

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.

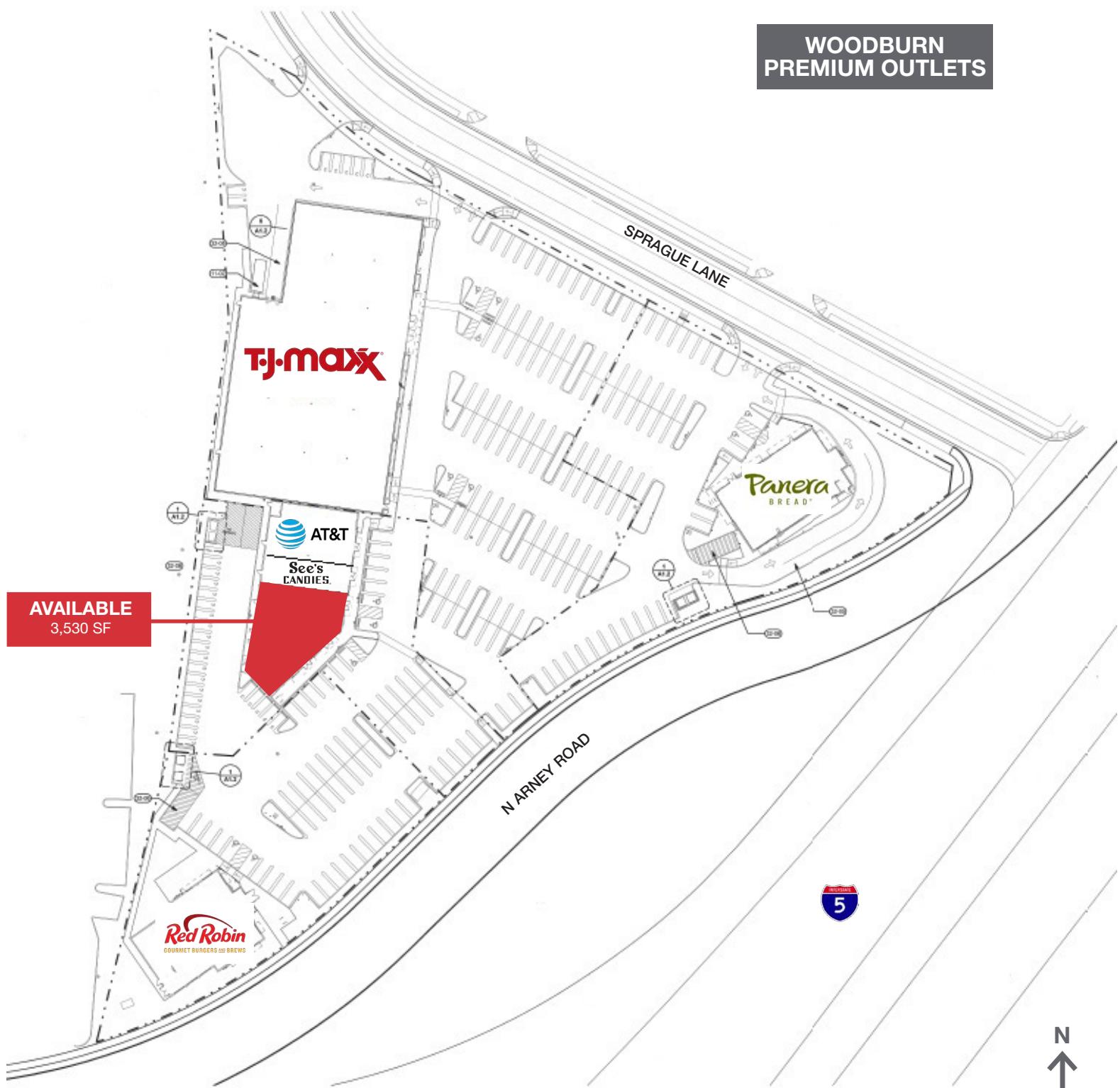
CONTACT

George Macoubrey 503 504 2957 / 503 224 6791 / gmacoubrey@naielliott.com
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

