

# FLEX / OFFICE - FOR SALE OR LEASE

29755 - 29757 SW BOONES FERRY RD

29755 SOUTHWEST BOONES FERRY ROAD, WILSONVILLE, OR 97070



## FOR SALE & LEASE

### SVN BLUESTONE

4915 SW Griffith Dr, Suite #300  
Beaverton, OR 97005



### PRESENTED BY:

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# OFFERING MEMORANDUM

29755 SOUTHWEST BOONES FERRY ROAD



## Property Summary

Price:	Please Inquire
Seller Carry Contract?	Negotiable
Available SF:	6,590
Lease Asking Rate	\$20/sf NNN
Building Size	13,534
Occupancy:	Multi-Tenant
Lot Size:	39,866 SF
Grade Doors:	3
Power:	2 services at 400a, 3p, 240v Each
Sprinkled:	Yes
County:	Clackamas
City:	Wilsonville

## Property Overview

Two Tenant, well maintained 13,534sf building situated on approx. 0.9 acres with 3 grade doors, oversized break room, the vacant side includes 3 restroom with a shower, 4 HVAC systems, minimal freeway noise, lots of natural light, irrigation systems, wet sprinkler system throughout. 3Phase 400Amp Power. Property also shares a cross parking easement with Best Western. Recent renovations include light fixtures, parking seal & striping done in 2023.

## Location Overview

Excellent frontage and exposure to I-5 with approx. 100,000+ VPD. Immediate access to I-5 with easily accessible alternate options during peak traffic. Wilsonville's 1,000-plus businesses provide 20,165 full-time jobs, with over half in high-wage industrial occupations of manufacturing or wholesale distribution. According to the city of Wilsonville, the total annual private-sector payroll - including major employers such as Mentor Graphics, Xerox, Sysco Foods, and Rockwell Collins - is nearly \$1.1 billion annually. That represents and 80-percent increase from 2000 and generates a total regional economic impact of over \$3.2 billion annually.

