



FOR SALE



AUTUMN SUNRISE COMMERCIAL PADS

Mixed Use Commercial Pads

Lot 256: ±25,803 SF | **Sale Price:** \$500,000 - *Pending*

Lot 255: ±56,280 SF | **Sale Price:** \$1,000,000

SW Boones Ferry Road and SW Salinan St, Tualatin, OR 97062

- High Visibility Location at the Entrance to Autumn Sunrise Community
- Pads Available Separately or Together
- Nearby Sherwood, Tualatin, and Wilsonville
- Close Proximity to I-5

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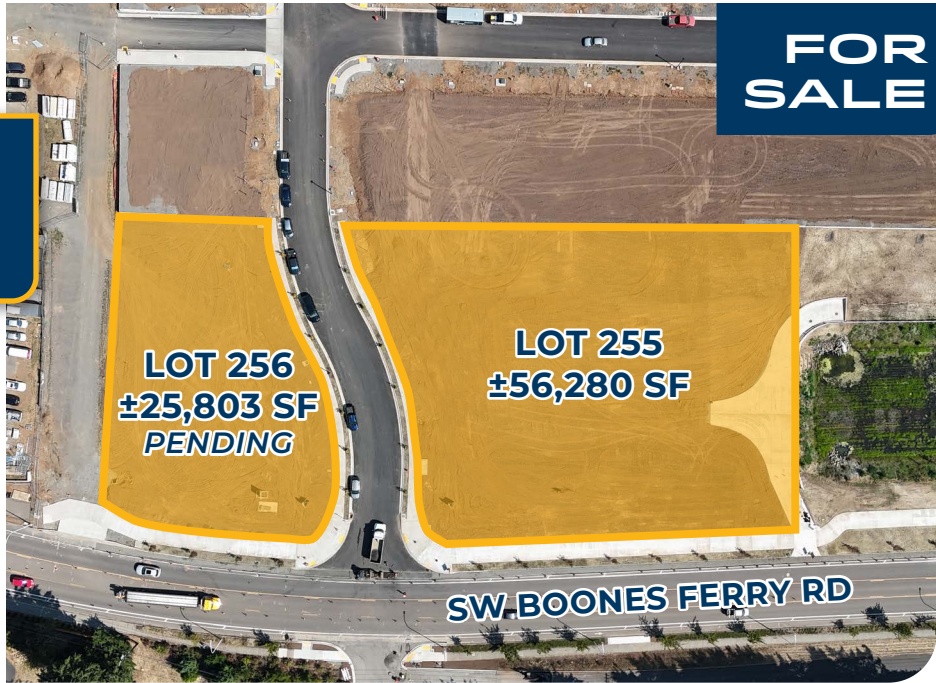
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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	SW Boones Ferry Road and SW Salinan St, Tualatin, OR 97062
Use Type	Commercial Pad
Zoning	Neighborhood Commercial Zone (CN) - View Online

SPACE	SIZE	SALE PRICE
Lot 256	±25,803 SF	\$500,000 - Pending
Lot 255	±56,280 SF	\$1,000,000

Capacity Commercial Group is pleased to exclusively offer for sale two mixed-use commercial lots at the entrance of August Sunrise, a brand-new planned community by Lennar Homes. This development will add 400 homes to the market.

Situated near Tualatin, Sherwood, and Wilsonville, the area is well-positioned for growth, with these cities offering numerous attractive qualities for residents seeking suburban living close to Portland.