NAI Elliott

Site Plan

WOODBURN
PREMIUM OUTLETS



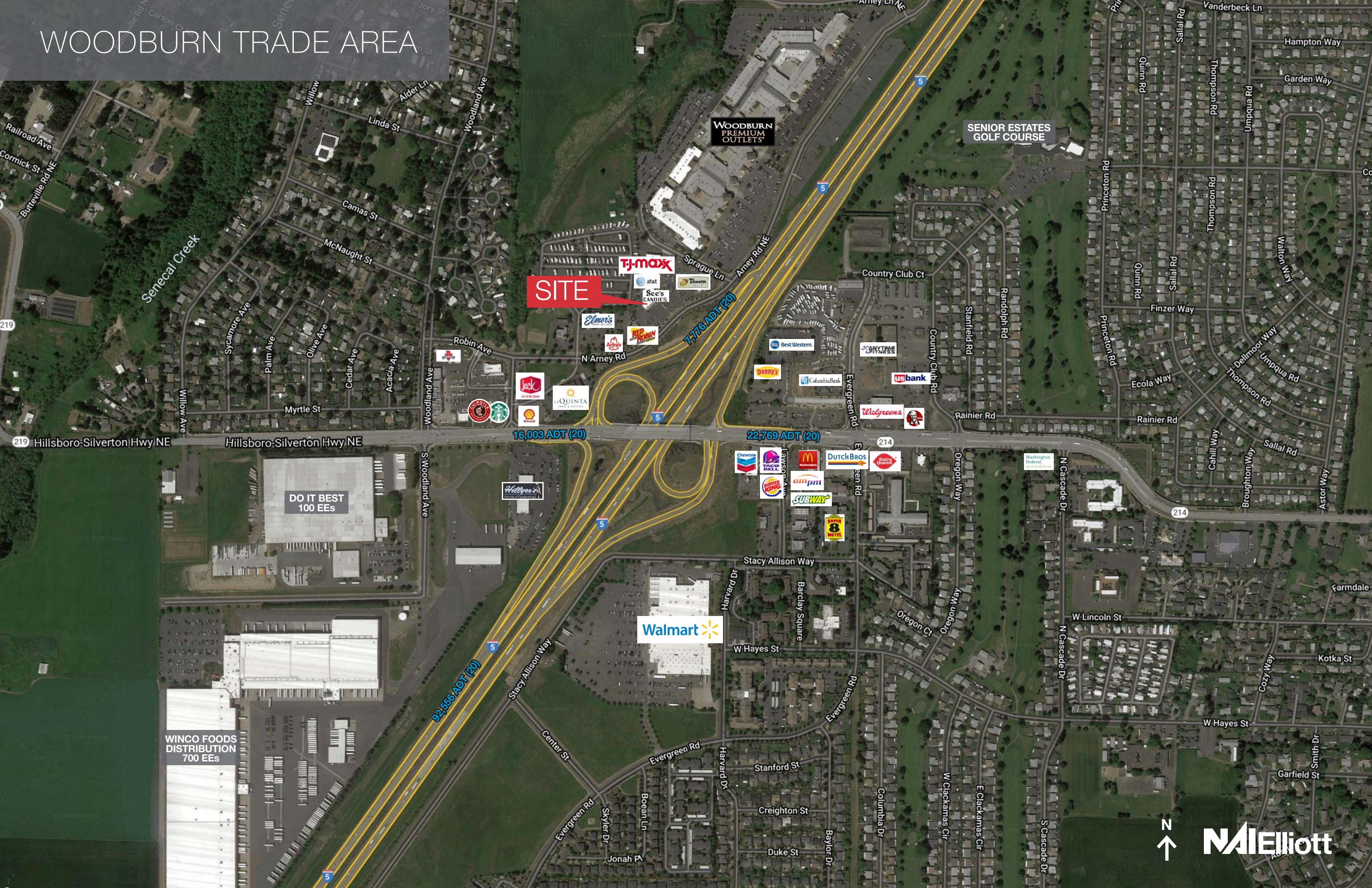
CONTACT

George Macoubrey 503 504 2957 / gmacoubrey@naielliott.com
Nick Stanton 503 784 0407 / nstanton@naielliott.com

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.

