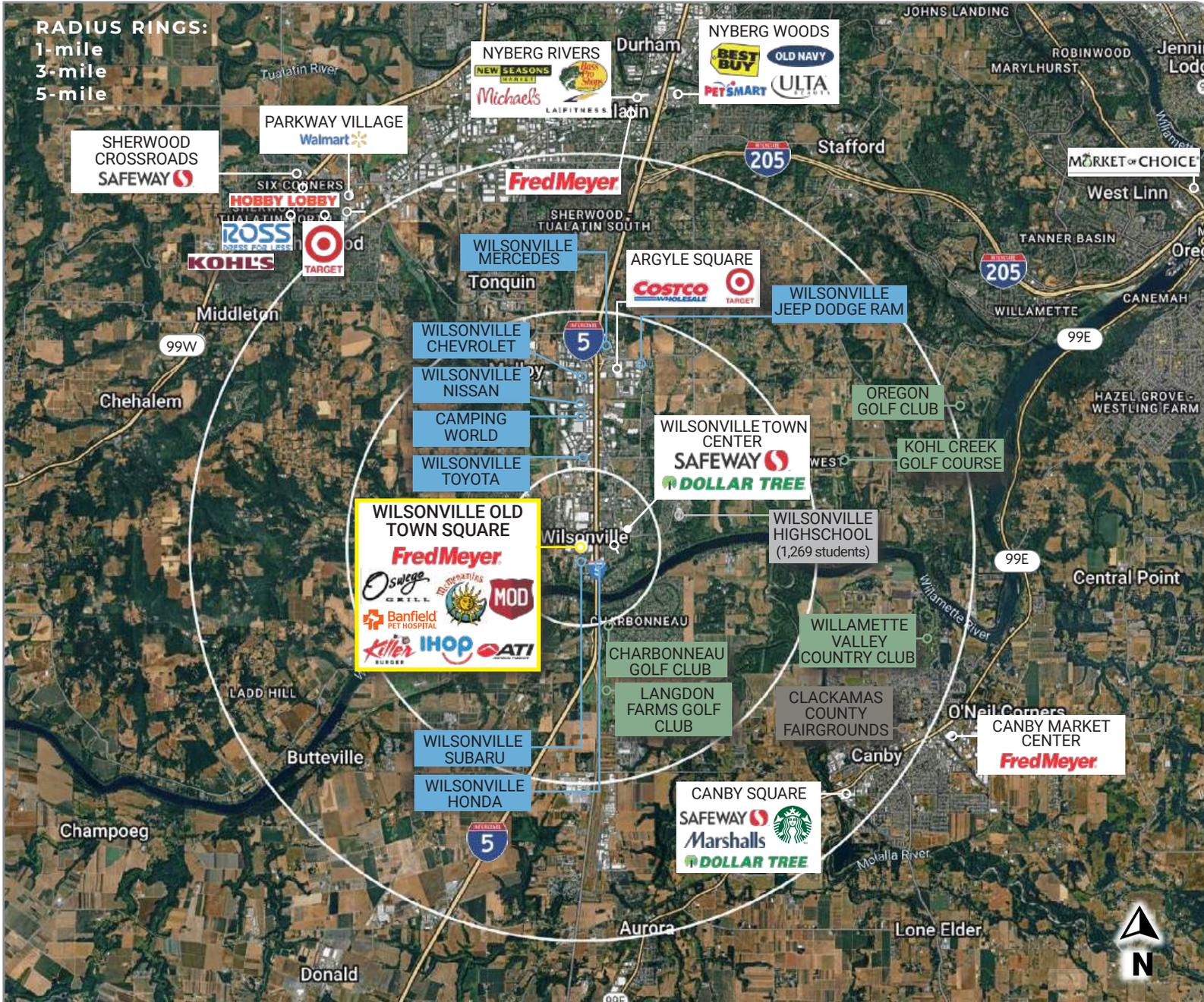
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# WILSONVILLE OLD TOWN SQUARE

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MARKET AERIAL VIEW



**RADIUS RINGS:**  
1-mile  
3-mile  
5-mile

## DEMOGRAPHIC SNAPSHOT



**POPULATION**  
1 mile: 9,277  
3 miles: 29,621  
5 miles: 63,616



**EMPLOYEES**  
1 mile: 6,585  
3 miles: 20,748  
5 miles: 33,803



**AVG HH INCOME**  
1 mile: \$132,387  
3 miles: \$137,539  
5 miles: \$150,662

Source: ©Sites USA, Dec. 2025

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