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# PROPERTY PHOTOS

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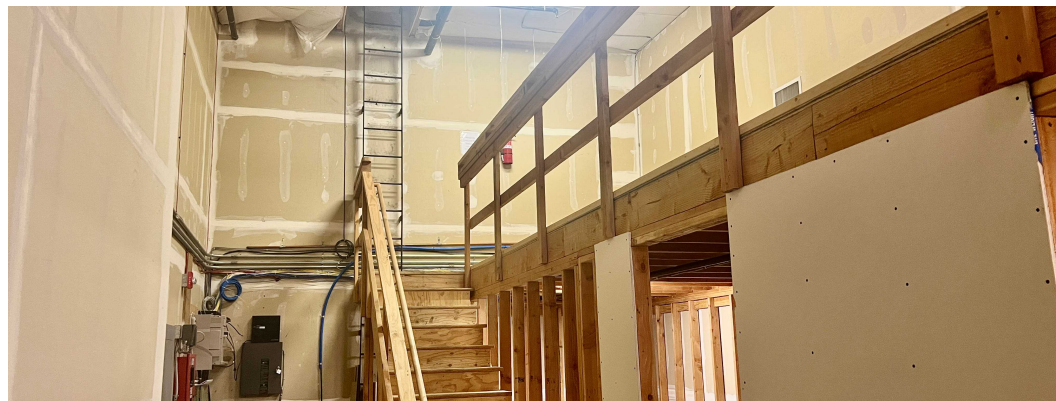
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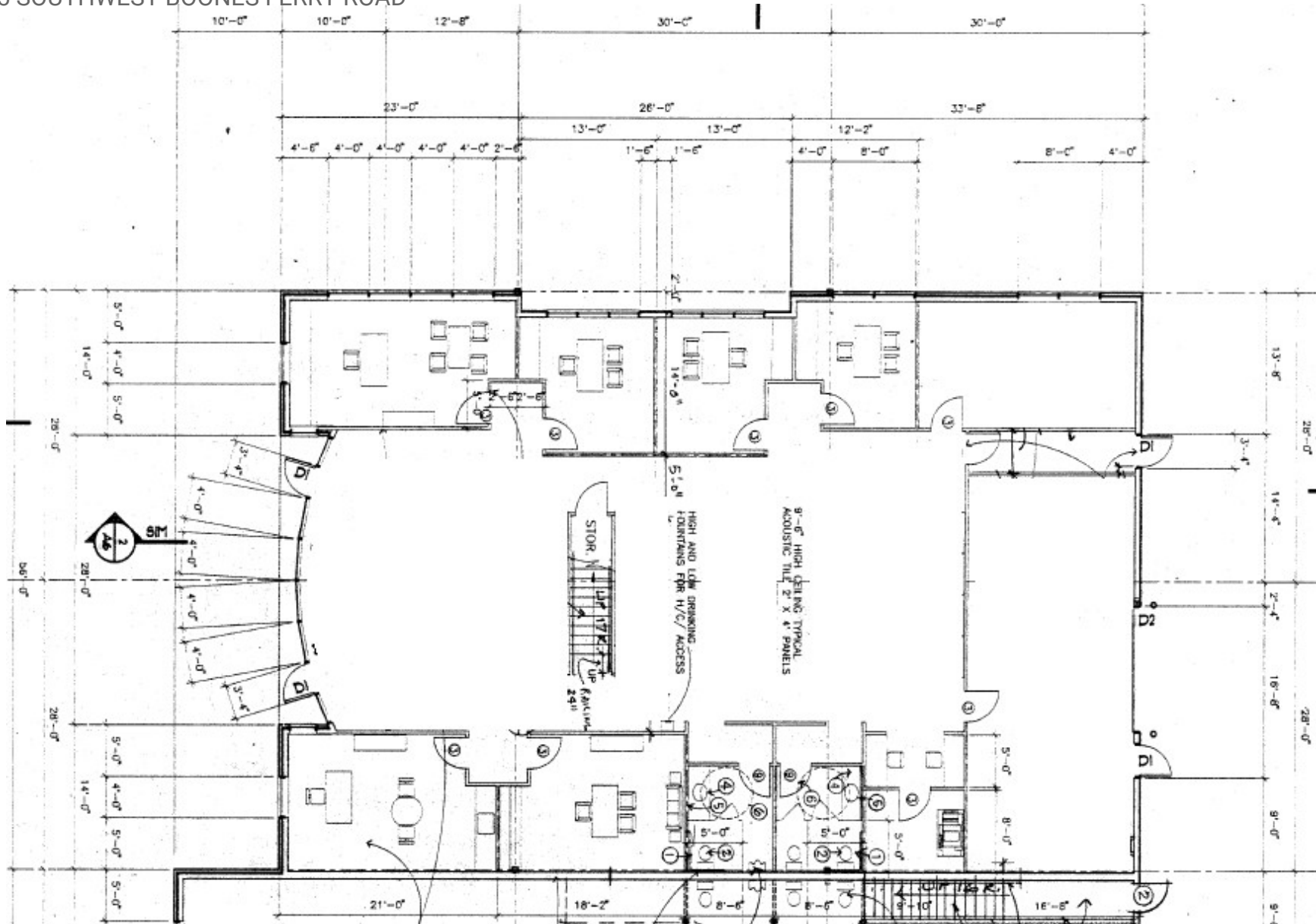
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# FLOOR PLAN : MAIN FLOOR

