

RETAIL PROPERTY FOR LEASE

Sprague Lane in Woodburn

3040 SPRAGUE LANE / WOODBURN, OR 97071



Prominent location next to Woodburn Premium Outlet stores

AVAILABLE SPACE

- 3,530 SF

LEASE RATE

- \$38.00/SF/YR, NNN

TRAFFIC COUNTS

- Hillsboro-Silverton Hwy NE – 16,003 ADT ('20)

HIGHLIGHTS

- Highly visible retail location just off the I-5 corridor in Woodburn, offering strong regional access and steady traffic.
- Located within a premier retail hub, adjacent to **Woodburn Premium Outlets**—one of Oregon's top shopping destinations
- Strong co-tenancy with national brands, creating built-in foot traffic and customer draw.
- Excellent signage opportunities, including pylon signage
- Ample on-site parking, ensuring convenient access for customers and employees.

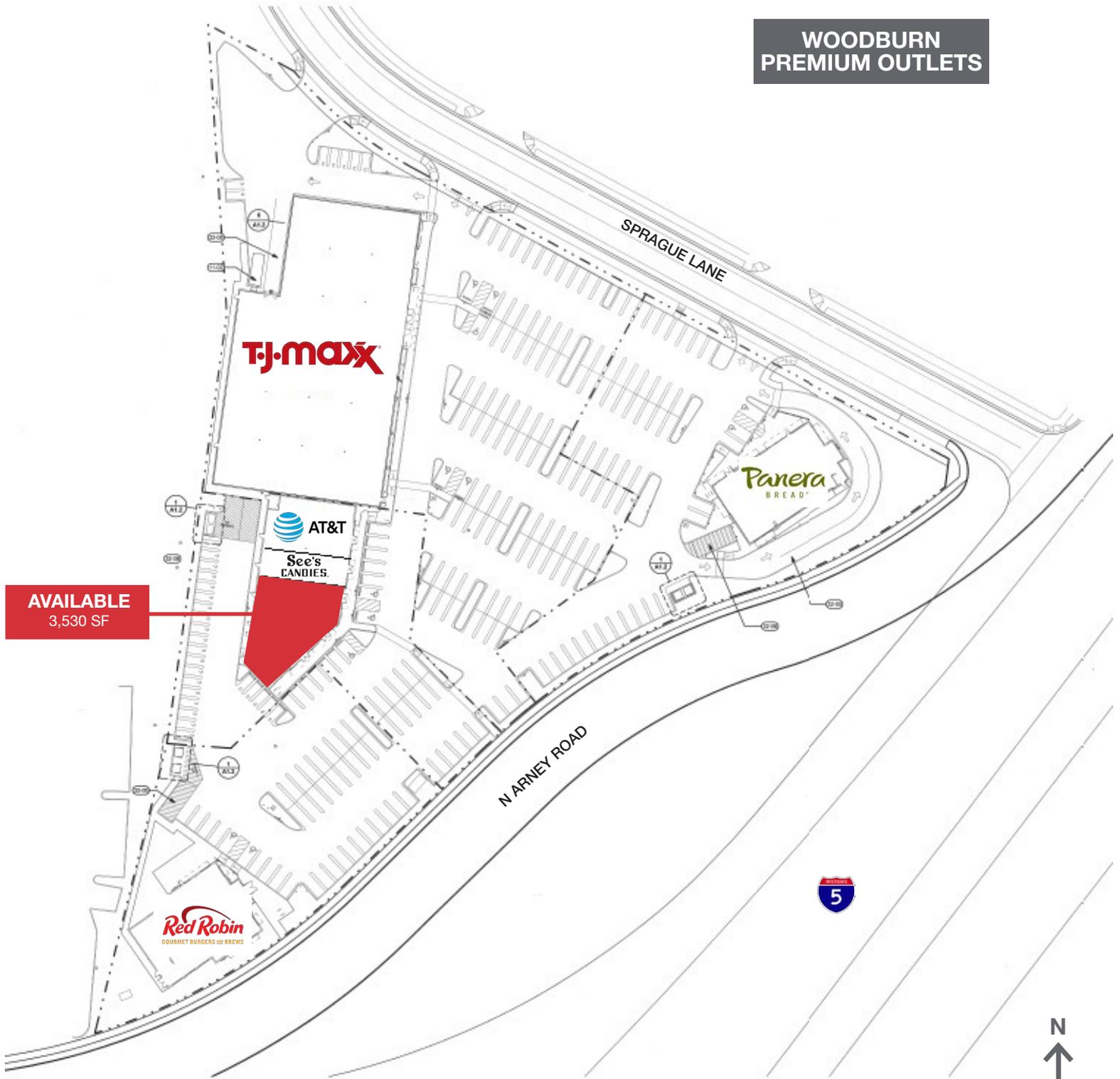
CONTACT

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Site Plan

**WOODBURN
PREMIUM OUTLETS**



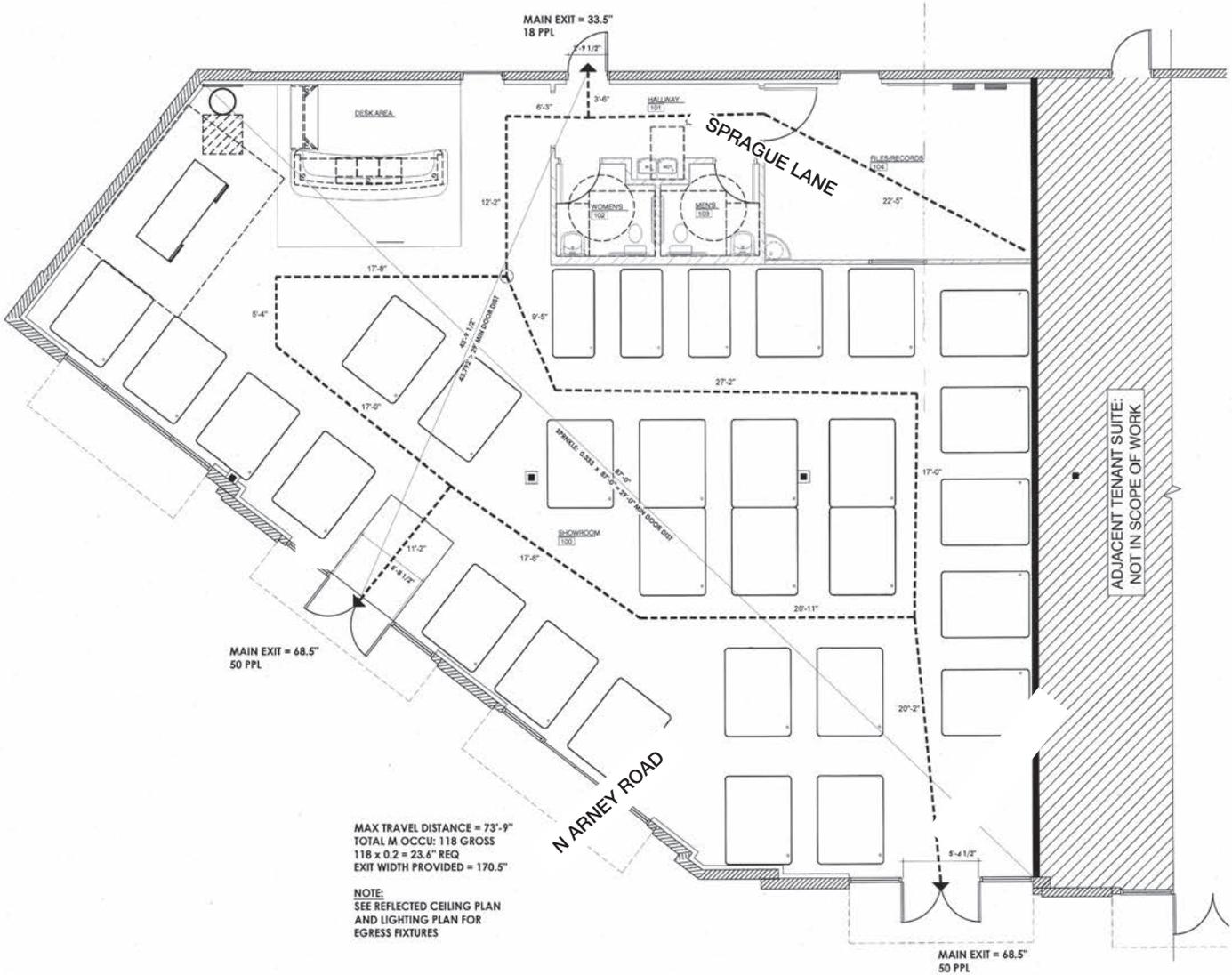
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NAI Elliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures.

