

Woodburn Medical Building

1002 N Boones Ferry Rd, Woodburn, OR 97071
Offering Memorandum

OFFERING SUMMARY

Call for Pricing Information

TOTAL SF

5,620 SF

Blake St. Onge
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Sean Brennecke
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THE OFFERING



Property Overview

ADDRESS
1002 N Boones Ferry Rd
Woodburn, OR 97071

BUILDING TYPE
Medical Office

SALE PRICE
Call for Pricing Information

BUILDING SQUARE FEET
±5,620 SF

LAND SIZE
1.35 AC (58,000 SF)

YEAR BUILT
1966

PARKING
7.1/1,000 (40 Parking Spaces)

ZONING
CO (Commercial Office)

COUNTY
Marion County



Woodburn Medical Building

1002 N Boones Ferry Rd, Woodburn, OR

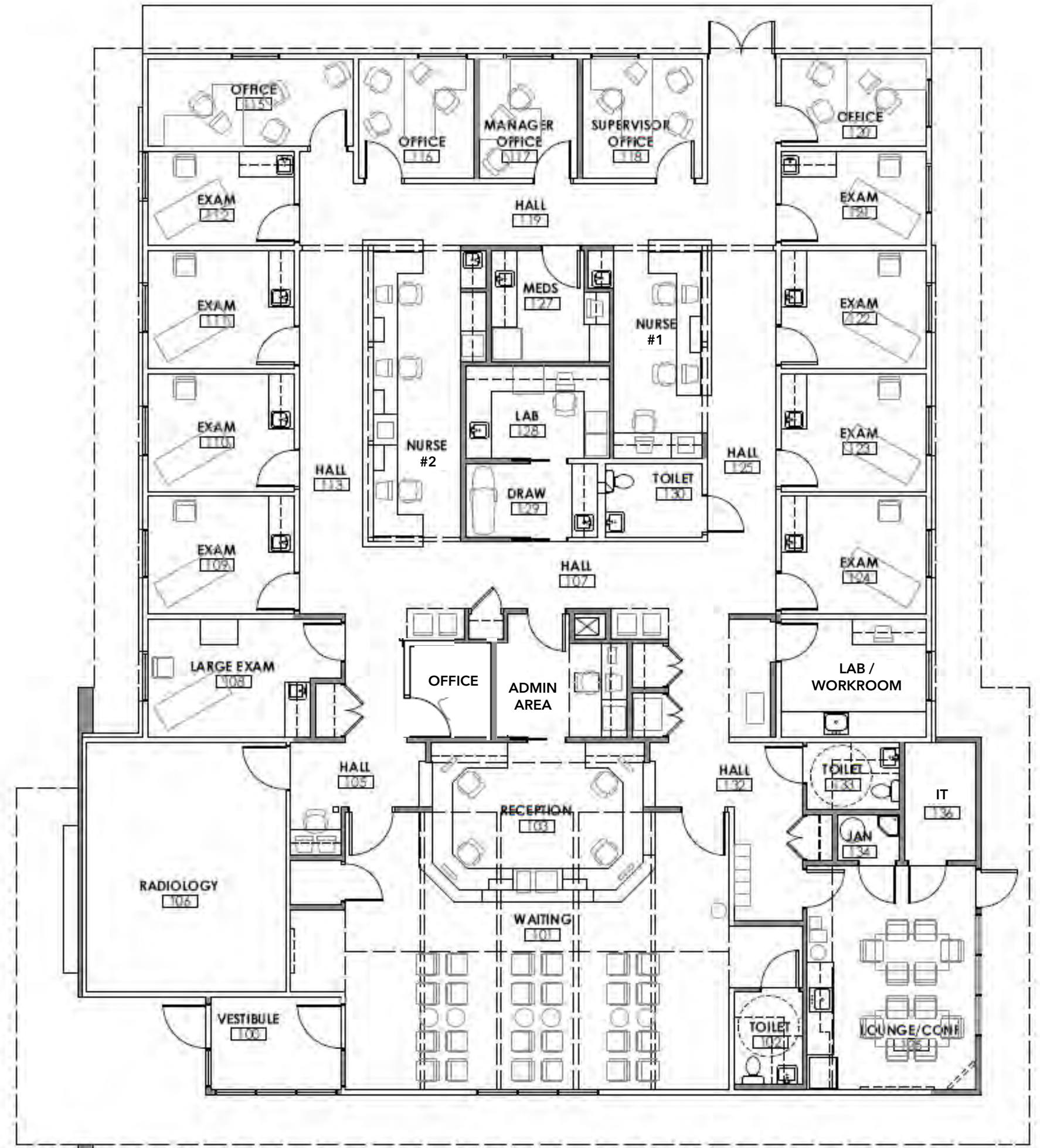
OFFERING HIGHLIGHTS

- **OWNER-USER** opportunity for healthcare provider
- **FULLY BUILT-OUT** medical office space (Primary Care clinic)
- **SETS 500 feet from the** corner of Hwy 214 and N. Boones Ferry (15,000 Daily Traffic Count)
- **LOCATED** 1.1 miles from I-5 and 1.5 miles from Hwy 99
