

RETAIL PAD SITE AVAILABLE

FOR LEASE, GROUND LEASE OR BTS

WOODBURN, OR



- RETAIL SPACE AVAILABLE FOR LEASE, GROUND LEASE OR BTS
- JUST SOUTH OF WOODBURN PREMIUM OUTLETS; ONE OF THE TOP TOURIST ATTRACTIONS IN OREGON WITH OVER 4.5 MILLION VISITORS A YEAR
- DIRECT VISIBILITY FROM I-5; OVER 91,000 CPD
- CALL FOR RATES

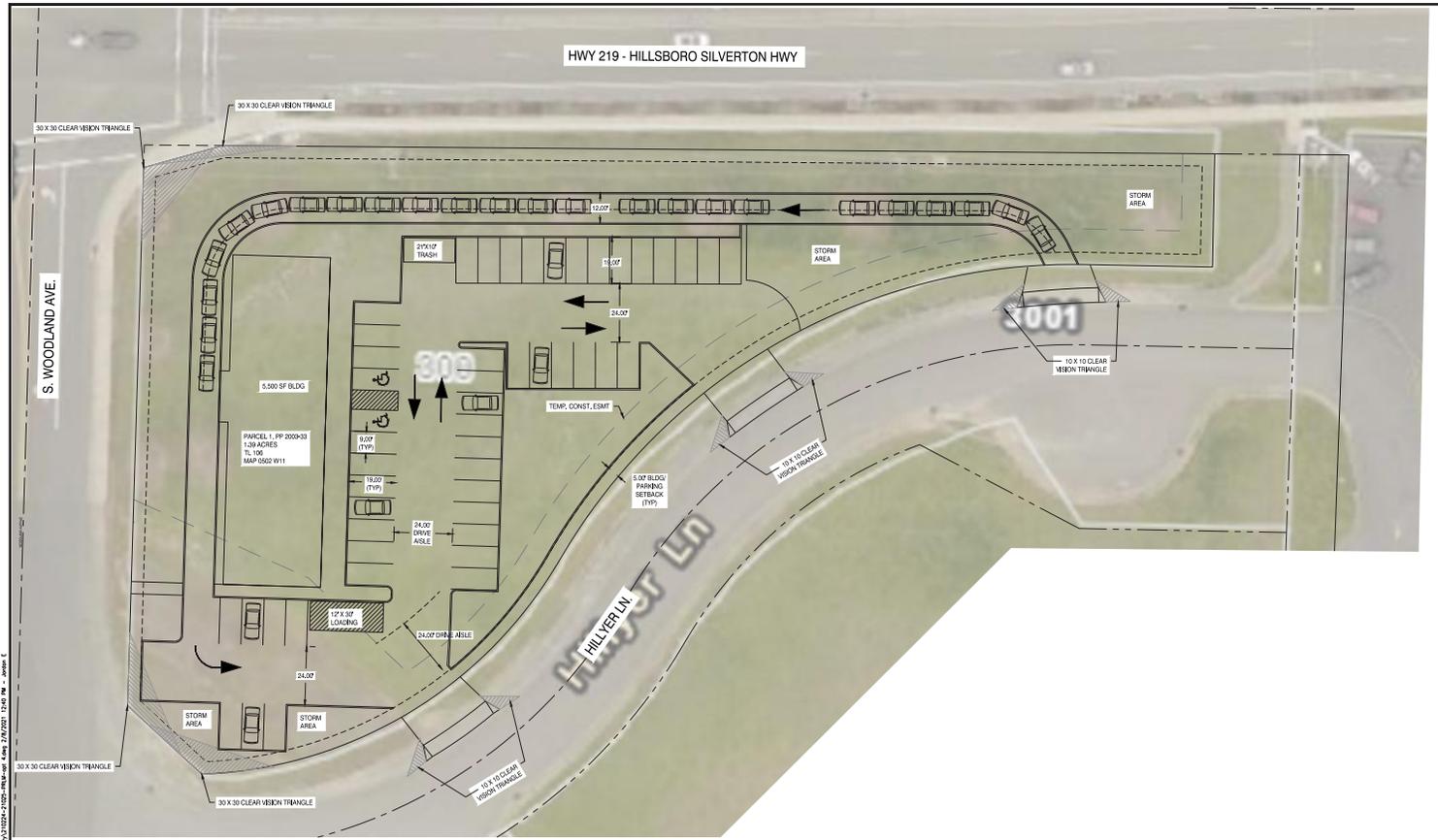
CONTACT:

BROCK SWITZER
503-245-1400 x518
BROCK@HSPACIFIC.COM

RACHEL GEHR
503-245-1400 x511
RACHEL@HSPACIFIC.COM

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS
HSMI
PACIFIC
retail solutions
0612 SW IDAHO ST. SUITE 2 PORTLAND, OR 97239

PROPOSED SITE PLAN



DEMOGRAPHICS:



- 1 MILE – 7,516
- 3 MILE – 30,560
- 5 MILE – 38,789
- 10 MILE – 61,650



- 1 MILE – 2,632
- 3 MILE – 9,567
- 5 MILE – 11,789
- 10 MILE – 22,662



- 1 MILE – \$57,123
- 3 MILE – \$68,424
- 5 MILE – \$72,725
- 10 MILE – \$83,527

BROCK SWITZER

503-245-1400 x518

BROCK@HSMPACIFIC.COM

RACHEL GEHR

503-245-1400 x511

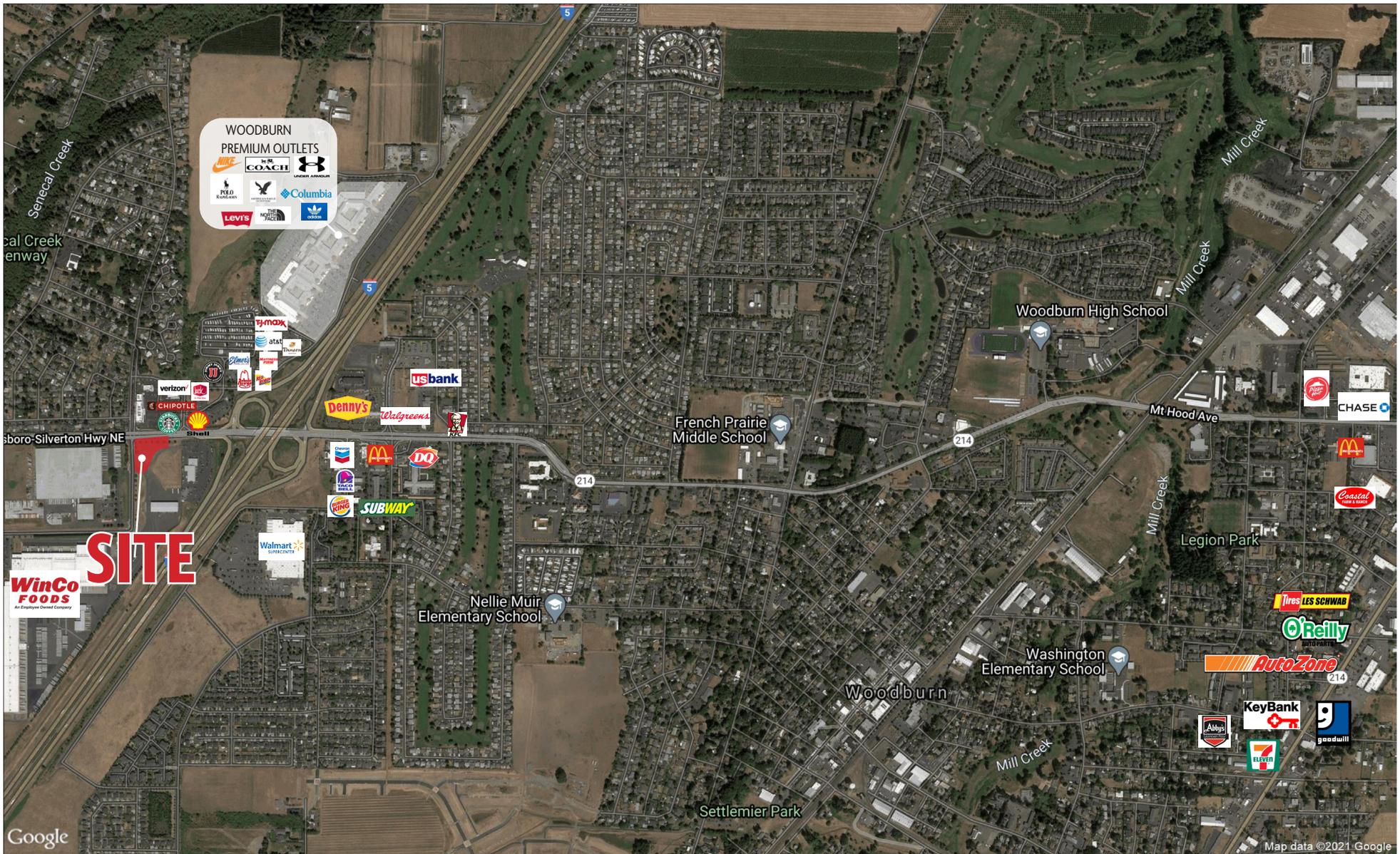
BROCK@HSMPACIFIC.COM

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



0612 SW IDAHO ST. SUITE 2 PORTLAND, OR 97239

WOODBURN, OR TRADE AREA AERIAL



BROCK SWITZER

503-245-1400 x518

BROCK@HSMPCIFIC.COM

RACHEL GEHR

503-245-1400 x511

BROCK@HSMPCIFIC.COM

A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS



0612 SW IDAHO ST. SUITE 2 PORTLAND, OR 97239

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.1506/-122.8854

RF1

300 Woodland Ave

Woodburn, OR 97071

	1 mi radius	3 mi radius	5 mi radius	10 mi radius	
POPULATION	2020 Estimated Population	7,516	30,560	38,789	61,650
	2025 Projected Population	7,872	31,857	40,380	64,176
	2010 Census Population	6,208	27,847	35,355	56,694
	2000 Census Population	4,723	23,452	30,169	51,083
	Projected Annual Growth 2020 to 2025	0.9%	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	3.0%	1.5%	1.4%	1.0%
HOUSEHOLDS	2020 Estimated Households	2,799	9,321	11,755	19,721
	2025 Projected Households	2,965	9,828	12,375	20,768
	2010 Census Households	2,401	8,598	10,832	18,292
	2000 Census Households	1,904	7,266	9,212	16,224
