



CHARBONNEAU VILLAGE SHOPPING CENTER

31840 SW Charbonneau Dr, Wilsonville, OR 97070
Retail Suites For Lease | 584 - 1,344 SF | \$22.00 psf + NNN



CHARBONNEAU VILLAGE SHOPPING CENTER PROPERTY OVERVIEW

Charbonneau Village serves as the primary center for commerce in Charbonneau, a planned community of more than 3,500 residents located on the south side of the Willamette River in the city of Wilsonville. The shopping center is centrally positioned within Charbonneau and is adjacent to area amenities that include the Charbonneau Golf Club and Charbonneau tennis club. Plentiful parking and access from SW French Prairie Road make Charbonneau Village a convenient local destination for shopping, dining, and other services for Charbonneau area residents.



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PROPERTY HIGHLIGHTS

- Stylish exterior renovation completed 2025
- Abundant Parking
- Charbonneau Village is the sole shopping center in Charbonneau, limiting competition from other retailers
- Diverse tenant mix, with co-tenants that include Luxe Sucre Desserts, Hasson Company Realtors, Lumière French Inspired Cuisine, Touch of Jade Massage, and Charbonneau Salon & Spa

Suite A1 Storefront



Suite H Storefront



Availabilities Summary					
Suite	Size	Use	Rate	Condition	Availability
Suite A1 In-line Retail Suite	1,334	Retail/Service	\$22 psf + NNN	2nd Gen.	Now
Suite H End-cap Retail Suite	584	Retail w/ Food Prep Kitchen	\$22 psf + NNN	2nd Gen.	Mar-26



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**FOR
LEASE**

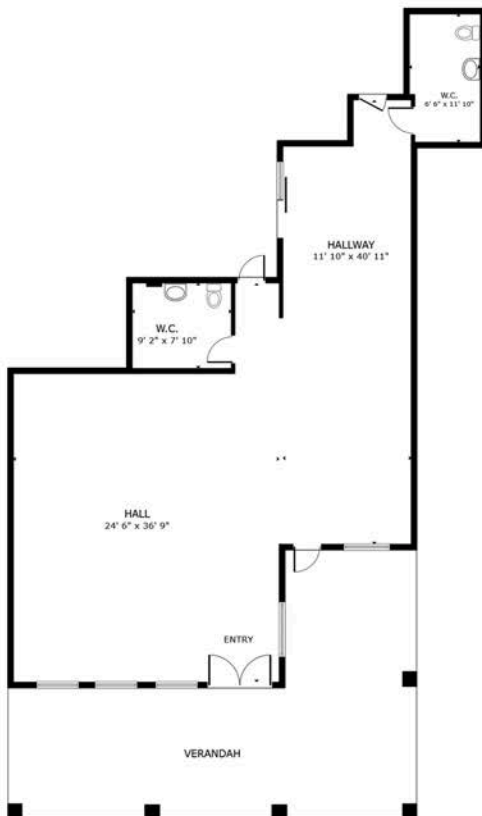
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SUITE A1 HIGHLIGHTS

- Size: 1,334 square feet
- Availability: Immediate
- Lease Rate: \$22 psf + NNN
- Condition: 2nd Generation
- Use Type: Retail/Service
- Vaulted ceilings with attractive exposed wood beams
- Multiple storefront walls with direct exposure to the center parking lot provide excellent visibility and day- lighting
- Two private restrooms - One restroom serving the front of suite and the other at the rear.
- Ideal for general retail, office, clinical or other service use



*Click here for virtual tour: <https://my.matterport.com/show/?m=fMLin1HJWcZ&brand=0>



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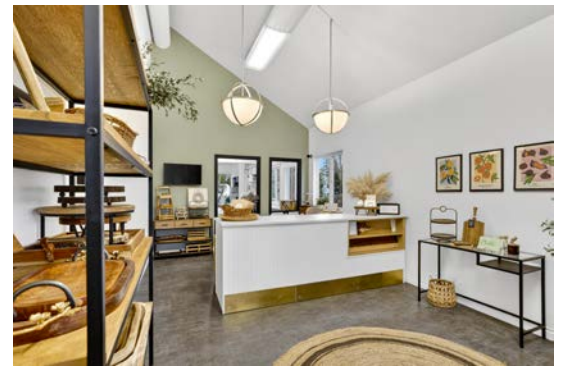
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SUITE H HIGHLIGHTS