- **THE TIGHT SUBMARKET** makes this building the only medical office space available in Woodburn
- **SKILLED AVAILABLE** workforce supported by local colleges’ development and training
- **SIGNIFICANT** population growth projected between 2024 and 2029 of approximately 6%

BUILDING FLOORPLAN

Floor Plan Highlights

- 9 Exam Rooms with Sinks
- 6 Private Offices
- 3 Restrooms
- Radiology Room
- 2 Nurse Stations
- 2 Labs & 1 Draw Station
- Meds Room
- Large Reception & Waiting Room
- Lounge & Conference Room
- Janitorial Closet
- Ventilated IT Room
- Records Room



**BUILDING
PHOTOS**



RECEPTION & WAITING AREA



RADIOLOGY



BACK OF BUILDING



EXAM ROOM



NURSE STATION #2



PATIO OUTSIDE BREAK ROOM WITH VIEW OF BACK FIELD



LARGE OFFICE

LOCATION OVERVIEW

LOCATION OVERVIEW

Woodburn

Woodburn

Population: 28,845

Population Growth: 0.8%

Average Household Income: \$73,416

Average Monthly Rent: \$2,041

Average Home Price: \$430,129

Employees: 40.41%

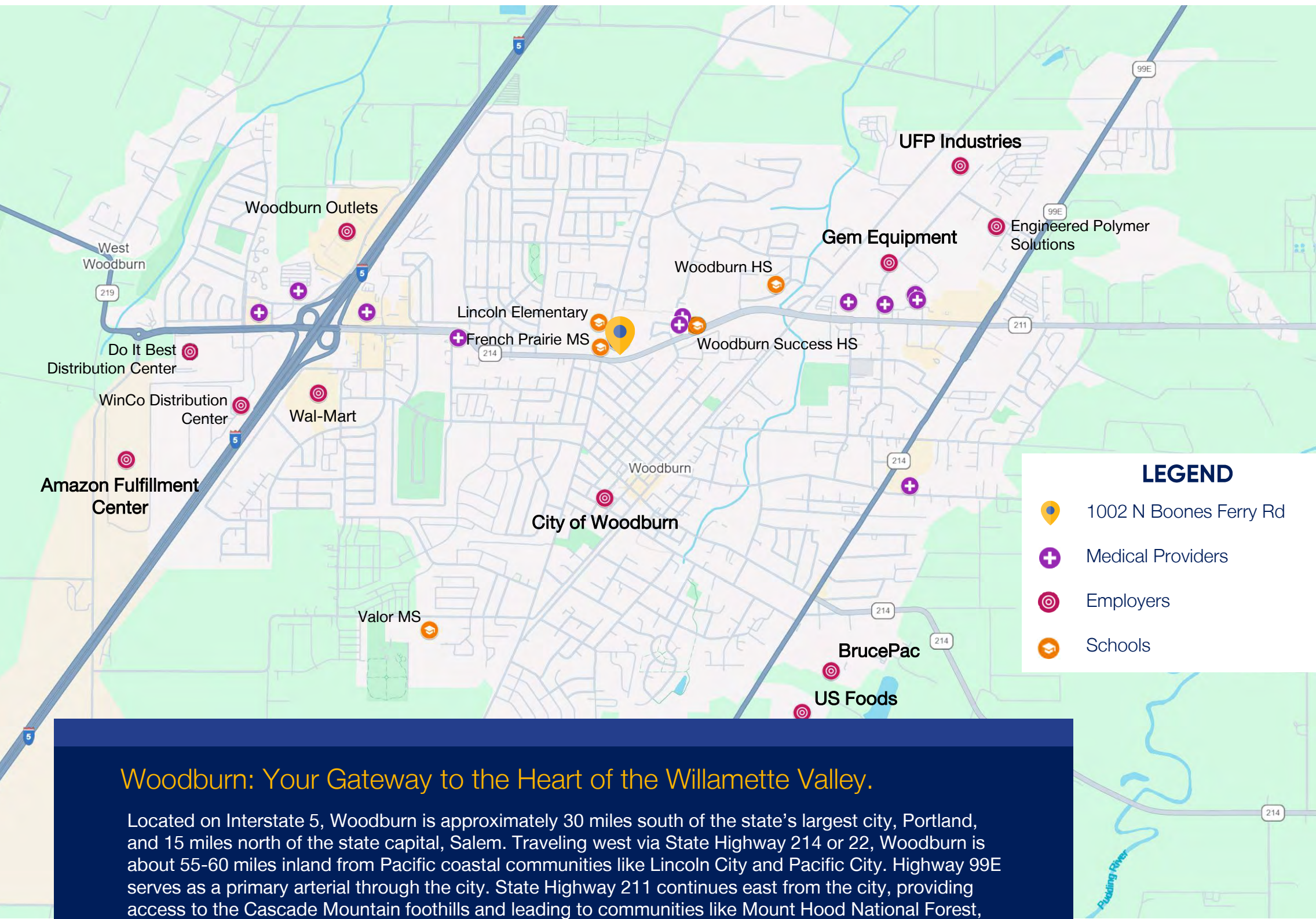
Discover Woodburn: The Heart of the Willamette Valley's Agricultural and Cultural Hub