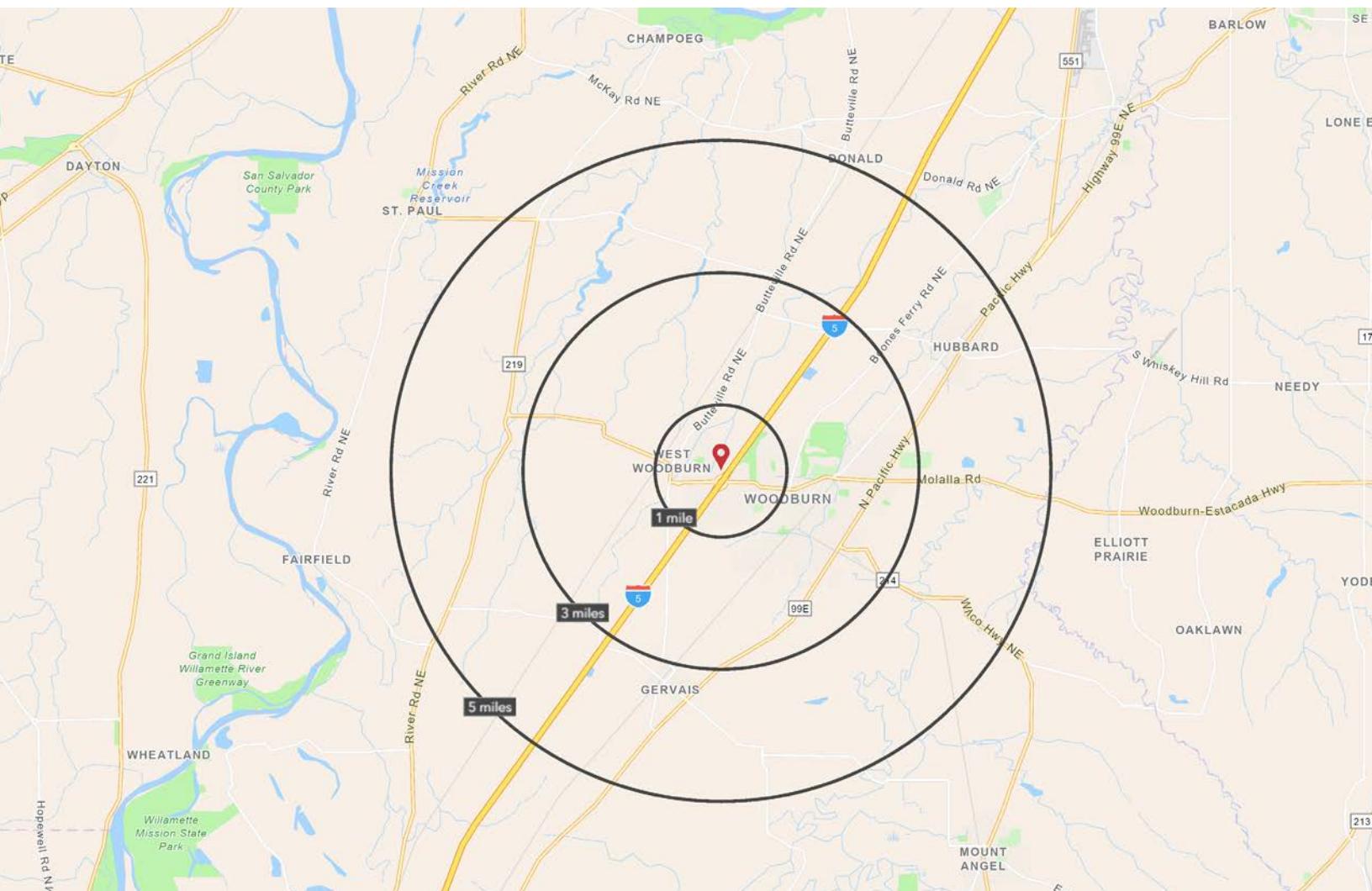
WOODBURN TRADE AREA



N

NAI Elliott

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)

CONTACT

George Macoubrey 503 504 2957 / 503 224 6791 / gmacoubrey@naielliott.com
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

NAI Elliott

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.

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



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 |
|--|----------|-----------|-----------|
| 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.

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

