



FOR LEASE



## COMMERCE CIRCLE BUSINESS CENTER

### Mix of Office & Warehouse Available

2,500 SF | \$1.08 psf + NNN

9755 SW Commerce Circle, Wilsonville, OR 97070

- Grade Loading
- Mezzanine
- Professional Business Park
- Great I-5 Access

### DANIEL SAYLES

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### MARK CHILDS, SIOR

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	9755 SW Commerce Circle, Wilsonville, OR 97070
Available Space	2,500 SF
N° of Suites Available	1 Suite
Lease Rate	\$1.08 psf + NNN
Use Type	Industrial
Grade Door	One (1)
Availability	Now

Location Features

- Easy access to Interstate 5 & 205
- Easy access to SW Boones Ferry Rd
- Five (5) minute drive to Arglye Square Shopping Center via SW Elligsen Rd

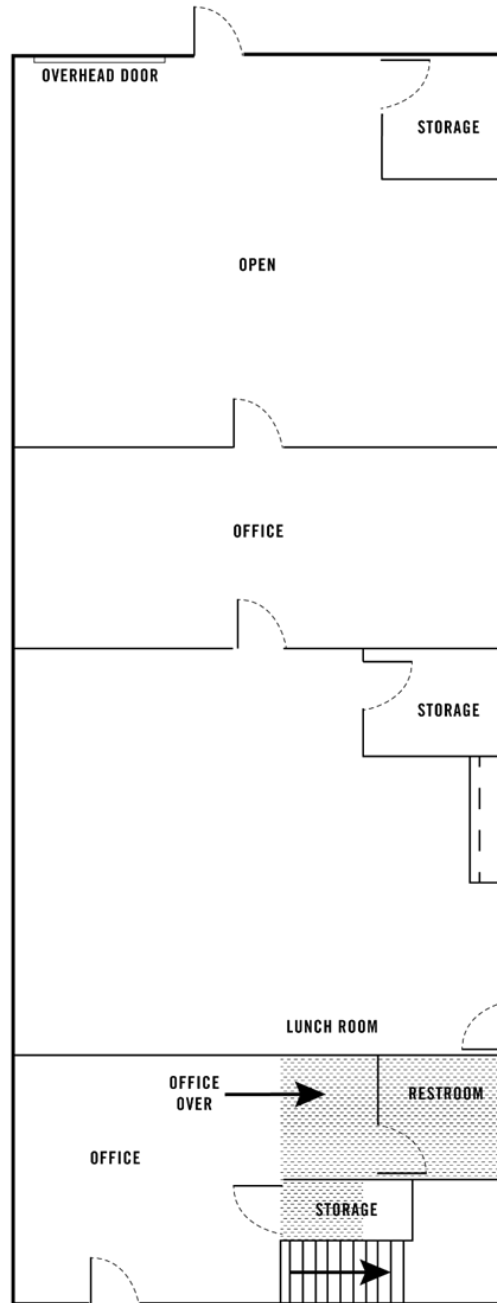
Nearby Highlights

- The Human Bean
- Carl's Jr
- BooneTown Tap & Grill
- Holiday Inn
- Pearl Bakery
- Best Western
- Panda Express
- Target
- Costco
- Starbucks
- CrossFit Wilsonville
- Office Depot
- PetSmart
- Panda Express
- Schmizza Pub & Grill
- Cafe Yumm!
- Koi Fusion
- Chevron

# SUITE B-3



## FLOOR PLAN





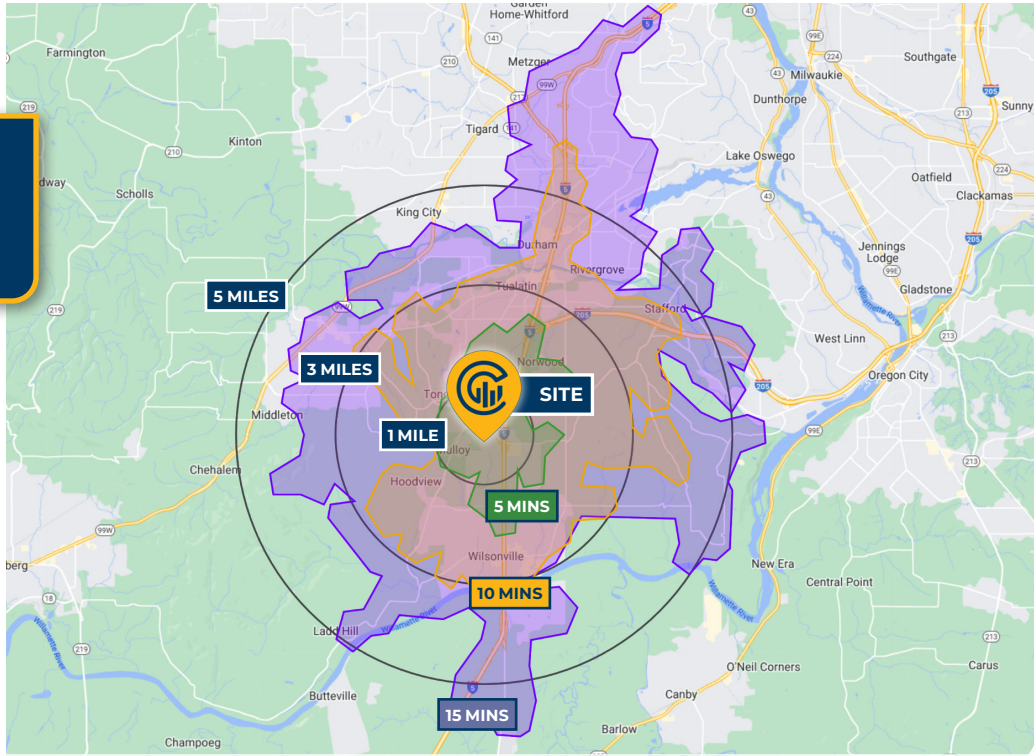
# LOCAL AERIAL MAP



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# DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	1,920	43,015	107,188
2029 Projected Population	1,896	42,385	106,174
2020 Census Population	1,955	43,771	107,580
2010 Census Population	2,001	36,002	92,715
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	-0.2%	2.2%	1.6%
Households & Income			
2024 Estimated Households	389	16,339	43,364
2024 Est. Average HH Income	\$168,885	\$149,322	\$144,616
2024 Est. Median HH Income	\$114,098	\$111,070	\$109,482
2024 Est. Per Capita Income	\$34,246	\$56,819	\$58,589
Businesses			
2024 Est. Total Businesses	571	2,644	6,859
2024 Est. Total Employees	8,512	28,662	61,794

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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**COMMERCE CIRCLE BUSINESS PARK**