Floor Plan

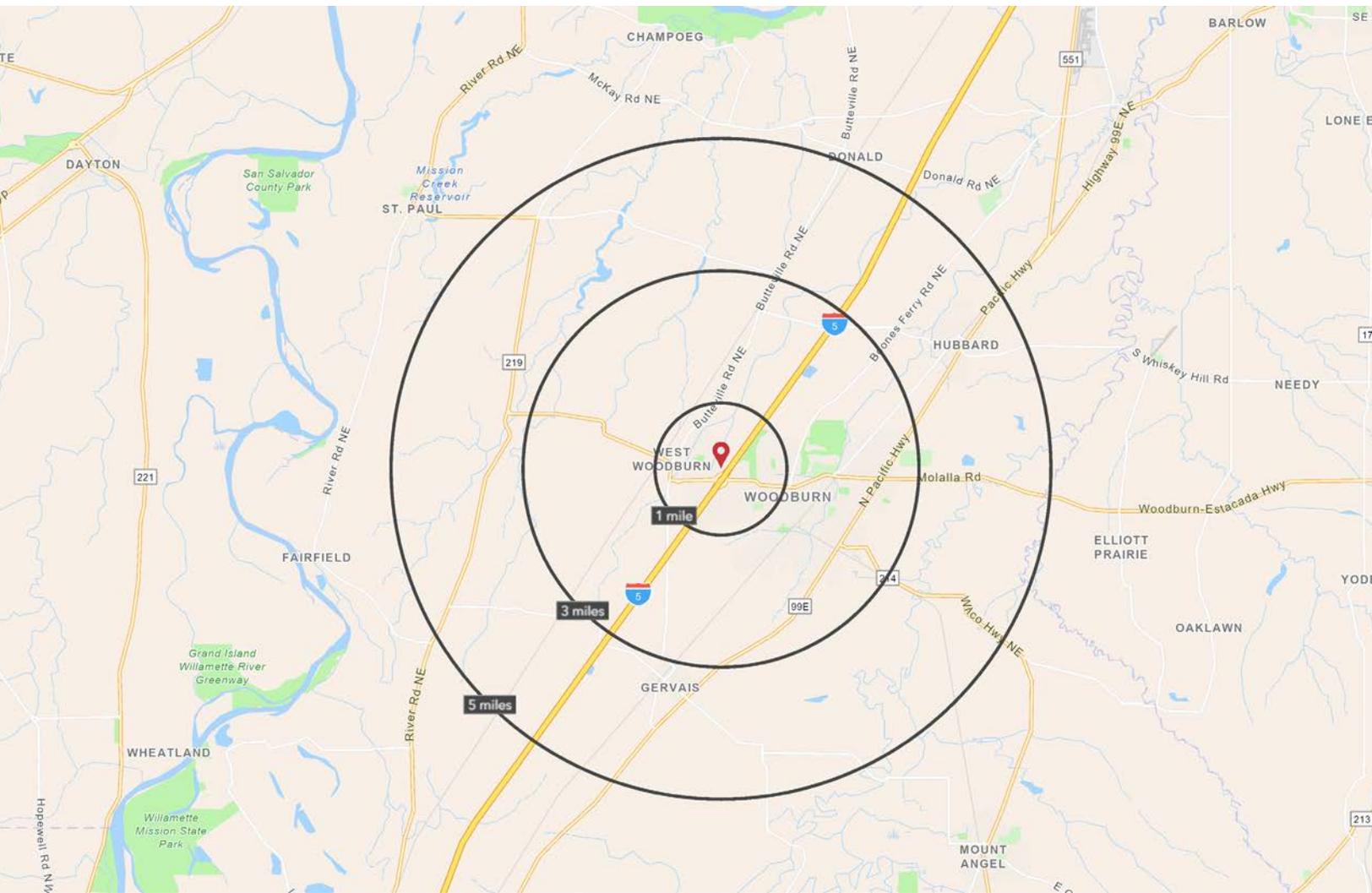


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Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	9,716	32,679	41,945
2030 Projected Total Population	10,951	35,129	44,674
2025 Average HH Income	\$78,593	\$94,673	\$100,838
2025 Median Home Value	\$409,891	\$431,139	\$450,816
2025 Estimated Total Households	3,846	10,269	13,020
2025 Daytime Demographics 16+	4,537	13,287	16,297
2025 Some College or Higher	53%	44%	46%

Source: ESRI (2025)

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Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9



Executive Summary (Esri 2025)

3040 Sprague Ln, Woodburn, Oregon, 97071
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.15345
 Longitude: -122.88079