Woodburn is situated in the northern Willamette Valley in Marion County. For decades, Woodburn has been a cornerstone of Oregon's agricultural industry, known for its extensive nurseries, farms, and food processing. However, Woodburn now has a variety of industry-leading sectors represented, including advanced manufacturing, distribution, warehousing, wood products manufacturing, and apparel. The city has also become a retail destination, attracting shoppers from across the region to the Woodburn Premium Outlets.

Significantly, Woodburn is recognized as an important cultural and commercial center for the state's Hispanic community.

Woodburn encompasses roughly five and a half square miles, making it the second-largest city in the county, behind Salem.

LOCATION OVERVIEW



Woodburn: Your Gateway to the Heart of the Willamette Valley.

Located on Interstate 5, Woodburn is approximately 30 miles south of the state’s largest city, Portland, and 15 miles north of the state capital, Salem. Traveling west via State Highway 214 or 22, Woodburn is about 55-60 miles inland from Pacific coastal communities like Lincoln City and Pacific City. Highway 99E serves as a primary arterial through the city. State Highway 211 continues east from the city, providing access to the Cascade Mountain foothills and leading to communities like Mount Hood National Forest, about 60 miles away. Highways 211

DRIVE TIMES

1.1
Miles



0H 5M
Interstate 5

30
Miles



0H 41M
Portland

14
Miles



0H 19M
Wilsonville

19
Miles



0H 28M
Salem

82
Miles



1H 19M
Eugene

MAJOR INDUSTRIES IN WOODBURN

Where Heritage Blooms and Business Thrives.

Woodburn serves as a regional hub for agriculture, retail, and manufacturing. Woodburn's early economic success was attributed to agriculture. Now, Woodburn has a variety of industry sectors serving the region, with the leading clusters including:

- Advanced Manufacturing
- Distribution and Warehousing
- Agricultural and Food Processing
- Wood Products Manufacturing