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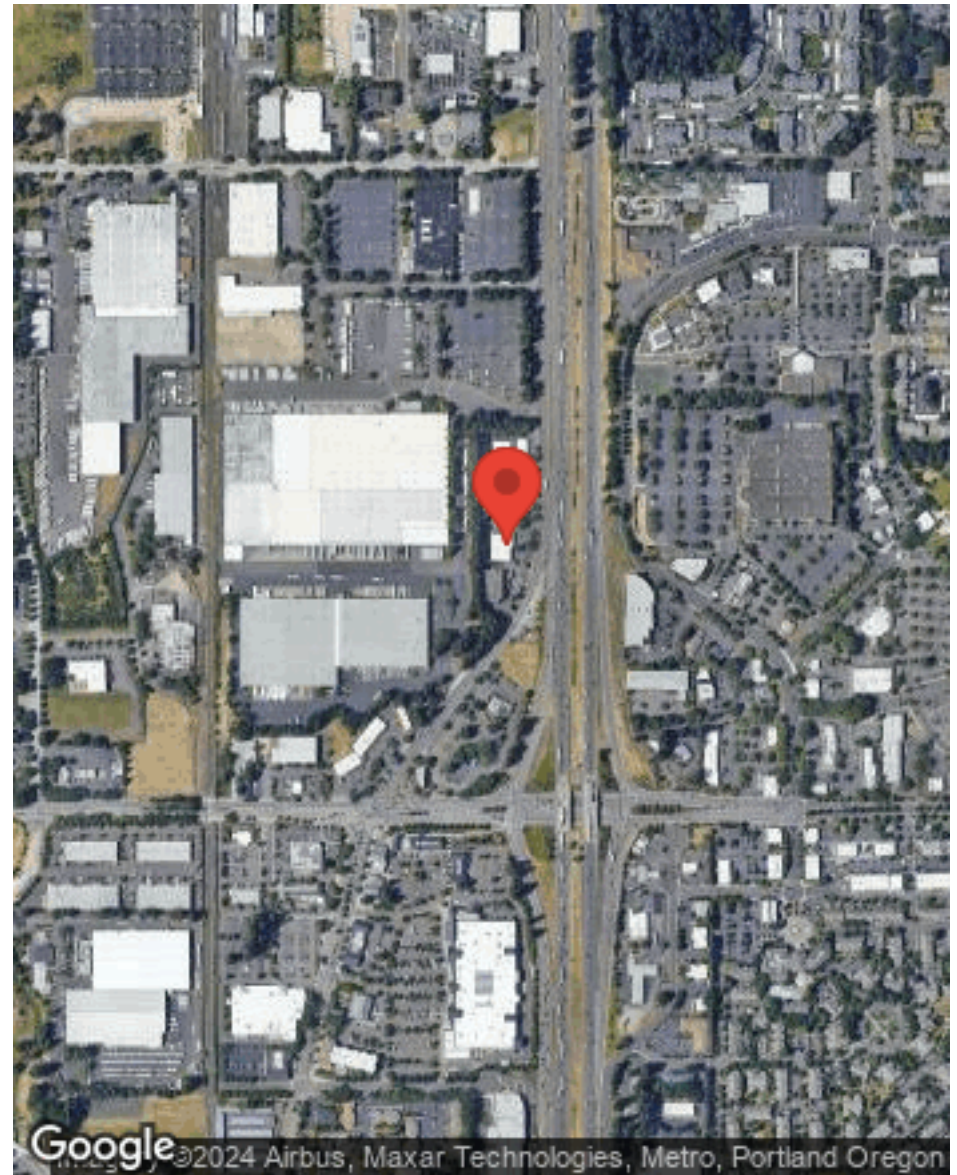
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# LOCATION MAPS

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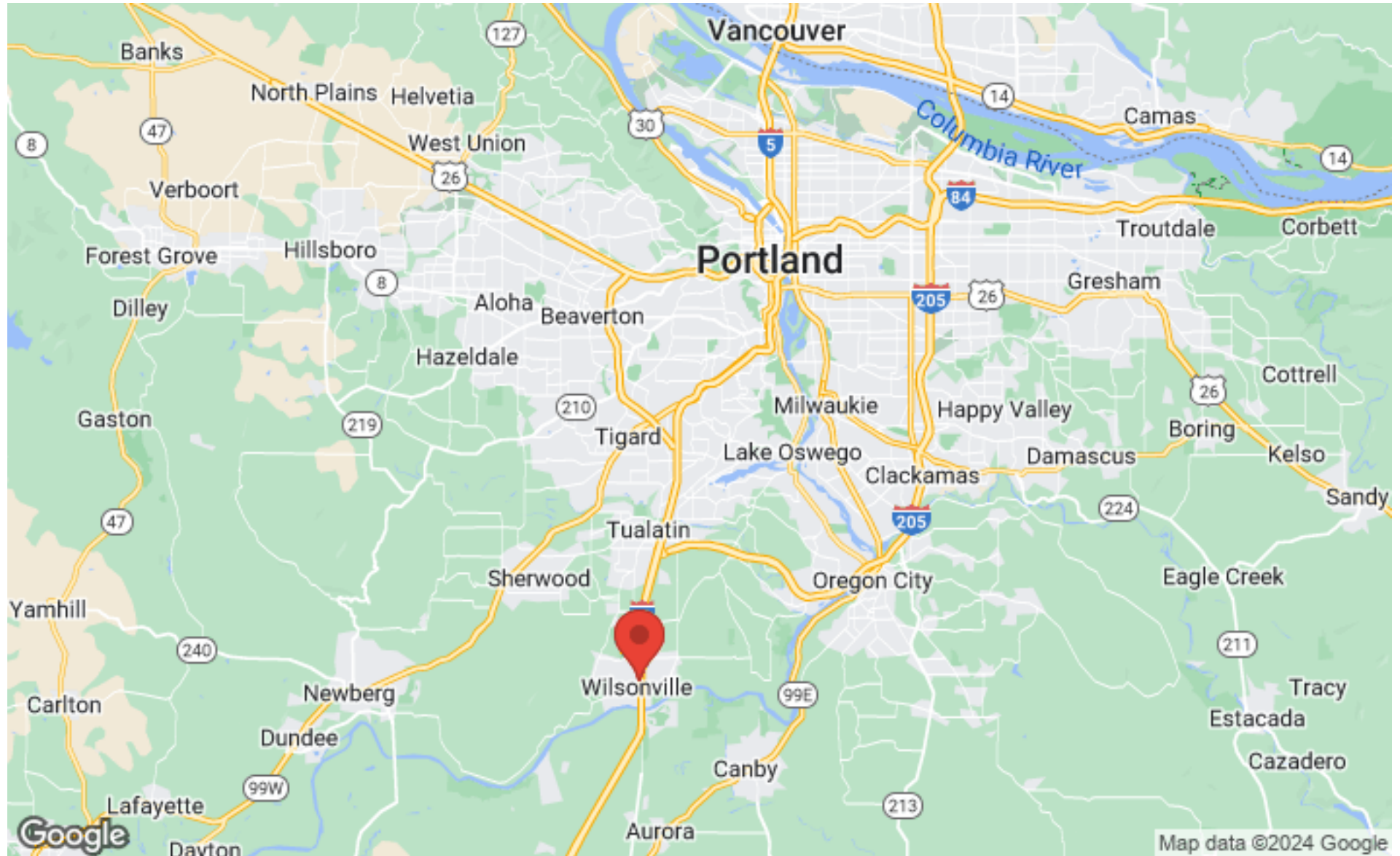
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# REGIONAL MAP