	Projected Annual Growth 2020 to 2025	1.2%	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	2.4%	1.4%	1.4%	1.1%
AGE	2020 Est. Population Under 10 Years	12.9%	14.7%	14.7%	13.5%
	2020 Est. Population 10 to 19 Years	12.1%	15.2%	15.4%	14.6%
	2020 Est. Population 20 to 29 Years	11.9%	13.9%	13.7%	12.5%
	2020 Est. Population 30 to 44 Years	16.8%	18.9%	19.2%	18.8%
	2020 Est. Population 45 to 59 Years	14.5%	15.1%	15.6%	16.7%
	2020 Est. Population 60 to 74 Years	18.7%	14.5%	14.2%	16.2%
	2020 Est. Population 75 Years or Over	13.2%	7.9%	7.2%	7.6%
	2020 Est. Median Age	41.6	35.7	35.2	37.5
MARITAL STATUS & GENDER	2020 Est. Male Population	47.7%	50.3%	50.6%	50.7%
	2020 Est. Female Population	52.3%	49.7%	49.4%	49.3%
	2020 Est. Never Married	27.7%	31.1%	31.1%	29.4%
	2020 Est. Now Married	45.8%	42.2%	43.1%	46.1%
	2020 Est. Separated or Divorced	19.6%	21.5%	20.7%	19.0%
	2020 Est. Widowed	6.8%	5.3%	5.0%	5.5%
INCOME	2020 Est. HH Income \$200,000 or More	0.8%	1.9%	2.5%	5.4%
	2020 Est. HH Income \$150,000 to \$199,999	3.0%	4.7%	5.1%	6.9%
	2020 Est. HH Income \$100,000 to \$149,999	12.5%	14.4%	15.5%	16.2%
	2020 Est. HH Income \$75,000 to \$99,999	14.1%	13.6%	14.4%	15.3%
	2020 Est. HH Income \$50,000 to \$74,999	22.8%	22.3%	22.2%	20.5%
	2020 Est. HH Income \$35,000 to \$49,999	18.9%	16.5%	15.3%	13.8%
	2020 Est. HH Income \$25,000 to \$34,999	10.7%	9.7%	9.1%	8.2%
	2020 Est. HH Income \$15,000 to \$24,999	10.1%	8.3%	7.9%	6.7%
	2020 Est. HH Income Under \$15,000	7.1%	8.5%	8.0%	7.1%
	2020 Est. Average Household Income	\$57,123	\$68,424	\$72,725	\$83,527
	2020 Est. Median Household Income	\$54,397	\$57,783	\$60,946	\$69,177
	2020 Est. Per Capita Income	\$21,414	\$21,025	\$22,234	\$26,915
	2020 Est. Total Businesses	227	997	1,314	2,621
2020 Est. Total Employees	2,632	9,567	11,781	22,662	

