

25260 SW PARKWAY AVENUE

Owner/User Opportunity in South Washington County

± 15,943 SF | Sale Price: \$3,950,000 | Lease Rate: \$26/SF FS

25260 SW Parkway Ave, Wilsonville, OR 97070

- $\cdot\,$ 15,943 SF with up to 13,000 SF Available for Immediate Occupancy
- · New Windows and HVAC
- · Great Parking with Exterior Private Entrances for Garden Level Suites
- · Quiet, Suburban Location for Office and Medical Tenants and Owner/Users
- · Easy Access from I-5
- Surrounded by Various Eateries and Shops

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PROPERTY DETAILS		
Address	25260 SW Parkway Ave, Wilsonville, OR 97070	
Available Space	± 15,943 SF	
Use Types	Office / Medical	
Improvements	New Windows, Roof, HVAC, and Siding	
Parking	Ample with Exterior Private Entrances for Garden Level Suites	
Availability	Now	
Lease Rate	\$26/SF FS	
Sale Price	\$3,950,000	

Location Features

- · Easy Access to I-5 and I-205
- · Easy access to SW Boones Ferry Rd
- · Walking Distance to Shops & Restaurants
- · Seven (7) minute walk to Argyle Square Shopping Center via SW Parkway Ave

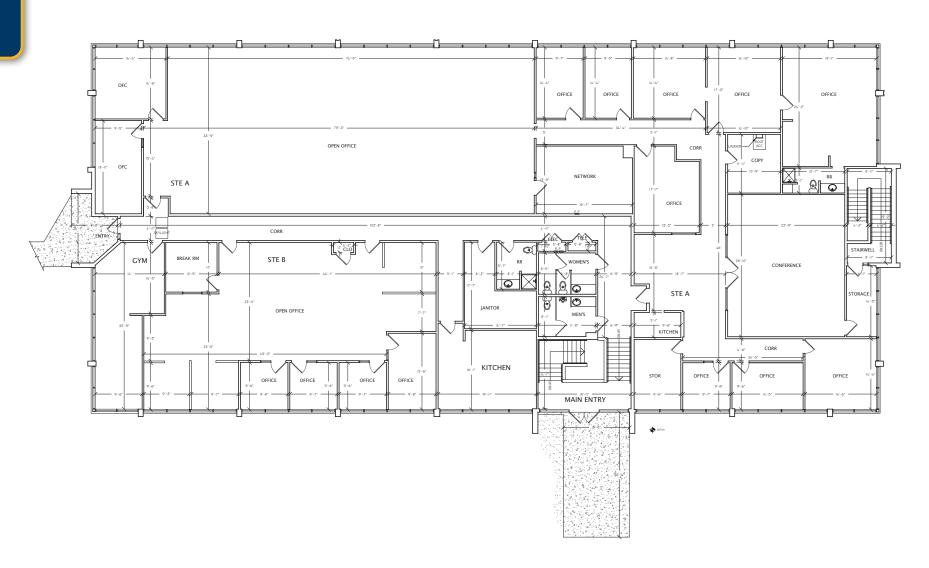
Nearby Highlights

- · 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

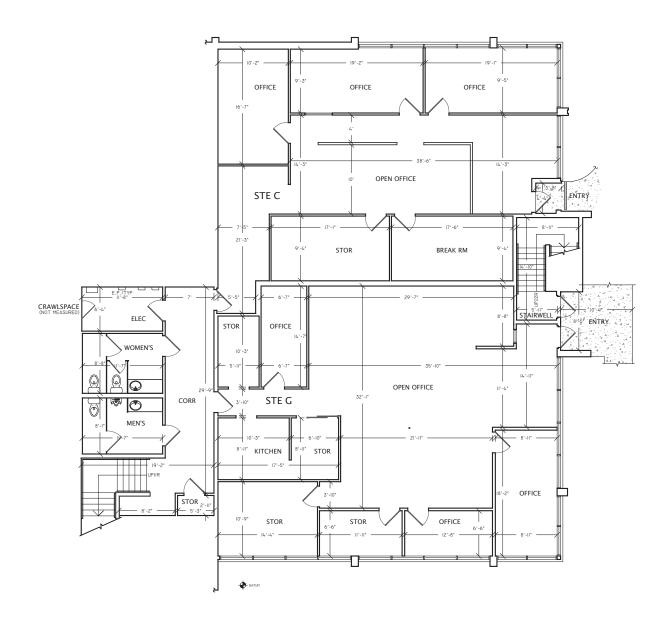
UPPER LEVEL







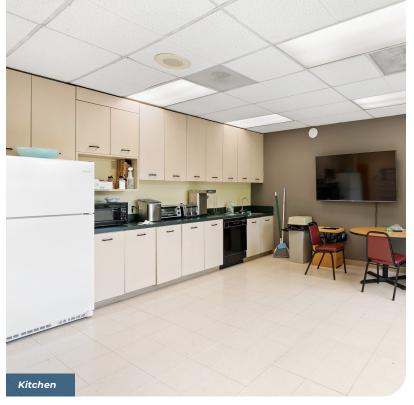
LOWER LEVEL



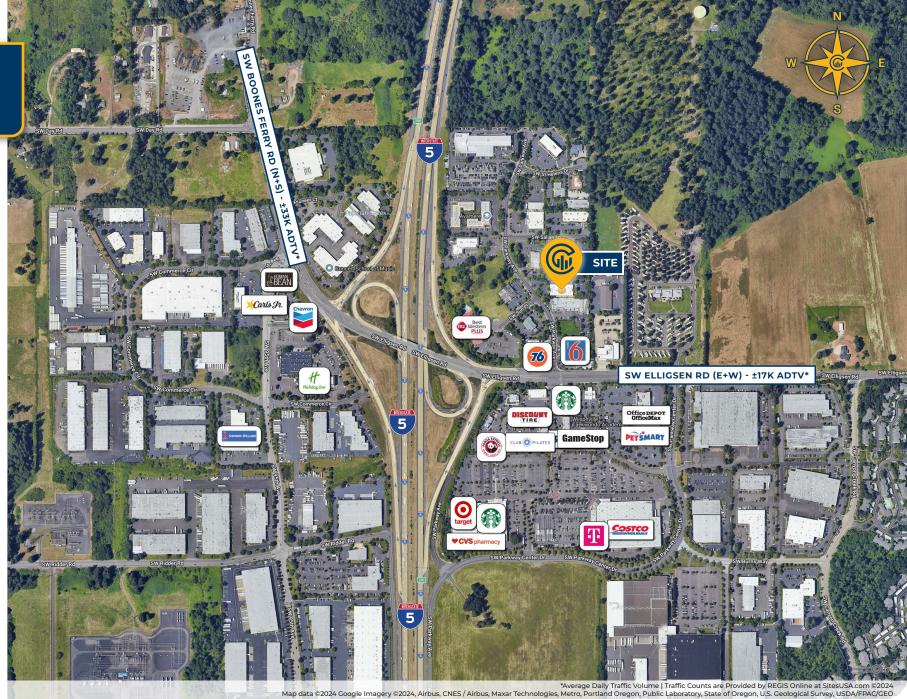


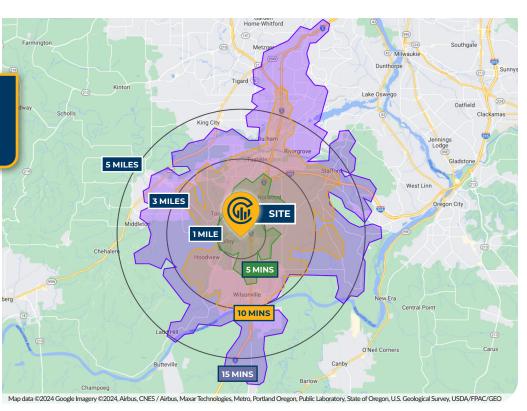














AREA DEMOGRAPHICS				
Population	1 Mile	3 Mile	5 Mile	
2024 Estimated Population	1,920	43,015	107,188	
2029 Projected Population	1,896	42,385	106,174	
2020 Census Population	1,955	43,771	107,580	
2010 Census Population	2,001	36,002	92,715	
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.2%	
Historical 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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