



# WILSONVILLE TOWN CENTER

8229-8275 SW Wilsonville Road | Wilsonville, OR 97070

JUNIOR ANCHOR LEASING OPPORTUNITY



-  **\$151,254** HH INCOME IN 5-MILE RADIUS
-  **67,973** POPULATION IN 5-MILE RADIUS
-  **35,560** EMPLOYEES IN 5-MILE RADIUS



JR ANCHOR SPACE AVAILABLE

**31,456 SF**

**& 1,412 SF**

Tenant Mix Includes:



SHERWIN WILLIAMS



## PROPERTY DETAILS

- **Prime junior anchor space** is located near grocery anchor Safeway
- Conveniently located **just off of Interstate 5** with easy access at signalized intersection
- **High volume retail trade area** with over 135,000 VPD on adjacent I-5 and over 25,000 VPD Wilsonville Road
- **Dominant shopping center** in the trade area
- Strong mix of quality **local, regional and national retailers**



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## SITE LEASING PLAN



Space	Tenant	SF
<b>9D AVAILABLE</b>		<b>1,412</b>
<b>8235 AVAILABLE</b>		<b>31,456</b>
8255	Safeway	46,000
7F	Dollar Tree	8,596
8231	Chase Bank	4,634
4D	Sherwin Williams	4,350
8A	Lee's Martial Arts Academy	4,310
8253	Wendy's	4,300
9G	Wong's Chinese Restaurant	4,200
10B/C	Revitalize Health	3,977
29778	Bank of America	3,451
7L	OrangeTheory Fitness	3,243
6G	Wilsonville Salon & Spa	3,100
2G 2H	Eye to Eye Clinic	2,724
10B2	Columbia Bank	2,660
2A 2C	Elka Bee's Coffee & Bakery	2,537
6A&B	Affordable Dentures	2,400
7A	Love Teriyaki Northwest	2,208
7H	Extremity Specialist	2,045
9A	Arts Academy The	2,014
2I	State of Oregon Tan	1,999
9C	Republic	1,992
8251	Taco Bell	1,989
8243	Kiss Car Wash	1,800
4B	Crumbl Cookies	1,800
4C	Nails Unlimited & Spa	1,662
2E	Papa Murphy's	1,630
6D	Reality Break Games	1,558
8C	Town Center Dental Care	1,544
10H	H&R Block	1,527
10G	Bellagios Pizza	1,487
9E	Peachy Berry	1,360
6C	Paradox	1,287
9B	Jamba Juice	1,240
2F	Town Centers Cleaners	1,238
8B	Subway	1,210
2D	Doozy's	1,200
4A	Wilsonville Diamond	870
10E	Wilsonville Barber	697

Contact for rates:

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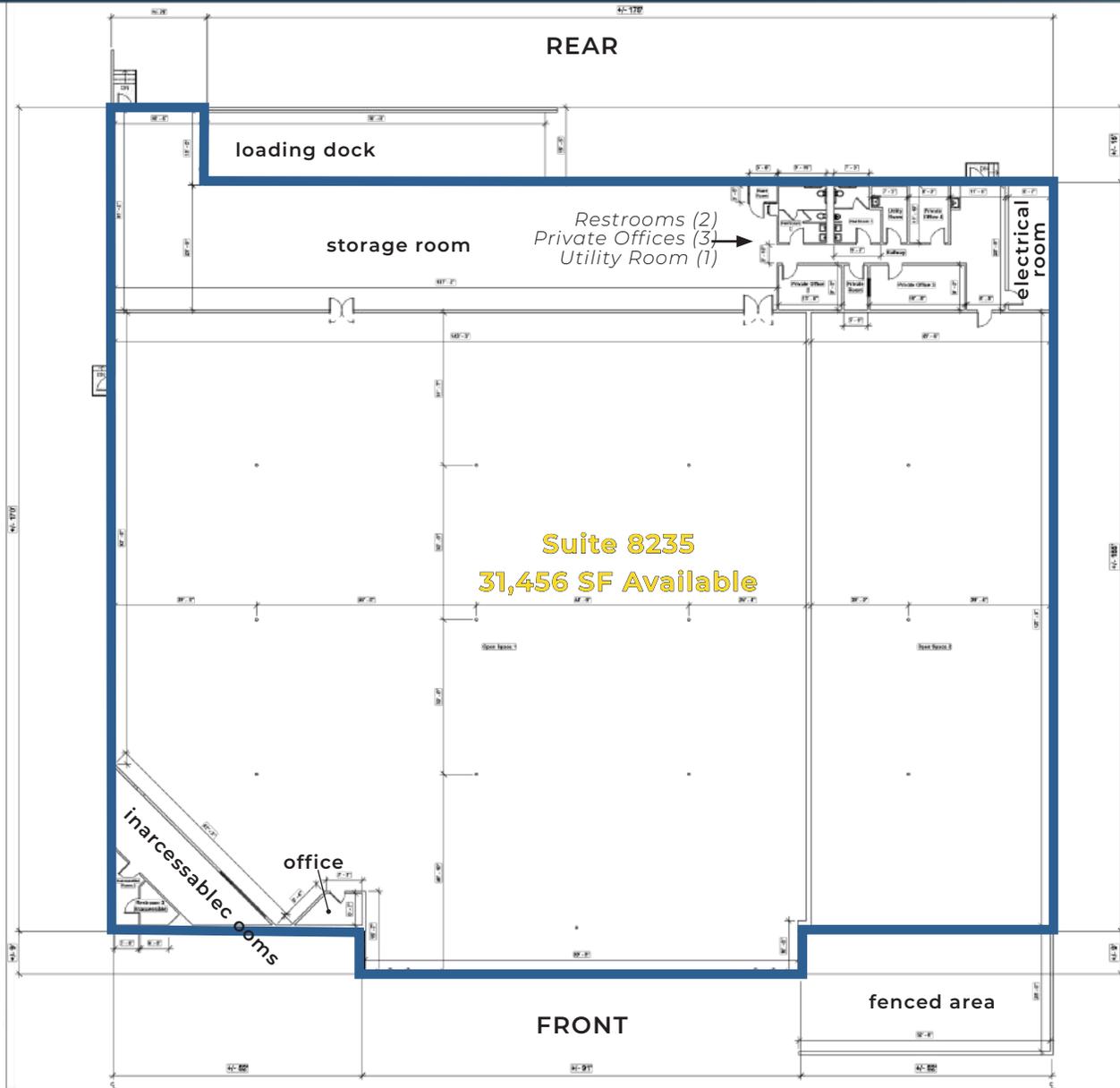
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## LEASE OUTLINE DRAWING



**Suite 8235**  
**31,456 SF Available**



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## PROPERTY PHOTOS



### Contact for rates:

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PROPERTY AERIAL VIEW



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## MARKET AERIAL VIEW



### DEMOGRAPHIC SNAPSHOT



**POPULATION**  
 1 mile: 11,322  
 3 miles: 29,830  
 5 miles: 67,973



**EMPLOYEES**  
 1 mile: 6,745  
 3 miles: 20,719  
 5 miles: 35,560



**AVG HH INCOME**  
 1 mile: \$123,463  
 3 miles: \$137,901  
 5 miles: \$151,254

Source: ©Sites USA, Dec. 2025

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