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

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.1506/-122.8854

RF1

300 Woodland Ave

Woodburn, OR 97071

	1 mi radius	3 mi radius	5 mi radius	10 mi radius
RACE				
2020 Est. White	67.3%	59.1%	61.2%	68.9%
2020 Est. Black	1.5%	1.3%	1.2%	1.0%
2020 Est. Asian or Pacific Islander	3.1%	1.9%	1.8%	1.6%
2020 Est. American Indian or Alaska Native	1.5%	2.6%	2.5%	2.0%
2020 Est. Other Races	26.6%	35.1%	33.3%	26.6%
HISPANIC				
2020 Est. Hispanic Population	3,426	18,003	21,360	26,461
2020 Est. Hispanic Population	45.6%	58.9%	55.1%	42.9%
2025 Proj. Hispanic Population	48.4%	61.5%	57.6%	45.0%
2010 Hispanic Population	41.5%	56.5%	52.4%	40.1%
EDUCATION (Adults 25 or Older)				
2020 Est. Adult Population (25 Years or Over)	5,194	19,338	24,492	40,531
2020 Est. Elementary (Grade Level 0 to 8)	10.8%	16.1%	14.7%	11.7%
2020 Est. Some High School (Grade Level 9 to 11)	8.8%	9.5%	9.0%	8.0%
2020 Est. High School Graduate	28.1%	30.2%	30.1%	29.0%
2020 Est. Some College	28.6%	22.7%	22.9%	23.3%
2020 Est. Associate Degree Only	6.4%	6.3%	6.9%	7.5%
2020 Est. Bachelor Degree Only	13.5%	10.5%	11.3%	14.2%
2020 Est. Graduate Degree	3.8%	4.8%	5.0%	6.2%
HOUSING				
2020 Est. Total Housing Units	2,928	9,733	12,251	20,605
2020 Est. Owner-Occupied	60.9%	61.8%	64.0%	66.1%
2020 Est. Renter-Occupied	34.6%	34.0%	32.0%	29.6%
2020 Est. Vacant Housing	4.4%	4.2%	4.1%	4.3%
HOMES BUILT BY YEAR				
2020 Homes Built 2010 or later	11.5%	6.6%	5.9%	5.3%
2020 Homes Built 2000 to 2009	10.8%	14.0%	14.3%	13.6%
2020 Homes Built 1990 to 1999	21.0%	17.5%	17.4%	16.9%
2020 Homes Built 1980 to 1989	3.4%	6.9%	7.5%	8.4%
2020 Homes Built 1970 to 1979	26.0%	21.2%	22.1%	22.0%
2020 Homes Built 1960 to 1969	15.9%	15.3%	13.5%	10.9%
2020 Homes Built 1950 to 1959	2.1%	5.1%	5.3%	5.7%
2020 Homes Built Before 1949	4.9%	9.2%	10.0%	12.9%
HOME VALUES				
2020 Home Value \$1,000,000 or More	0.3%	0.4%	0.5%	2.1%
2020 Home Value \$500,000 to \$999,999	4.7%	8.4%	9.6%	17.8%
2020 Home Value \$400,000 to \$499,999	12.0%	10.6%	10.5%	10.9%
2020 Home Value \$300,000 to \$399,999	20.3%	18.7%	19.0%	18.6%
2020 Home Value \$200,000 to \$299,999	28.4%	34.7%	34.4%	28.0%
2020 Home Value \$150,000 to \$199,999	11.3%	10.4%	9.7%	7.4%
2020 Home Value \$100,000 to \$149,999	9.5%	7.7%	6.8%	4.8%
2020 Home Value \$50,000 to \$99,999	4.4%	3.2%	3.2%	3.9%
2020 Home Value \$25,000 to \$49,999	4.7%	2.3%	2.4%	2.2%
2020 Home Value Under \$25,000	4.4%	3.7%	3.8%	4.2%
2020 Median Home Value	\$231,252	\$254,258	\$262,621	\$311,327
2020 Median Rent	\$996	\$910	\$907	\$892