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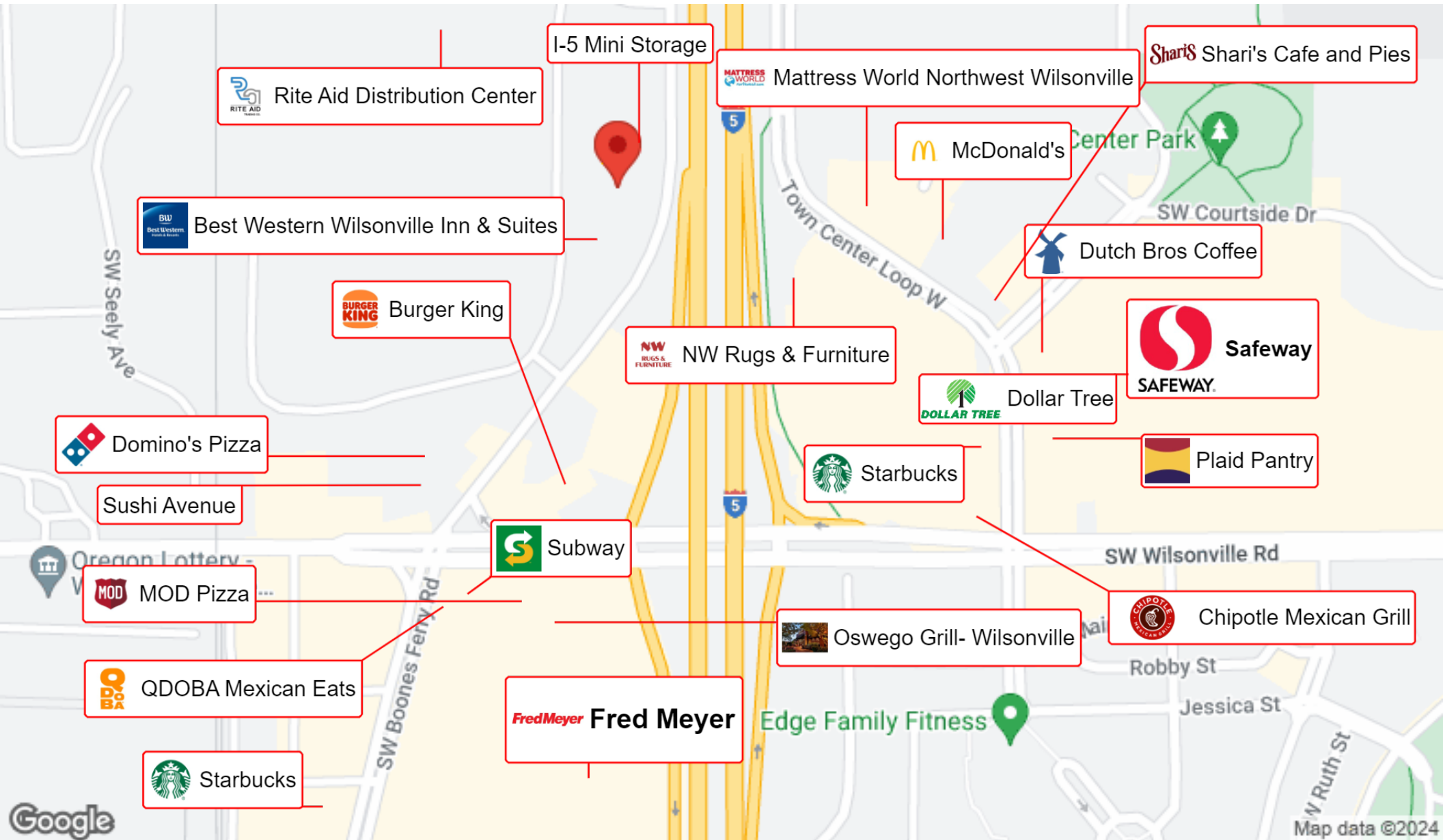
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# BUSINESS MAP

