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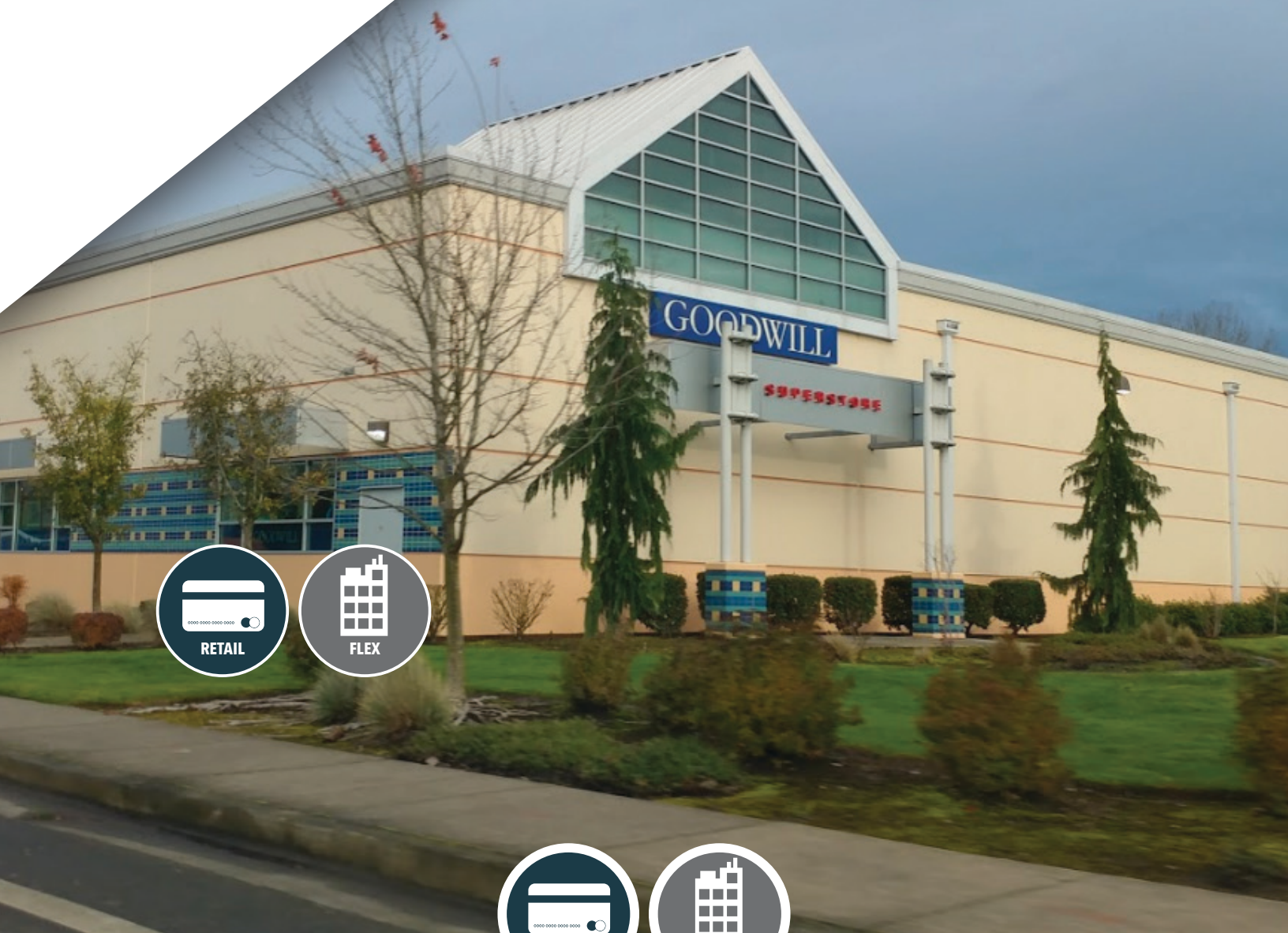
URBAN
WORKS

BUILD-TO-SUIT

10,000 SF STOREFRONT

RETAIL / OFFICE

POTENTIAL FOR FREESTANDING
BUILDING WITH DRIVE-THRU



GOODWILL WOODBURN

BUILD-TO-SUIT AVAILABLE NOW

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GOODWILL WOODBURN

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LOCATION | 948 NORTH PACIFIC HWY
AVAILABLE | APPROXIMATELY 10,000 SF STOREFRONT RETAIL, BUILD-TO-SUIT
TIMING | AVAILABLE NOW
PARKING | 50 OFF-STREET PARKING STALLS
TENANTS | KEY BANK, BI-MART, SAFEWAY

AREA | Woodburn is located in the Willamette Valley along Interstate 5 with close proximity to two major metropolitan areas just south of Portland and north of Salem. Woodburn is known for having a blend of Anglo, Hispanic, and Russian cultures. Additionally, Woodburn is a center of agriculture, and with its location / strong work force has given many businesses the ability to thrive in Woodburn.