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

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.1506/-122.8854

RF1

300 Woodland Ave

Woodburn, OR 97071

	1 mi radius	3 mi radius	5 mi radius	10 mi radius	
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	5,974	23,255	29,479	47,834
	2020 Est. Civilian Employed	48.0%	56.0%	56.7%	56.3%
	2020 Est. Civilian Unemployed	4.1%	4.1%	4.1%	4.1%
	2020 Est. in Armed Forces	-	-	-	-
	2020 Est. not in Labor Force	48.0%	39.9%	39.2%	39.6%
	2020 Labor Force Males	47.2%	50.2%	50.6%	50.7%
	2020 Labor Force Females	52.8%	49.8%	49.4%	49.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	2,865	13,023	16,716	26,923
	2020 Mgmt, Business, & Financial Operations	10.5%	9.8%	10.4%	12.3%
	2020 Professional, Related	13.3%	11.2%	12.2%	13.3%
	2020 Service	21.4%	18.1%	18.1%	17.5%
	2020 Sales, Office	18.4%	19.7%	19.7%	20.1%
	2020 Farming, Fishing, Forestry	4.0%	6.7%	6.2%	6.9%
	2020 Construction, Extraction, Maintenance	15.0%	13.3%	13.4%	12.1%
	2020 Production, Transport, Material Moving	17.5%	21.2%	20.0%	17.8%
	2020 White Collar Workers	42.2%	40.7%	42.4%	45.7%
	2020 Blue Collar Workers	57.8%	59.3%	57.6%	54.3%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	79.4%	74.1%	75.8%	76.7%
	2020 Drive to Work in Carpool	12.0%	14.1%	12.8%	10.6%
	2020 Travel to Work by Public Transportation	0.6%	1.2%	1.1%	1.0%
	2020 Drive to Work on Motorcycle	-	-	-	-
	2020 Walk or Bicycle to Work	1.2%	2.1%	2.1%	2.8%
	2020 Other Means	0.4%	4.3%	3.9%	3.6%
	2020 Work at Home	6.4%	4.1%	4.2%	5.3%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	20.3%	23.9%	24.4%	25.7%
	2020 Travel to Work in 15 to 29 Minutes	31.2%	37.5%	36.6%	35.4%
	2020 Travel to Work in 30 to 59 Minutes	28.3%	26.9%	28.4%	28.6%
	2020 Travel to Work in 60 Minutes or More	8.6%	9.0%	9.2%	9.1%
	2020 Average Travel Time to Work	26.4	24.4	24.4	23.7
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$133.63 M	\$503.52 M	\$662.97 M	\$1.22 B
	2020 Est. Apparel	\$4.6 M	\$17.63 M	\$23.27 M	\$43.07 M
	2020 Est. Contributions, Gifts	\$7.19 M	\$27.16 M	\$35.98 M	\$68.53 M
	2020 Est. Education, Reading	\$3.73 M	\$14.74 M	\$19.63 M	\$37.89 M
	2020 Est. Entertainment	\$7.37 M	\$28.04 M	\$37.07 M	\$69.06 M
	2020 Est. Food, Beverages, Tobacco	\$20.87 M	\$78.53 M	\$103.2 M	\$188.47 M
	2020 Est. Furnishings, Equipment	\$4.59 M	\$17.45 M	\$23.05 M	\$42.89 M
	2020 Est. Health Care, Insurance	\$12.67 M	\$46.85 M	\$61.5 M	\$112.74 M
	2020 Est. Household Operations, Shelter, Utilities	\$43.8 M	\$164.14 M	\$215.62 M	\$395.66 M
	2020 Est. Miscellaneous Expenses	\$2.52 M	\$9.44 M	\$12.42 M	\$23 M
	2020 Est. Personal Care	\$1.79 M	\$6.74 M	\$8.88 M	\$16.38 M
	2020 Est. Transportation	\$24.5 M	\$92.79 M	\$122.35 M	\$224.62 M

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