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# OFFICE MARKET PROFILE

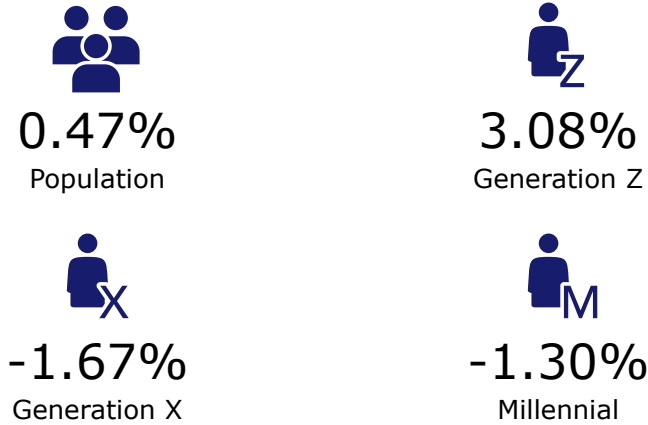
29755 SW Boones Ferry Rd, Wilsonville, Oregon, 97070  
Drive time of 5 minutes

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

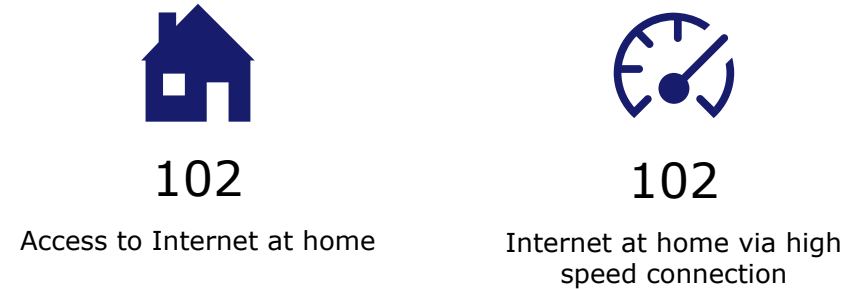
[Learn more about this data](#)



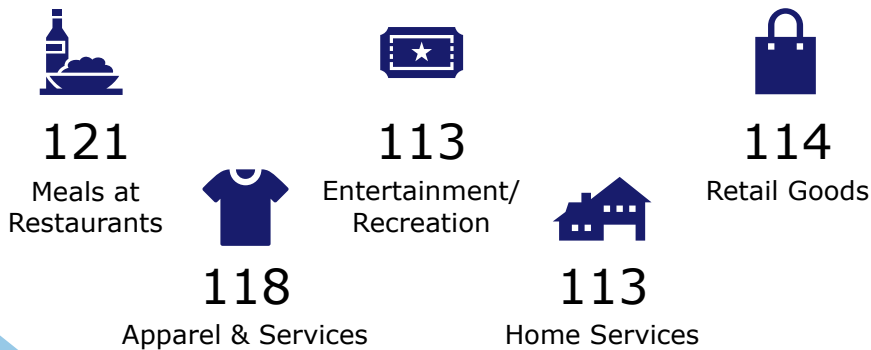
## PROJECTED ANNUAL GROWTH RATE



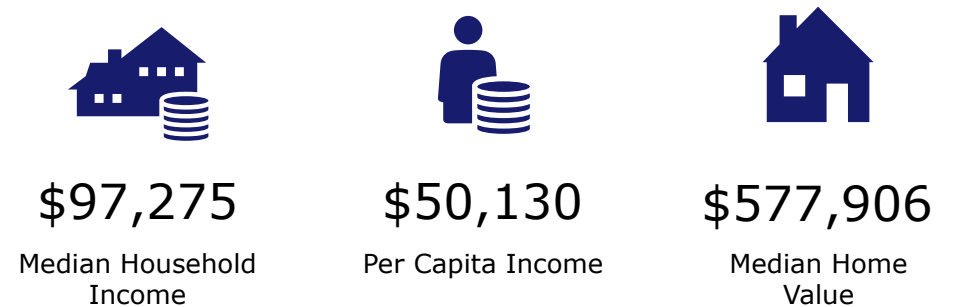
## INTERNET ACCESS (INDEX)



