



FOR LEASE



WOODBURN STATION DRIVE-THRU

2nd-Generation Restaurant Building with Drive-Thru

± 3,600 SF Building | \$150,000 /year + NNN

105 N Arney Rd Suite. 160, Woodburn, OR 97071

- Now leasing a Freestanding 2nd-Gen Restaurant
- 2018 Construction
- Prime Location at Corner of Retail Center
- Full Drive-Thru Lane with Window
- Indoor & Outdoor Seating

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655 | ndiamond@capacitycommercial.com



PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	105 N Arney Rd Suite. 160, Woodburn, OR 97071
Available Space	3,600 SF
Lease Rate	\$150,000 /year + NNN
Use Type	Retail, Restaurant
Availability	Available Now
Space Condition	2nd-Generation Restaurant

Location Features

- Woodburn Station Retail Center located near Interstate 5 with National Tenants and adjacent to Salem Health Medical Clinic.
- Adjacent to the Woodburn Premium Outlets - a Premier Regional Outlet Mall with over 390,000 SF of Retail, 112 Stores, and over 5M Visitors annually.
- High-Visibility Location at NE Corner of Property along the Main Access street to the Outlet Mall.
- 1/2 Mile from 3.84 Million SF Amazon Fulfillment Center to be delivered in 2025.
- The first phase of development for the Allison Summit Apartments will include 179 units and is expected to be complete in summer 2024.
- Previous National Restaurant Operator Tenant
- Kitchen, Steam Hood, Walk-In Cooler & Freezer