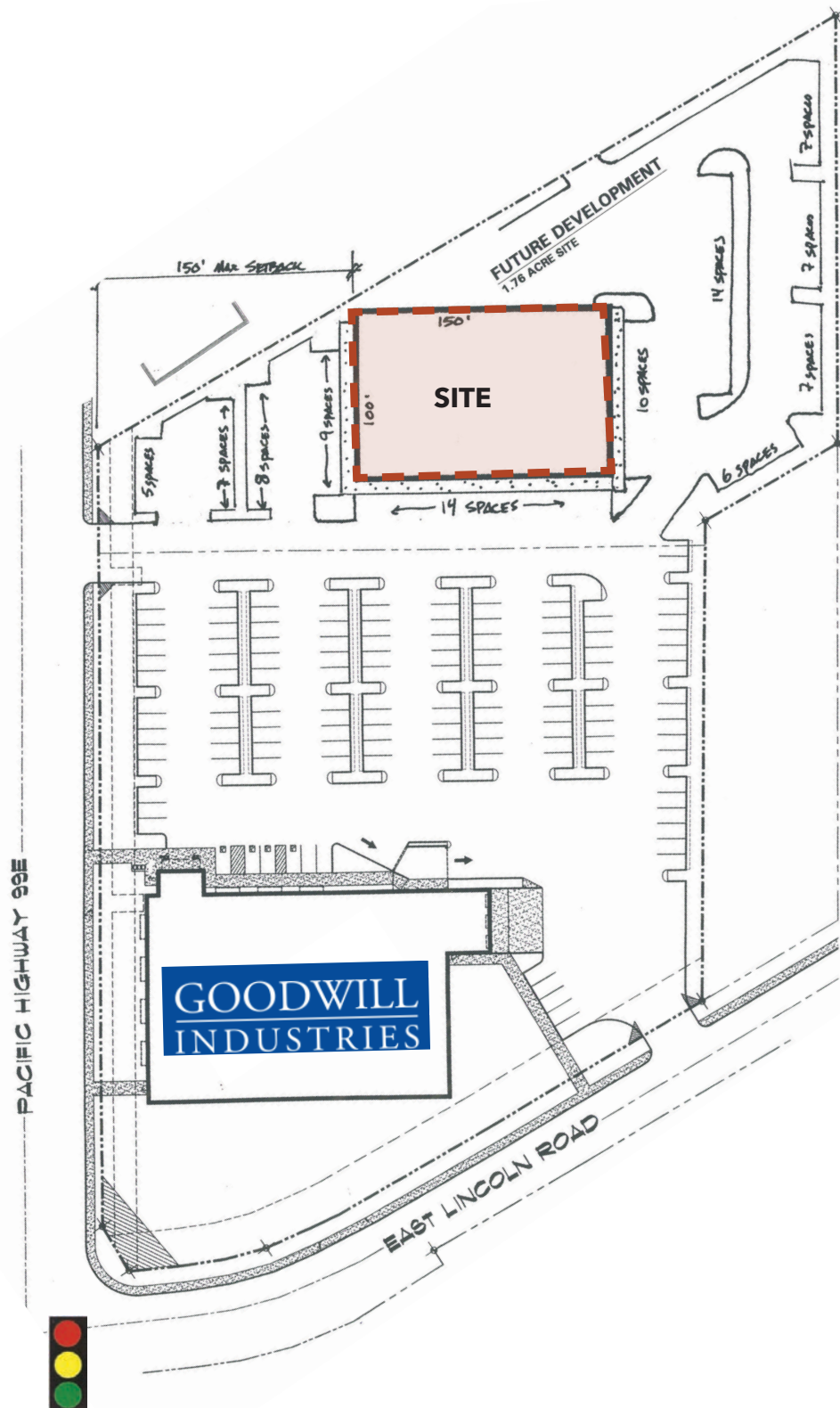
AVAILABLE SPACE | 10,000 SF build-to-suit, or potential for freestanding building with drive-thru. The site has great visibility and exposure to North Pacific Highway. Parking is available as seen on potential site plan. This site shares co-tenancy with Goodwill Industries. For daily commuters, estimated at 21,000 cars per day on Highway 99, this opportunity is conveniently located and accessible.

WOODBURN RETAIL CLIMATE | Nearby Woodburn Company Stores (a factory outlet mall) boasts 100% occupancy with a total of 388,378 SF of retail space. Anchor tenants include: adidas, Ann Taylor, Banana Republic, Brooks Brothers, Calvin Klein, Coach, Columbia Sportswear, Eddie Bauer, Fossil, Gap, Guess, Levi's & Dockers, J. Crew, Nike, Polo Ralph Lauren, The North Face, and Tommy Hilfiger to name a few. The subject site is consistently named the #1 tourist shopping destination in Oregon, thanks to its proximity to Portland and Oregon's lack of sales tax.



PROPOSED SITE

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AREA MAP & DEMOS

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	1 MILE	3 MILES	5 MILES
POPULATION	10,408	29,808	39,442
TOTAL EMPLOYEES	4,080	11,404	14,284
TOTAL BUSINESSES	385	993	1,289
MEDIAN HH INCOME	\$38,801	\$43,171	\$45,624
MEDIAN AGE	26.6	34.5	34.2
EDU - SOME COLLEGE	27.3%	41.3%	43.1%