## LIFESTYLE SPENDING (INDEX)

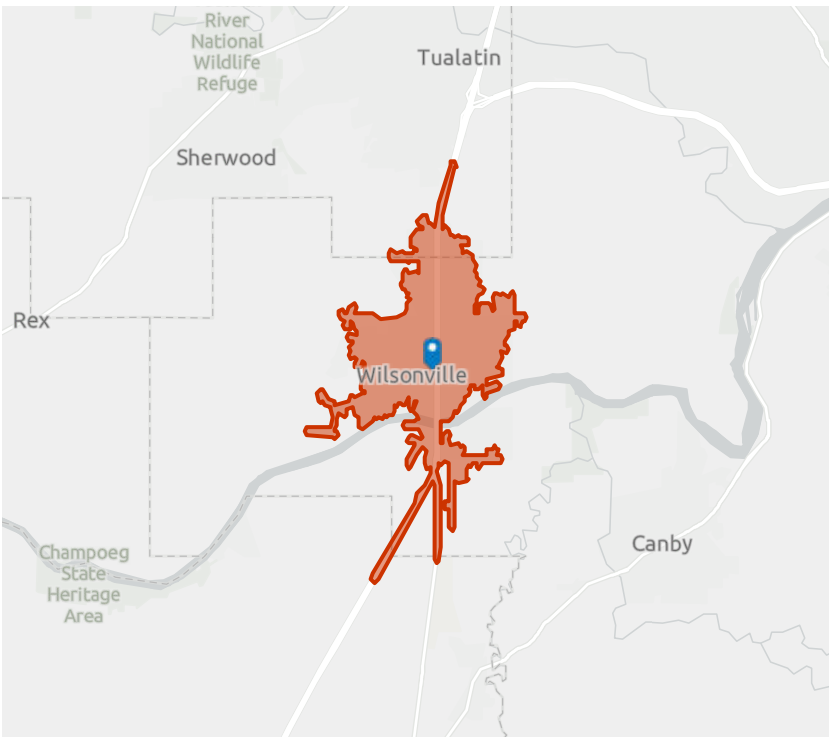


## INCOME AND HOME VALUE



# POPULATION TRENDS AND KEY INDICATORS

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Drive time of 5 minutes

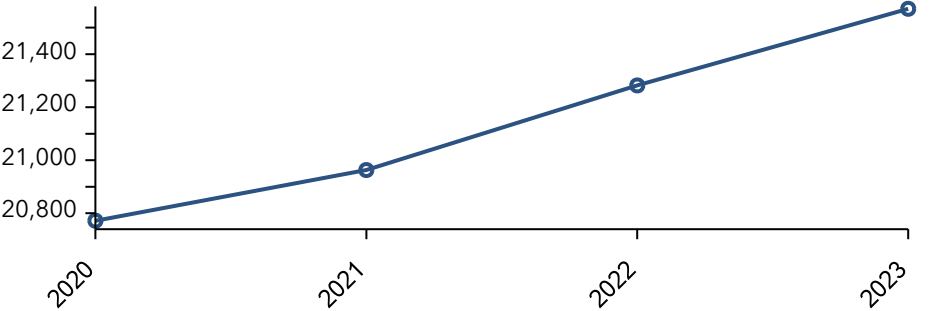


<b>21,571</b>	<b>8,750</b>	<b>2.44</b>	<b>36.3</b>	<b>\$97,275</b>	<b>\$577,906</b>	<b>102</b>	<b>65</b>	<b>58</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