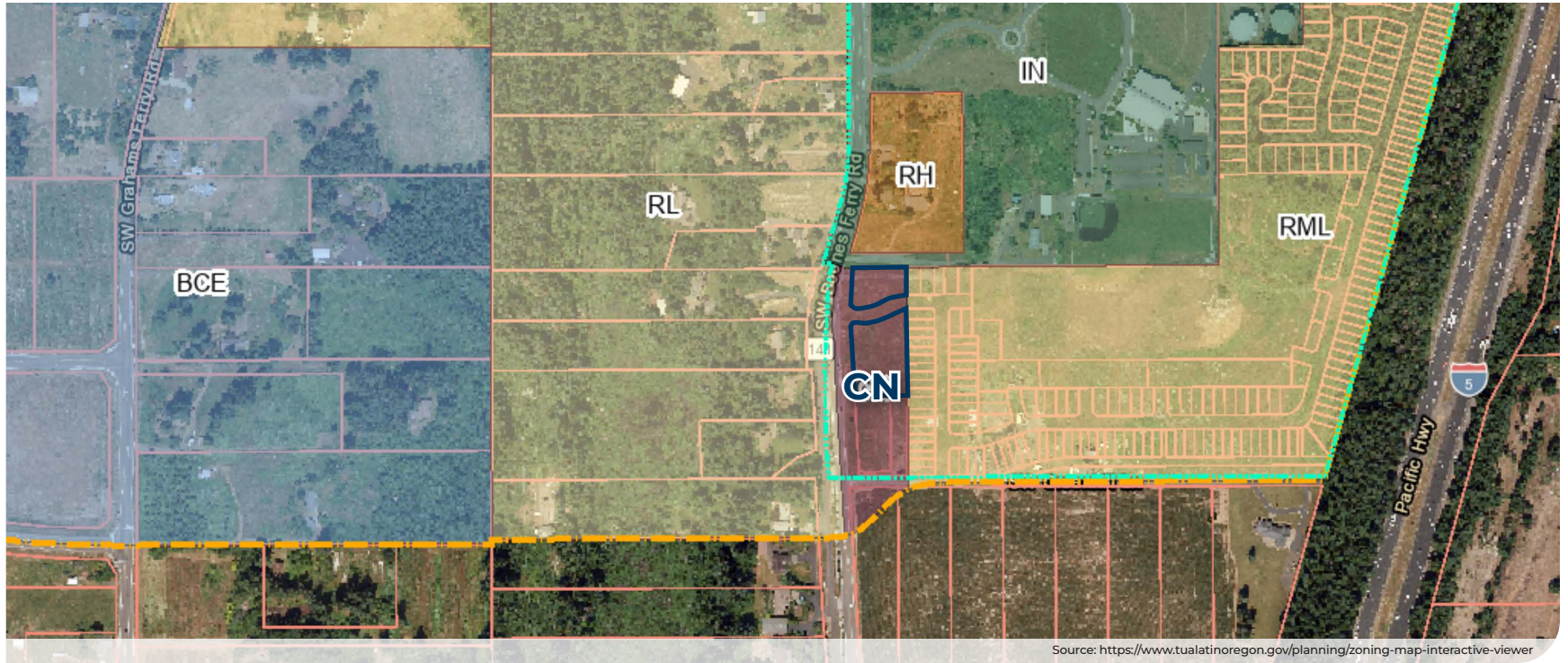
The site is zoned Neighborhood Commercial Zone (CN), allowing for a variety of retail and service uses. A comprehensive list of permitted uses can be found on the zoning page or the online zoning code website.

Nearby Highlights

- Argyle Square Shopping Center
- Target
- Costco
- Horizon Christian High School
- Tualatin High School
- Mercedes-Benz of Wilsonville
- Ron Tonkin Gran Turismo Maserati
- The Human Bean
- Boone Town Tap and Grill
- Holiday Inn
- Pearl Bakery
- Concert School of Music



ZONING



Source: <https://www.tualatinoregon.gov/planning/zoning-map-interactive-viewer>

Table 51-1
Use Categories in the CN Zone

USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
RESIDENTIAL USE CATEGORIES		
Household Living	P (L)	Permitted uses limited to one (1) dwelling unit for each business located on the lot.
COMMERCIAL USE CATEGORIES		
Retail Sales and Services	P (L)	Permitted uses limited to: General merchandise or variety stores; • Food stores, subject to TDC 51.210(1); • Drug store and pharmacy; • Laundry and dry cleaning, subject to TDC 51.210(2); • Beauty and barber shops; Shoe repair; and • Child day care center, subject to TDC 34.100. All commercial uses subject to floor area limitation, see TDC 51.210(3).

