

RETAIL PROPERTY FOR LEASE

Sprague Lane in Woodburn

3040 SPRAGUE LANE / WOODBURN, OR 97071



Prominent location next to Woodburn Premium
Outlet stores

CONTACT

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NAI Elliott



Ideal Woodburn location next to many established retail businesses

Close proximity to I-5 and Woodburn Premium Outlets with over 350,000 SF and approximately 114 stores and services

AVAILABLE SPACE:

3040 Sprague Lane
NNN / 1,350 SF @ \$36.00 SF/yr

- Pylon signage available
- Co-tenants include TJ Maxx, AT&T and Mattress Firm
- Ample parking



WOODBURN TRADE AREA



Site Plan



CONTACT

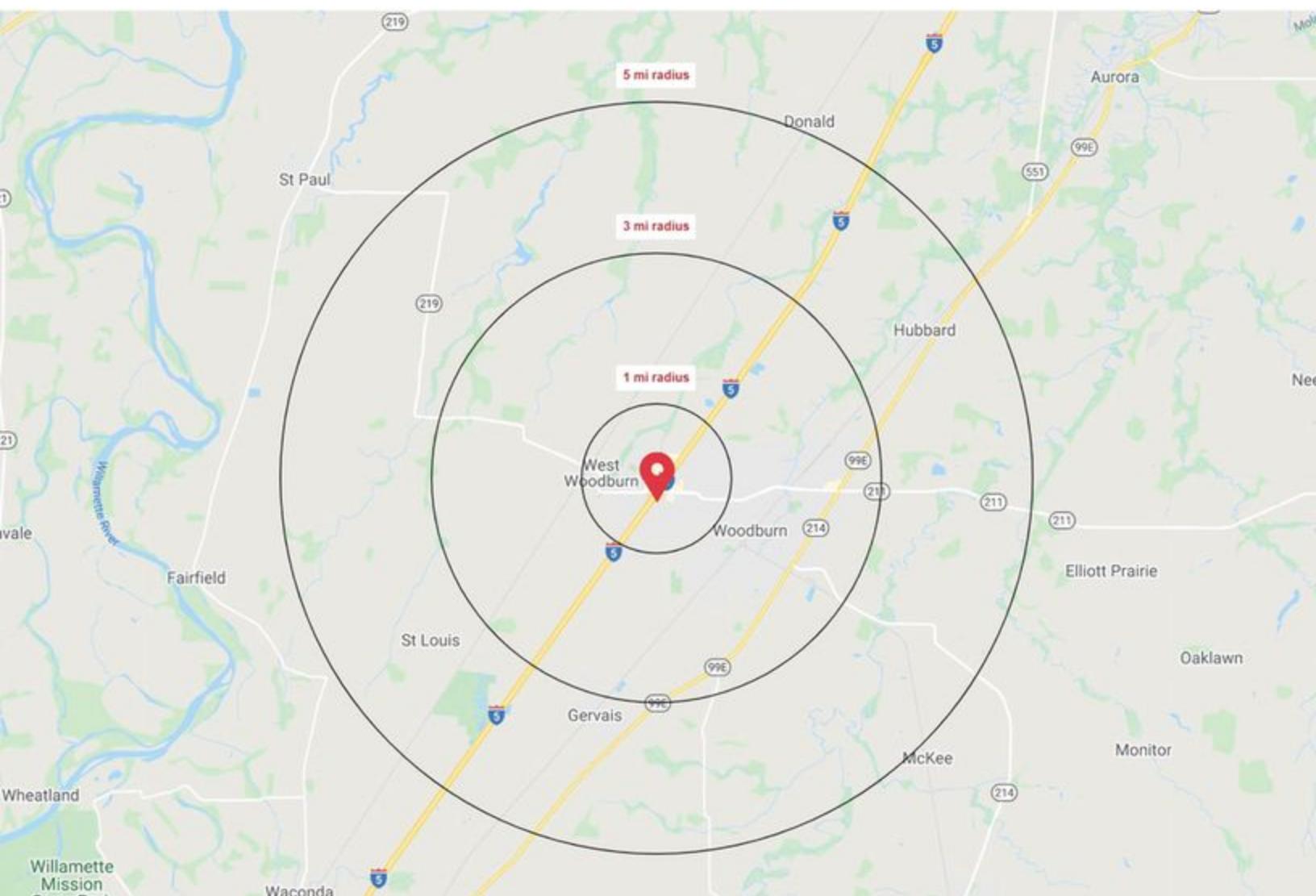
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Nai Elliott

Demographic Summary

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2020	9,479	29,839	39,037
Projected Total Population 2025	9,944	31,090	40,640
Average HH Income	\$59,755	\$68,418	\$72,899
Median Home Value	\$242,410	\$255,429	\$262,776
Estimated Total Households	3,712	9,157	11,840
Daytime Demographics 16+	6,966	19,667	24,665