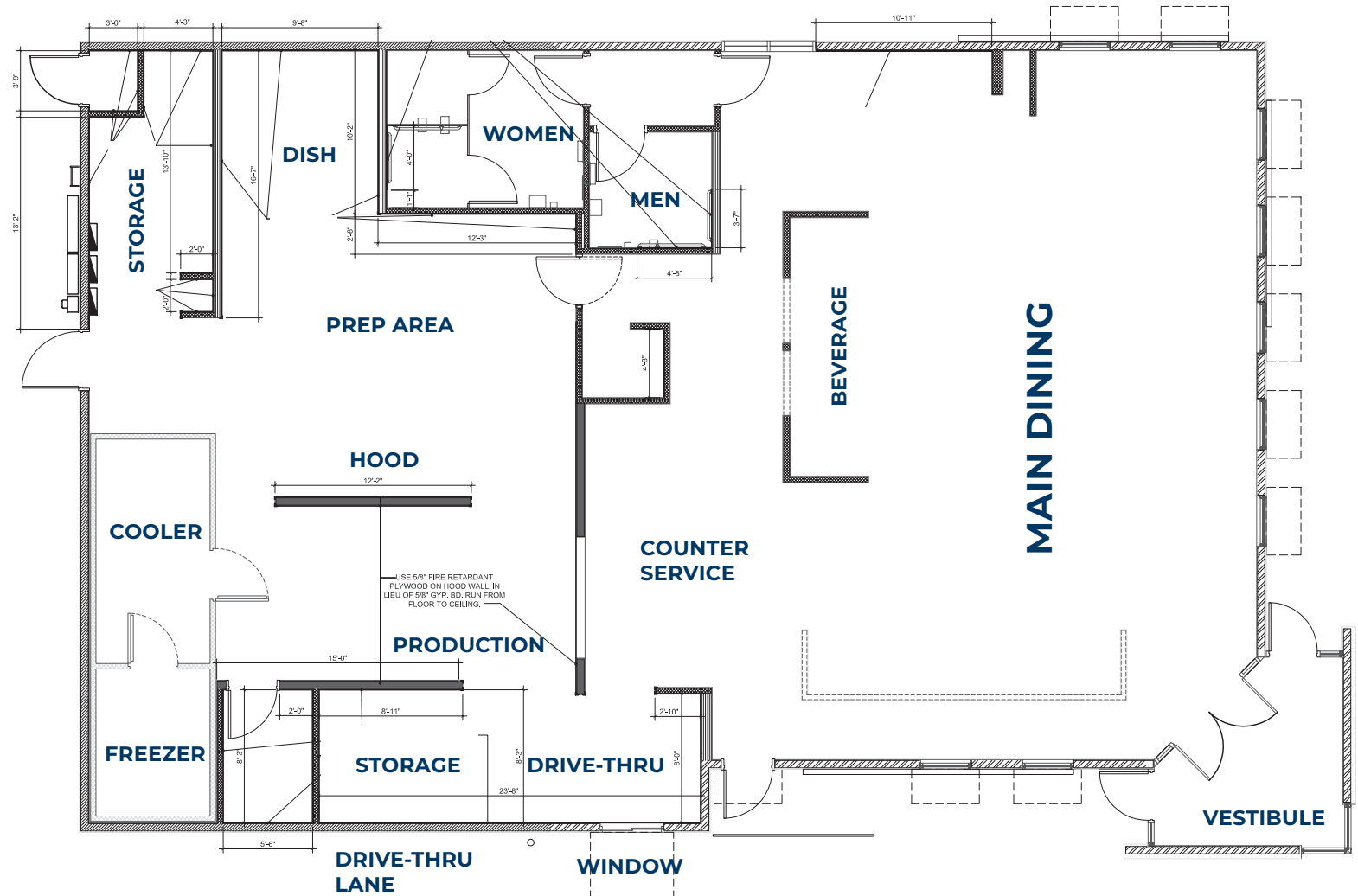
Nearby Highlights

- Woodburn Premium Outlets
- Do It Best Corp. Distribution Center
- Nancy Jo's Burgers and Fries
- Panera Bread
- Salem Health Urgent Care
- Chipotle
- Red Robin
- Elmer's Headquarters
- Starbucks
- Sushi Brothers
- T.J. Maxx
- Walmart Supercenter
- Gentle Dental
- La Quinta Inn & Suites