- Size: 584 square feet
- Availability: March 2026
- Lease Rate: \$22 psf + NNN
- Condition: 2nd Generation
- Use Type: Retail Space with Rear Prep Kitchen and Grease Interceptor*
- End Cap with Potential Drive-thru opportunity
- One private restroom
- Ideal for general retail or other service use

** Baking Kitchen; does not include vent hood*



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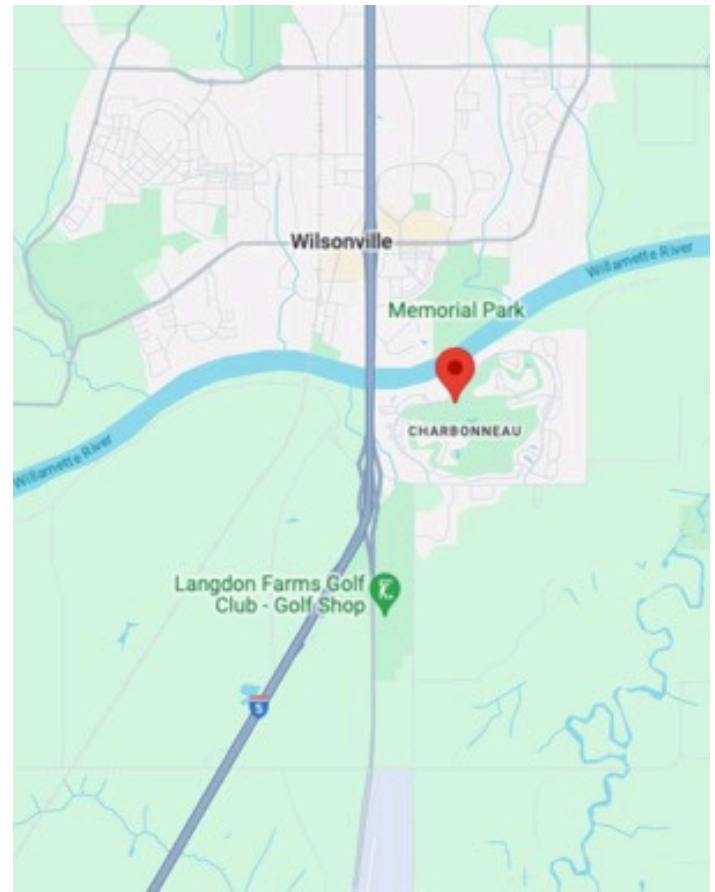
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AREA DEMOGRAPHICS			
Population	1 mi area	3 mi area	5 mi area
2022 Estimated Population	5,424	25,414	58,869
2027 Projected Population	5,568	27,894	62,637
2010 Census Population	5,016	19,933	50,672
Projected Annual Growth Rate 2022 to 2027	0.5%	1.9%	1.2%
Historical Annual Growth Rate 2010 to 2022	0.7%	2.0%	1.3%
Age			
Median Age	57	38	40
Households			
2022 Estimated Households	2,792	10,902	22,558
2022 Est. Avg. HH Income	\$119,789	\$118,973	\$119,610
2022 Est. Median HH Income	\$80,585	\$81,399	\$84,164
2022 Est. Per Capita HH Income	\$61,731	\$51,096	\$46,347
% Owner Occupied Homes	60.5%	54.6%	64.8%
% Renter Occupied Homes	39.5%	45.5%	35.2%
Employment			
2022 Est. Total Employees	3,361	16,625	37,512

Solid household incomes and a median age above the metro area average make Charbonneau Village an ideal location for businesses primarily serving seniors directly within their local community.



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