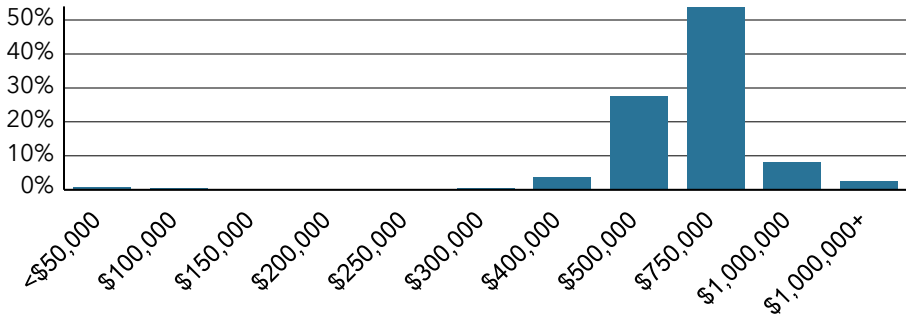
## MORTGAGE INDICATORS



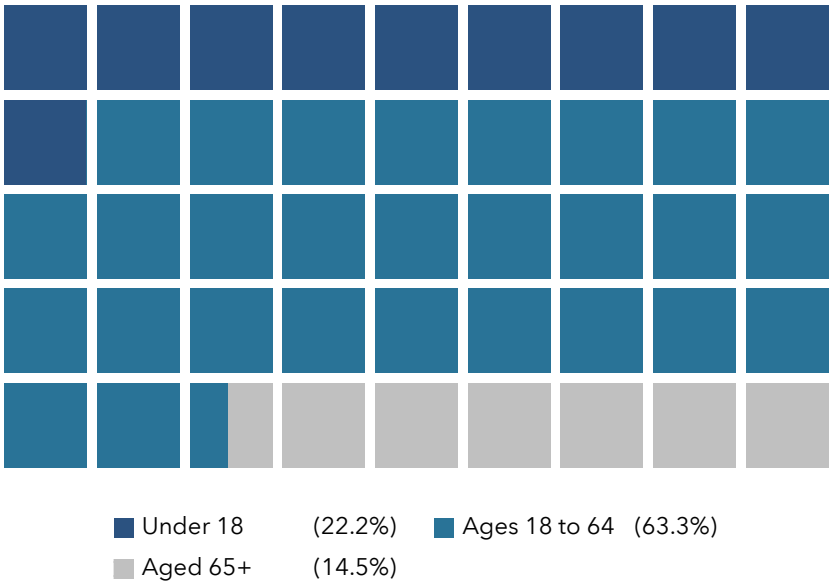
## Historical Trends: Population



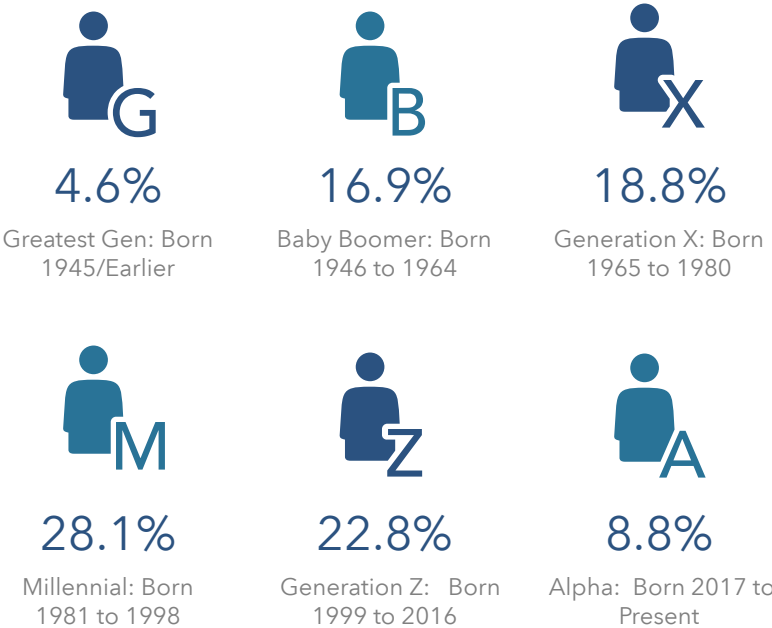
## Home Value



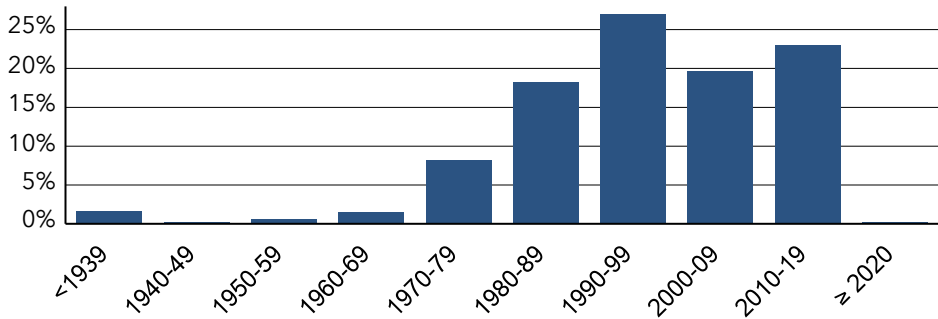