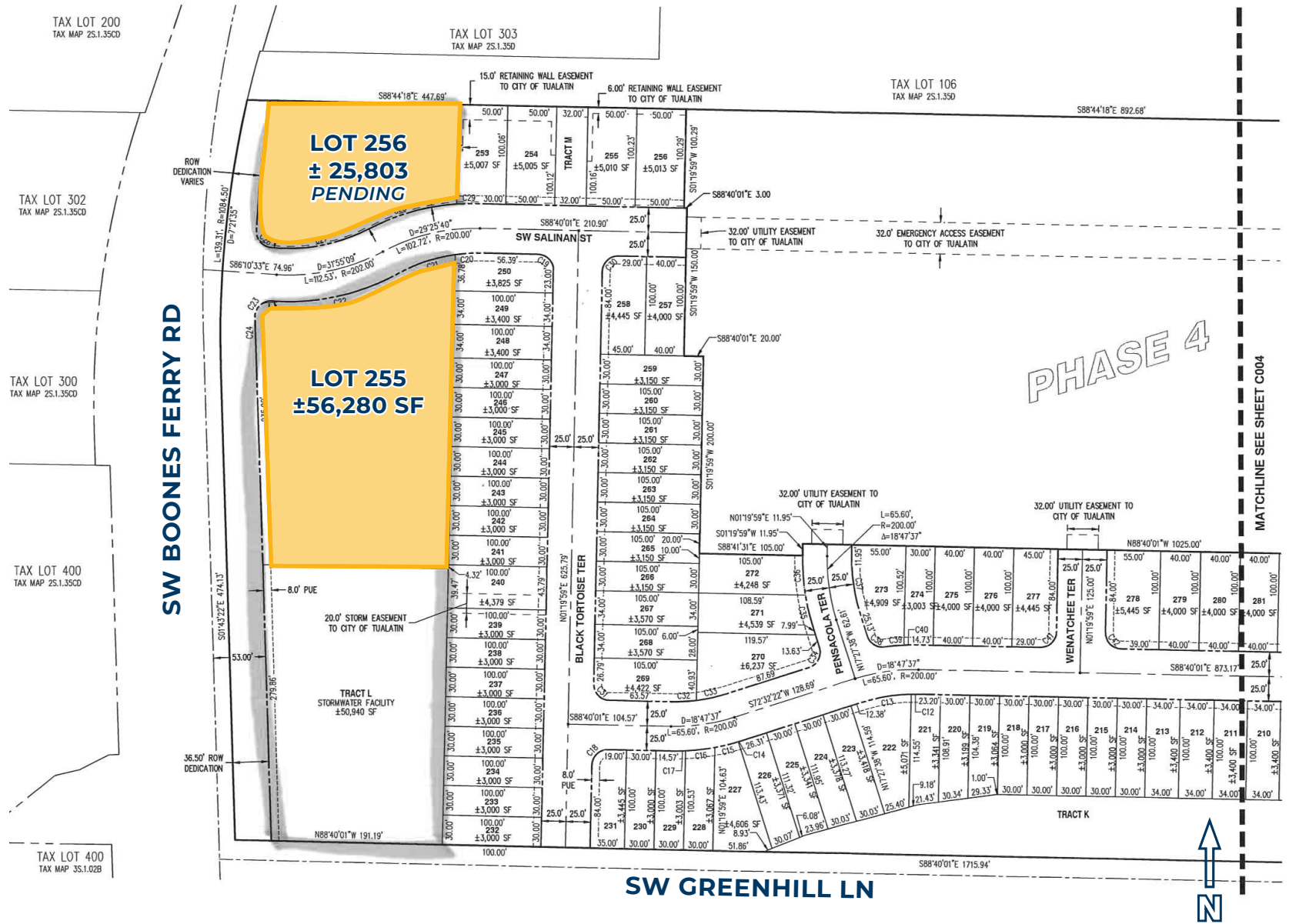
INSTITUTIONAL USE CATEGORIES		
Community Services	P(L)	Permitted uses limited to a community center, community recreation facility, or community aquatic center, when open to the general public and operated by a non-profit community organization.
INFRASTRUCTURE AND UTILITIES USE CATEGORIES		
Basic Utilities	P/C (L)	Permitted uses limited to sewer and water pump stations, pressure reading stations, water quality and flow control facilities. Conditional uses limited to utility substations.
Greenways and Natural Areas	P	—
Transportation Facilities	P	—