Source: Regis – SitesUSA (2020)



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Demographics-Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.1537/-122.8808

3040 Sprague Lane Woodburn, OR 97071		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	9,479	29,839	39,037
	2025 Projected Population	9,944	31,090	40,640
	2010 Census Population	8,103	27,234	35,586
	2000 Census Population	6,250	22,966	30,362
	Projected Annual Growth 2020 to 2025	1.0%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	2.6%	1.5%	1.4%
HOUSEHOLDS	2020 Estimated Households	3,712	9,157	11,840
	2025 Projected Households	3,938	9,651	12,465
	2010 Census Households	3,282	8,457	10,912
	2000 Census Households	2,685	7,158	9,277
	Projected Annual Growth 2020 to 2025	1.2%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	1.9%	1.4%	1.4%
AGE	2020 Est. Population Under 10 Years	12.2%	14.5%	14.7%
	2020 Est. Population 10 to 19 Years	11.2%	15.2%	15.4%
	2020 Est. Population 20 to 29 Years	10.9%	13.9%	13.7%
	2020 Est. Population 30 to 44 Years	15.9%	18.7%	19.3%
	2020 Est. Population 45 to 59 Years	14.0%	15.0%	15.6%
	2020 Est. Population 60 to 74 Years	20.8%	14.7%	14.2%
	2020 Est. Population 75 Years or Over	14.9%	8.1%	7.1%
	2020 Est. Median Age	44.7	35.9	35.2
MARITAL STATUS & GENDER	2020 Est. Male Population	47.2%	50.4%	50.6%
	2020 Est. Female Population	52.8%	49.6%	49.4%
	2020 Est. Never Married	25.3%	30.8%	31.0%
	2020 Est. Now Married	45.5%	42.3%	43.2%
	2020 Est. Separated or Divorced	22.3%	21.6%	20.7%
	2020 Est. Widowed	6.9%	5.3%	5.0%
INCOME	2020 Est. HH Income \$200,000 or More	1.3%	1.9%	2.5%
	2020 Est. HH Income \$150,000 to \$199,999	3.3%	4.7%	5.1%
	2020 Est. HH Income \$100,000 to \$149,999	12.9%	14.3%	15.5%
	2020 Est. HH Income \$75,000 to \$99,999	13.3%	13.4%	14.5%
	2020 Est. HH Income \$50,000 to \$74,999	21.5%	22.3%	22.3%
	2020 Est. HH Income \$35,000 to \$49,999	19.4%	16.7%	15.3%
	2020 Est. HH Income \$25,000 to \$34,999	11.1%	9.8%	9.0%
	2020 Est. HH Income \$15,000 to \$24,999	10.3%	8.4%	7.9%
	2020 Est. HH Income Under \$15,000	6.8%	8.6%	7.9%
	2020 Est. Average Household Income	\$59,755	\$68,418	\$72,899
	2020 Est. Median Household Income	\$54,866	\$57,288	\$61,038
	2020 Est. Per Capita Income	\$23,521	\$21,203	\$22,304
	2020 Est. Total Businesses	245	981	1,324
	2020 Est. Total Employees	2,845	9,520	11,831