FLOOR PLAN

FLOOR PLAN





INTERIOR PHOTOS



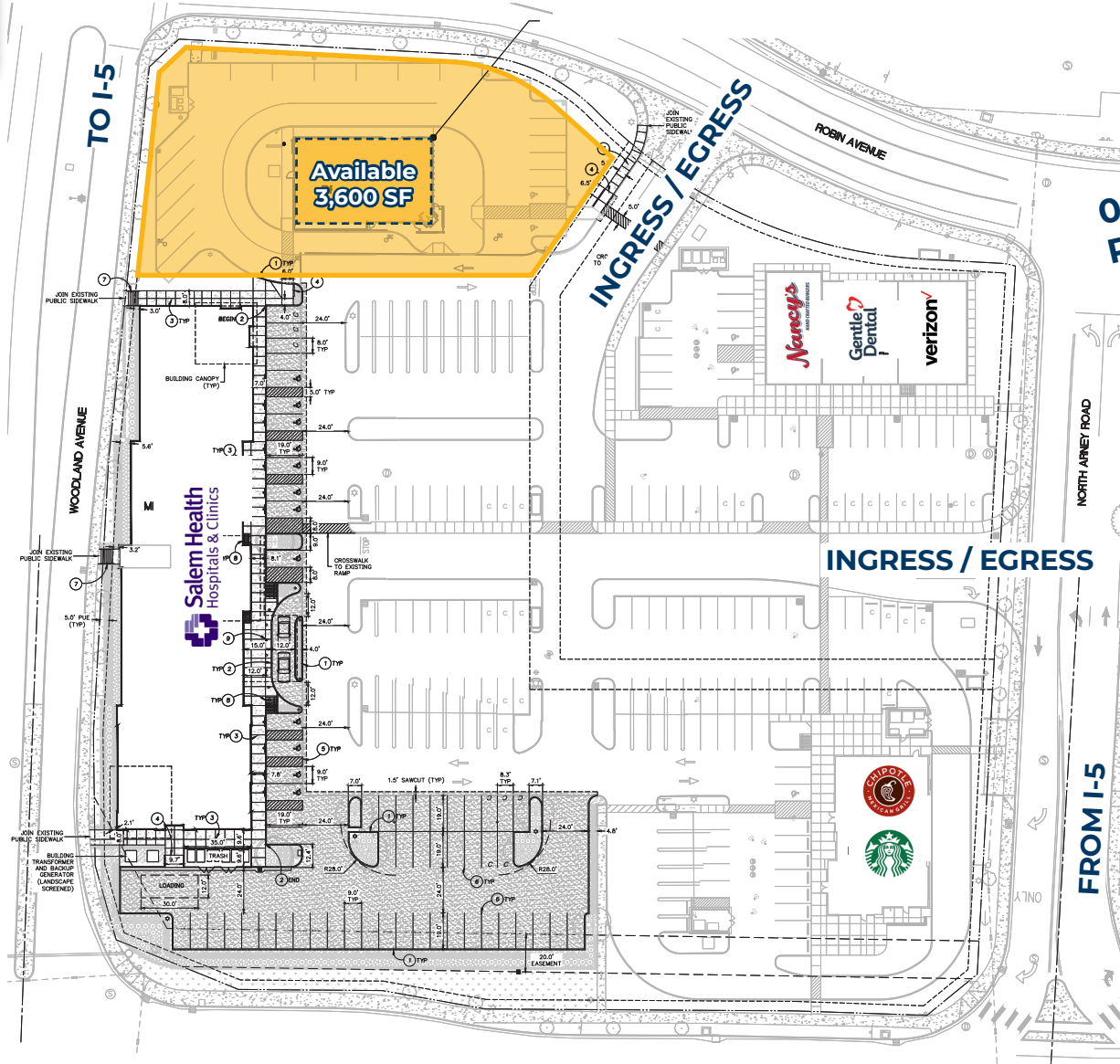
Fixtures and Equipment May Vary from Photos Shown - Please Inquire for Details





SITE PLAN

WOODBURN STATION Center Site Plan and Co-Tenants



0.6 Miles To Woodburn Premium Outlets

1 Mile to Walmart Supercenter



AERIAL



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
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CITY OF WOODBURN, OREGON

Woodburn, Oregon, located in the Willamette Valley just 30 miles south of Portland, is quickly becoming one of the fastest-growing cities in Oregon.

With over 1,000 businesses and a labor force of roughly 12,000 employees, Woodburn boasts a diverse and robust local economy supported by retail, agriculture, healthcare, tourism, and manufacturing industries.

Woodburn has an unemployment rate of 3.1%, and a projected 10-year job growth of 41.36%. The city's location gives it access to a labor pool of over 1,000,000 people, making it a desirable location for a variety of industries within a 30-mile radius of over 1,000,000 workers offers great access to a skilled labor force.

With Woodburn's recent Urban Growth Boundary expansion, the city is expecting 3,000 new housing units from 2024 through 2028. Also primed for development are 188

acres of industrial land, 31 acres of commercial land, and 10 acres of land for commercial redevelopment, all strategically positioned with visibility from I-5.

Woodburn has a population of 28,609, an 11.1% increase since 2010. The city is set for continued growth, anticipating 37,216 residents by the year 2030. The anticipated population growth makes this an attractive area for development, with opportunities for businesses looking to establish a presence in this growing community.

The allure of Woodburn is further enhanced by the renowned Woodburn Outlets, which draws in an impressive 5 million visitors annually, along the new Amazon Distribution center, set to open in late 2024 or early 2025.



Within a 30 mile commute of Woodburn is a labor force of more than 1,000,000 workers with diverse skills and qualifications from high tech, manufacturing, construction, warehouse distribution, agricultural, transportation/logistics and more.