	1 mile	3 miles	5 miles
Population			
2010 Population	8,270	26,893	35,421
2020 Population	9,502	28,921	37,887
2025 Population	9,716	32,679	41,945
2030 Population	10,951	35,129	44,674
2010-2020 Annual Rate	1.40%	0.73%	0.68%
2020-2024 Annual Rate	0.43%	2.35%	1.96%
2024-2029 Annual Rate	2.42%	1.46%	1.27%
2020 Male Population	47.6%	50.4%	50.6%
2020 Female Population	52.4%	49.6%	49.4%
2020 Median Age	43.6	35.1	34.9
2025 Male Population	48.5%	50.8%	51.1%
2025 Female Population	51.5%	49.2%	48.9%
2025 Median Age	43.4	35.6	35.4

In the identified area, the current year population is 9,716. In 2020, the Census count in the area was 9,502. The rate of change since 2020 was 0.43% annually. The five-year projection for the population in the area is 10,951 representing a change of 2.42% annually from 2025 to 2030. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 43.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	52.2%	42.0%	44.7%
2025 Black Alone	0.6%	0.7%	0.7%
2025 American Indian/Alaska Native Alone	2.8%	4.9%	4.6%
2025 Asian Alone	1.3%	1.2%	1.1%
2025 Pacific Islander Alone	0.3%	0.3%	0.2%
2025 Other Race	24.9%	32.2%	30.6%
2025 Two or More Races	18.0%	18.8%	18.1%
2025 Hispanic Origin (Any Race)	49.3%	61.2%	58.2%

Persons of Hispanic origin represent 49.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	60	76	84
2010 Households	3,478	8,361	10,814
2020 Households	3,755	9,028	11,638
2025 Households	3,846	10,269	13,020
2030 Households	4,285	11,124	13,992
2010-2020 Annual Rate	0.77%	0.77%	0.74%
2020-2024 Annual Rate	0.46%	2.48%	2.16%
2024-2029 Annual Rate	2.19%	1.61%	1.45%
2025 Average Household Size	2.48	3.14	3.18

The household count in this area has changed from 3,755 in 2020 to 3,846 in the current year, a change of 0.46% annually. The five-year projection of households is 4,285, a change of 2.19% annually from the current year total. Average household size is currently 2.48, compared to 2.49 in the year 2020. The number of families in the current year is 2,248 in the specified area.

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Mortgage Income			
2025 Percent of Income for Mortgage	46.1%	39.7%	37.8%
Median Household Income			
2025 Median Household Income	\$55,596	\$67,916	\$74,679
2030 Median Household Income	\$66,219	\$83,590	\$90,196
2024-2029 Annual Rate	3.56%	4.24%	3.85%
Average Household Income			
2025 Average Household Income	\$78,593	\$94,673	\$100,838
2030 Average Household Income	\$89,945	\$109,700	\$116,265
2024-2029 Annual Rate	2.74%	2.99%	2.89%
Per Capita Income			
2025 Per Capita Income	\$30,816	\$29,850	\$31,514
2030 Per Capita Income	\$34,866	\$34,849	\$36,636
2024-2029 Annual Rate	2.50%	3.15%	3.06%
GINI Index			
2025 Gini Index	43.7	44.8	44.1

Households by Income
 Current median household income is \$55,596 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$66,219 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$78,593 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$89,945 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$30,816 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$34,866 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	52	60	63
2010 Total Housing Units	3,922	9,144	11,749
2010 Owner Occupied Housing Units	2,328	5,370	7,230
2010 Renter Occupied Housing Units	1,149	2,991	3,584
2010 Vacant Housing Units	444	783	935
2020 Total Housing Units	3,930	9,370	12,078
2020 Owner Occupied Housing Units	2,570	5,891	7,886
2020 Renter Occupied Housing Units	1,185	3,137	3,752
2020 Vacant Housing Units	184	349	442
2025 Total Housing Units	4,242	11,049	13,948
2025 Owner Occupied Housing Units	2,610	6,569	8,657
2025 Renter Occupied Housing Units	1,236	3,700	4,363
2025 Vacant Housing Units	396	780	928
2030 Total Housing Units	4,669	11,859	14,874
2030 Owner Occupied Housing Units	2,657	6,761	8,934
2030 Renter Occupied Housing Units	1,628	4,363	5,058
2030 Vacant Housing Units	384	735	882
Socioeconomic Status Index			
2025 Socioeconomic Status Index	46.6	41.8	42.7

Currently, 61.5% of the 4,242 housing units in the area are owner occupied; 29.1%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 3,930 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.47%. Median home value in the area is \$409,891, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.18% annually to \$479,391.

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