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
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3040 Sprague Lane Woodburn, OR 97071		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	69.0%	59.4%	61.4%
	2020 Est. Black	1.3%	1.3%	1.2%
	2020 Est. Asian or Pacific Islander	2.8%	1.9%	1.8%
	2020 Est. American Indian or Alaska Native	1.3%	2.5%	2.5%
	2020 Est. Other Races	25.6%	34.8%	33.2%
HISPANIC	2020 Est. Hispanic Population	4,086	17,470	21,417
	2020 Est. Hispanic Population	43.1%	58.5%	54.9%
	2025 Proj. Hispanic Population	45.8%	61.2%	57.4%
	2010 Hispanic Population	38.8%	55.9%	52.2%
EDUCATION (Adults 25 or older)	2020 Est. Adult Population (25 Years or Over)	6,751	18,905	24,664
	2020 Est. Elementary (Grade Level 0 to 8)	10.2%	16.0%	14.7%
	2020 Est. Some High School (Grade Level 9 to 11)	8.1%	9.5%	9.0%
	2020 Est. High School Graduate	28.2%	29.6%	30.1%
	2020 Est. Some College	28.4%	22.9%	23.0%
	2020 Est. Associate Degree Only	6.9%	6.3%	6.9%
	2020 Est. Bachelor Degree Only	13.4%	10.8%	11.3%
HOUSING	2020 Est. Graduate Degree	4.8%	4.9%	5.0%
	2020 Est. Total Housing Units	3,900	9,557	12,340
	2020 Est. Owner-Occupied	63.6%	61.4%	64.1%
	2020 Est. Renter-Occupied	31.6%	34.4%	31.9%
HOMES BUILT BY YEAR	2020 Est. Vacant Housing	4.8%	4.2%	4.1%
	2020 Homes Built 2010 or later	9.7%	6.7%	5.9%
	2020 Homes Built 2000 to 2009	12.9%	13.8%	14.4%
	2020 Homes Built 1990 to 1999	20.0%	17.0%	17.4%
	2020 Homes Built 1980 to 1989	3.7%	7.1%	7.5%
	2020 Homes Built 1970 to 1979	22.3%	21.7%	22.0%
	2020 Homes Built 1960 to 1969	19.4%	15.5%	13.4%
	2020 Homes Built 1950 to 1959	2.6%	5.1%	5.3%
	2020 Homes Built Before 1949	4.5%	9.0%	10.0%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.3%	0.4%	0.5%
	2020 Home Value \$500,000 to \$999,999	5.2%	8.5%	9.7%
	2020 Home Value \$400,000 to \$499,999	13.1%	10.7%	10.4%
	2020 Home Value \$300,000 to \$399,999	20.6%	18.9%	19.1%
	2020 Home Value \$200,000 to \$299,999	29.2%	34.3%	34.3%
	2020 Home Value \$150,000 to \$199,999	10.5%	10.4%	9.7%
	2020 Home Value \$100,000 to \$149,999	9.2%	7.4%	6.8%
	2020 Home Value \$50,000 to \$99,999	3.8%	3.0%	3.2%
	2020 Home Value \$25,000 to \$49,999	3.7%	2.4%	2.4%
	2020 Home Value Under \$25,000	4.4%	4.0%	3.8%
	2020 Median Home Value	\$242,410	\$255,429	\$262,776
	2020 Median Rent	\$980	\$907	\$908

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	7,651	22,776	29,674
	2020 Est. Civilian Employed	46.1%	55.4%	56.8%
	2020 Est. Civilian Unemployed	4.1%	4.1%	4.1%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	49.8%	40.5%	39.2%
	2020 Labor Force Males	46.7%	50.4%	50.6%
	2020 Labor Force Females	53.3%	49.6%	49.4%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	3,530	12,629	16,840
	2020 Mgmt, Business, & Financial Operations	10.8%	9.9%	10.5%
	2020 Professional, Related	13.4%	11.2%	12.3%
	2020 Service	20.4%	18.1%	18.1%
	2020 Sales, Office	19.2%	19.5%	19.7%
	2020 Farming, Fishing, Forestry	3.9%	6.6%	6.1%
	2020 Construction, Extraction, Maintenance	13.4%	13.3%	13.4%
	2020 Production, Transport, Material Moving	18.8%	21.4%	20.0%
	2020 White Collar Workers	43.4%	40.6%	42.4%
	2020 Blue Collar Workers	56.6%	59.4%	57.6%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	80.9%	74.3%	75.9%
	2020 Drive to Work in Carpool	10.8%	14.1%	12.8%
	2020 Travel to Work by Public Transportation	0.6%	1.2%	1.1%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	1.0%	2.2%	2.1%
	2020 Other Means	0.7%	3.9%	3.9%
	2020 Work at Home	6.0%	4.2%	4.2%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	19.7%	24.2%	24.3%
	2020 Travel to Work in 15 to 29 Minutes	31.6%	37.3%	36.6%
	2020 Travel to Work in 30 to 59 Minutes	25.8%	26.4%	28.5%
	2020 Travel to Work in 60 Minutes or More	9.4%	8.9%	9.2%
	2020 Average Travel Time to Work	26.4	24.2	24.4
	2020 Est. Total Household Expenditure	\$182.51 M	\$494.51 M	\$668.88 M
CONSUMER EXPENDITURE	2020 Est. Apparel	\$6.27 M	\$17.31 M	\$23.48 M
	2020 Est. Contributions, Gifts	\$9.96 M	\$26.69 M	\$36.31 M
	2020 Est. Education, Reading	\$5.13 M	\$14.47 M	\$19.81 M
	2020 Est. Entertainment	\$10.1 M	\$27.53 M	\$37.4 M
	2020 Est. Food, Beverages, Tobacco	\$28.39 M	\$77.12 M	\$104.11 M
	2020 Est. Furnishings, Equipment	\$6.3 M	\$17.13 M	\$23.26 M
	2020 Est. Health Care, Insurance	\$17.37 M	\$46.03 M	\$62.05 M
	2020 Est. Household Operations, Shelter, Utilities	\$59.68 M	\$161.25 M	\$217.52 M
	2020 Est. Miscellaneous Expenses	\$3.46 M	\$9.28 M	\$12.54 M
	2020 Est. Personal Care	\$2.45 M	\$6.62 M	\$8.96 M
	2020 Est. Transportation	\$33.4 M	\$91.08 M	\$123.44 M

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