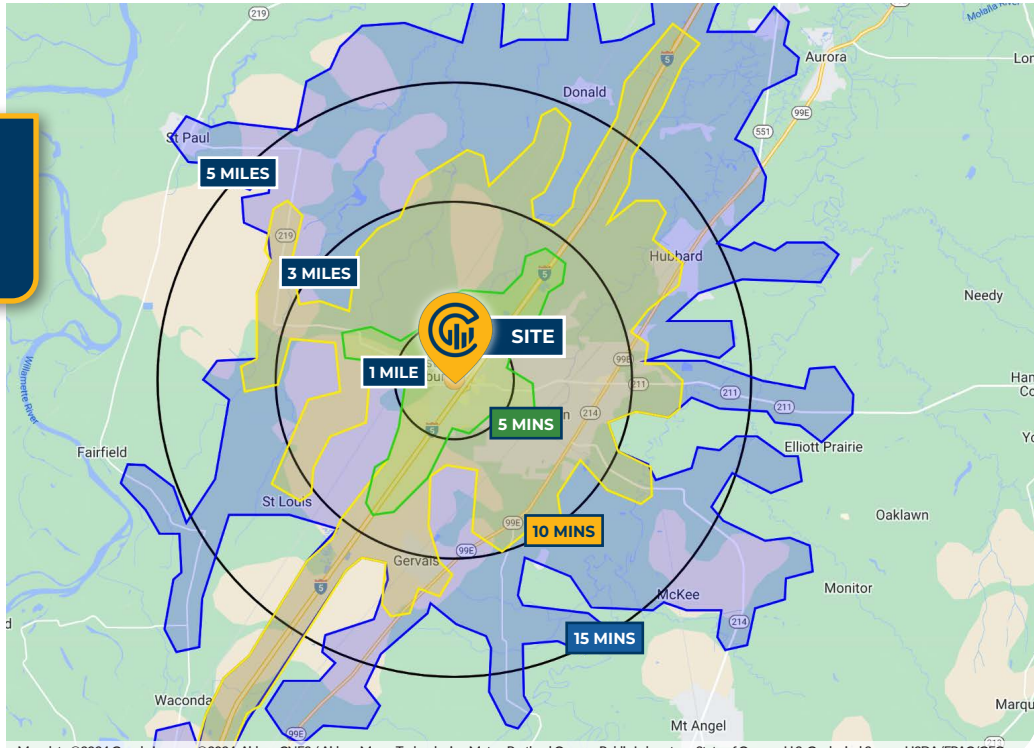
Businesses in Woodburn



Sources:
[woodburn_economic_development_profile_-_final.pdf \(Woodburn-or.gov\)](#)
[city_of_woodburn_five-year_forecast_2023-24_to_2027-28_final_1.17.pdf \(woodburn-or.gov\)](#)
U.S. Census Bureau QuickFacts: Woodburn city, Oregon



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	7,909	31,487	40,064
2029 Projected Population	7,650	34,032	42,697
2020 Census Population	7,283	28,968	37,916
2010 Census Population	6,936	26,983	35,434
Projected Annual Growth 2024 to 2029	-0.7%	1.6%	1.3%
Historical Annual Growth 2010 to 2024	1.0%	1.2%	0.9%
Households & Income			
2024 Estimated Households	2,991	10,026	12,653
2024 Est. Average HH Income	\$81,093	\$97,462	\$101,526
2024 Est. Median HH Income	\$57,511	\$65,005	\$68,563
2024 Est. Per Capita Income	\$30,915	\$31,129	\$32,155
Businesses			
2024 Est. Total Businesses	224	1,052	1,408
2024 Est. Total Employees	2,368	8,410	10,559

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

Neighborhood Scores

46

Walk Score®
"Car-Dependant"

55

Bike Score®
"Bikeable"

31

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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