2,083
HEALTHCARE



1,498
RETAIL



1,434
AGRICULTURE



1,283
HOSPITALITY



283
SCIENTIFIC TECHNOLOGY

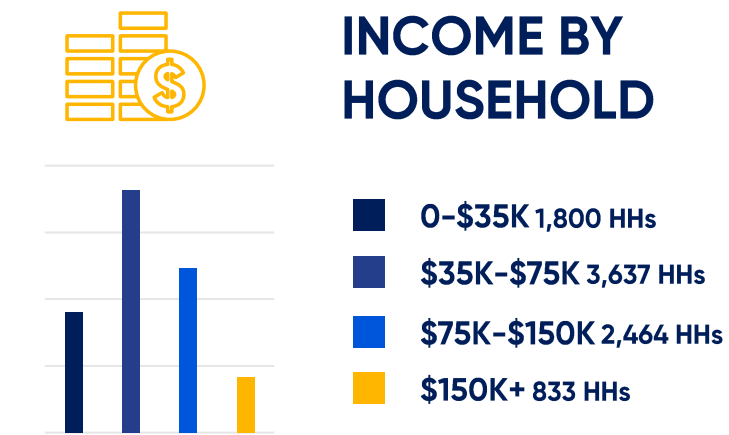
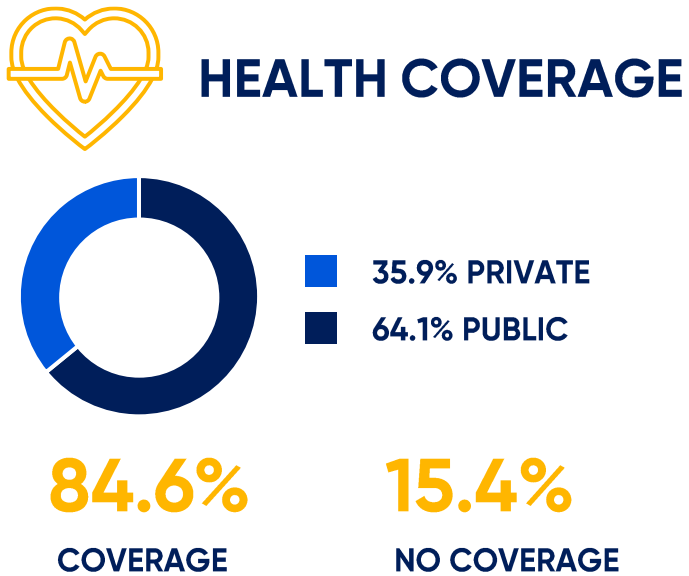
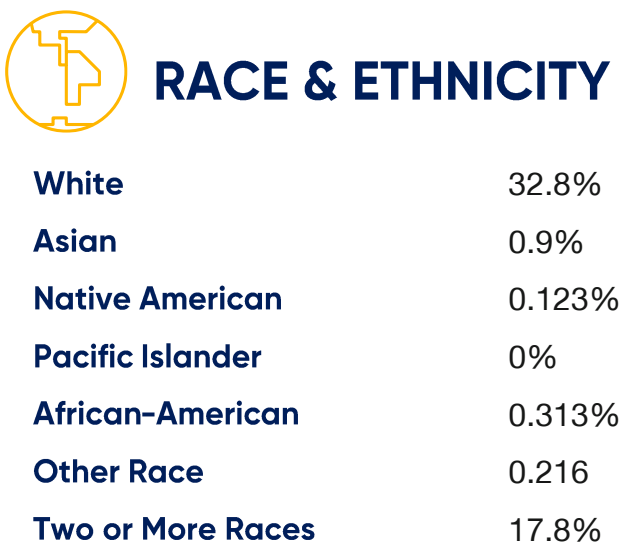
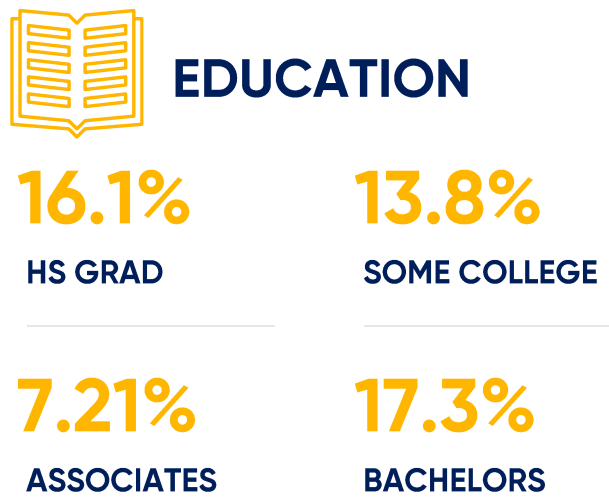
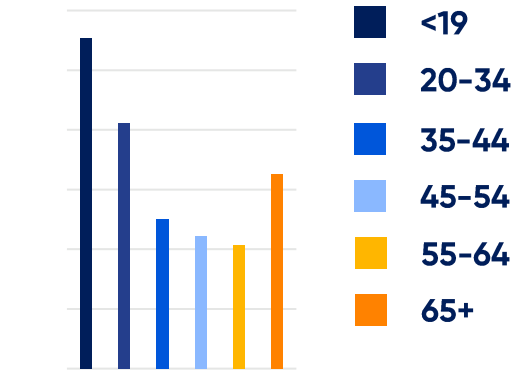
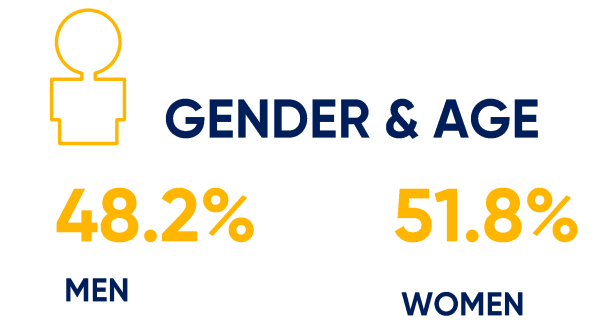


2025 Woodburn Large Employers

	# Employees
Amazon Fulfillment	1,500
BrucePac	750
Woodburn School District	740
US Foods	525
City of Woodburn	165
UFP Industries	115
Gem Equipment	100



DEMOGRAPHICS: WOODBURN





THANK YOU.

NURSE STATION #2

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