[View Zoning Code Online](#)



SITE PLAN

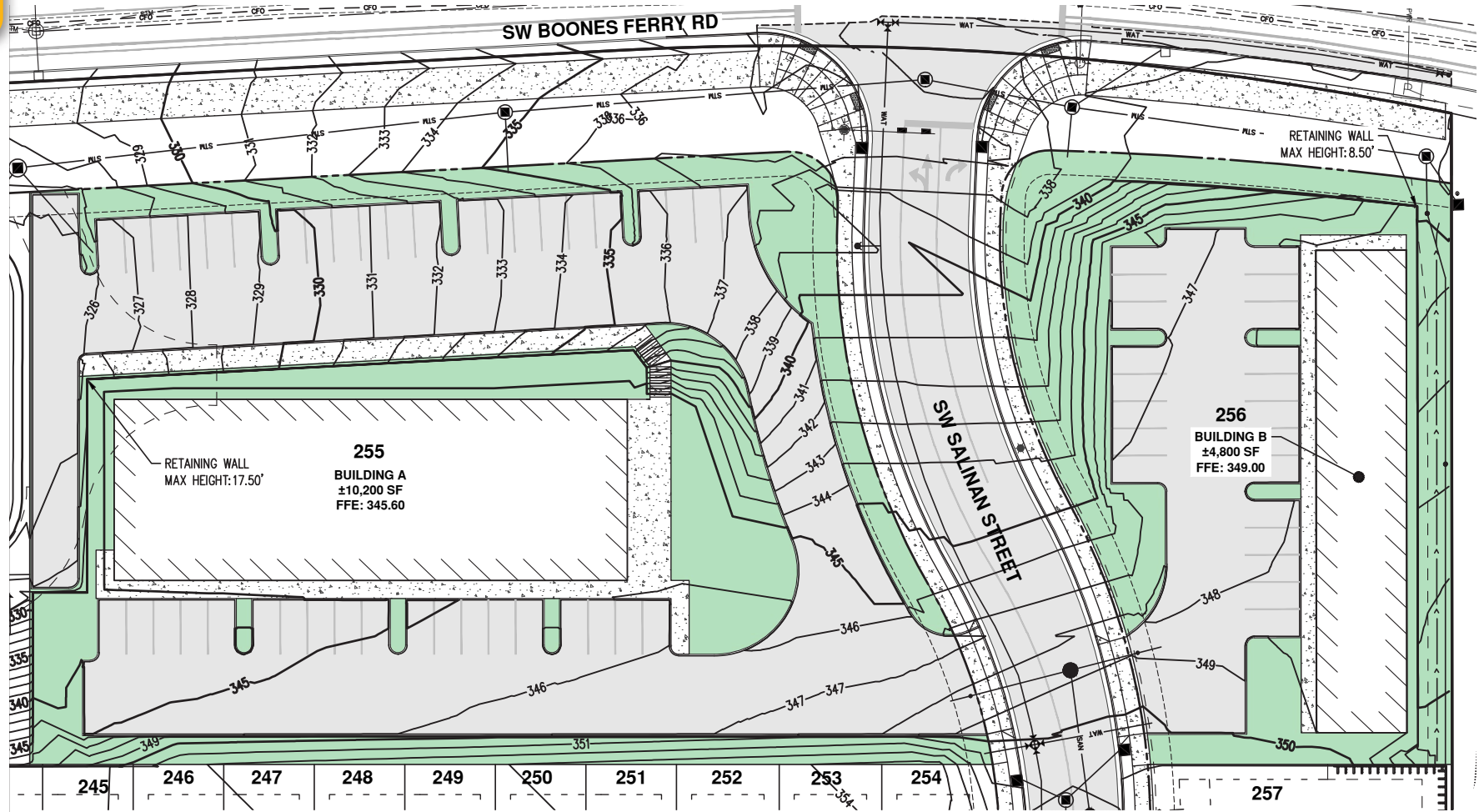
SITE PLAN





CONCEPTUAL PLAN

CONCEPTUAL PLAN



MASTER PLAN OVERVIEW



MASTER PLAN OVERVIEW





LOCAL AERIAL MAP

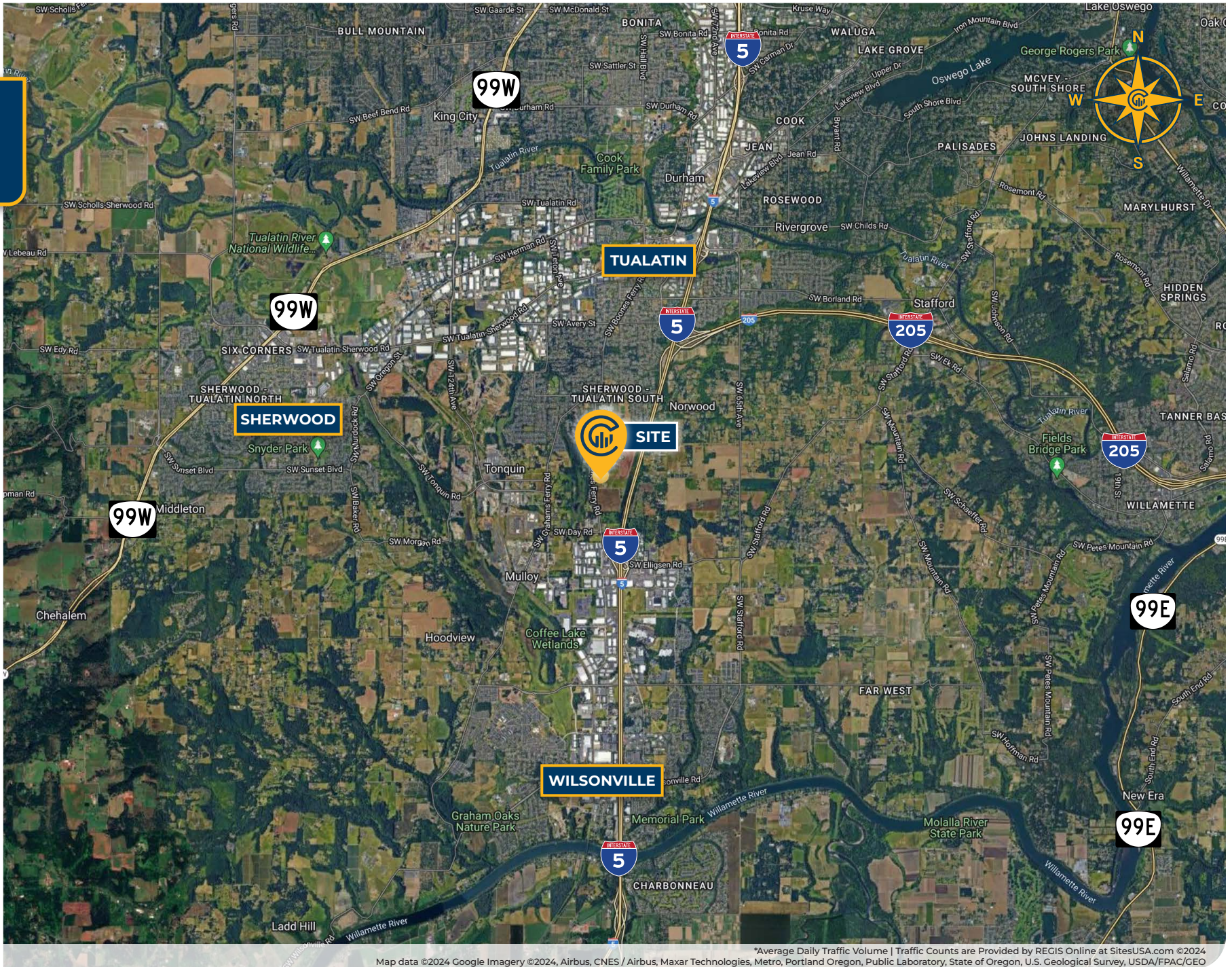


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*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



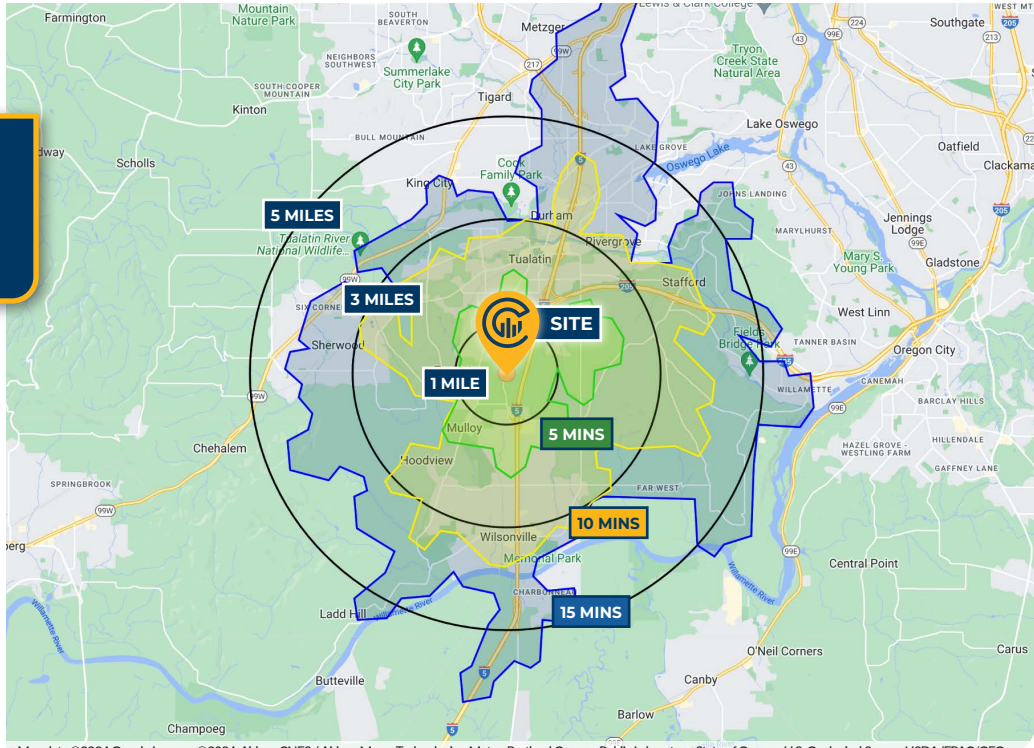
AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	6,272	45,284	129,998
2029 Projected Population	6,097	44,988	128,188
2020 Census Population	6,612	45,518	130,929
2010 Census Population	6,432	38,498	113,859
Projected Annual Growth 2024 to 2029	-0.6%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2024	-0.2%	1.3%	1.0%
Households & Income			
2024 Estimated Households	1,894	17,564	52,394
2024 Est. Average HH Income	\$188,551	\$140,014	\$151,004
2024 Est. Median HH Income	\$148,917	\$108,062	\$114,265
2024 Est. Per Capita Income	\$56,963	\$54,378	\$60,941
Businesses			
2024 Est. Total Businesses	472	3,405	8,168
2024 Est. Total Employees	4,873	37,829	70,138

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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