## POPULATION BY AGE



## POPULATION BY GENERATION



## Housing: Year Built



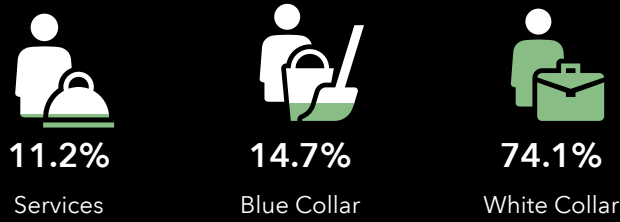
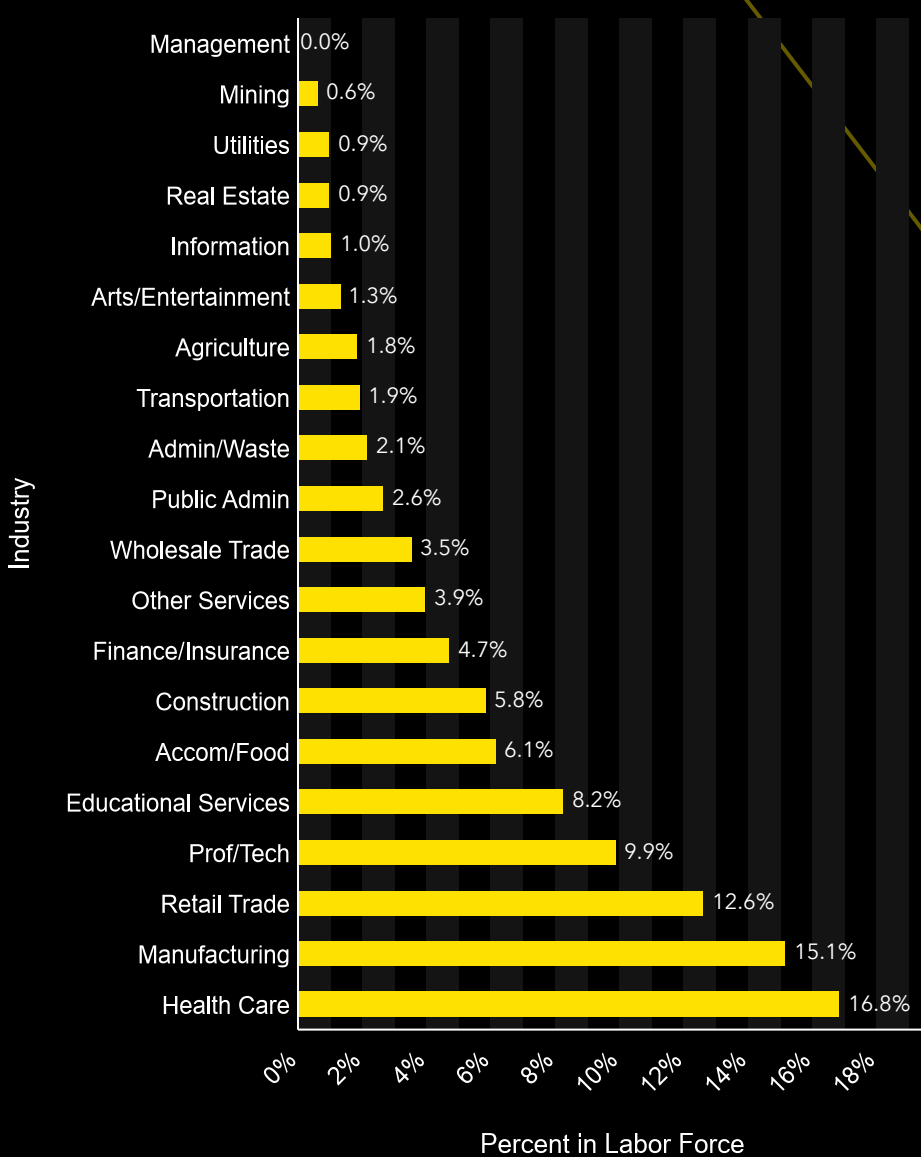
Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

# Economic Development Profile

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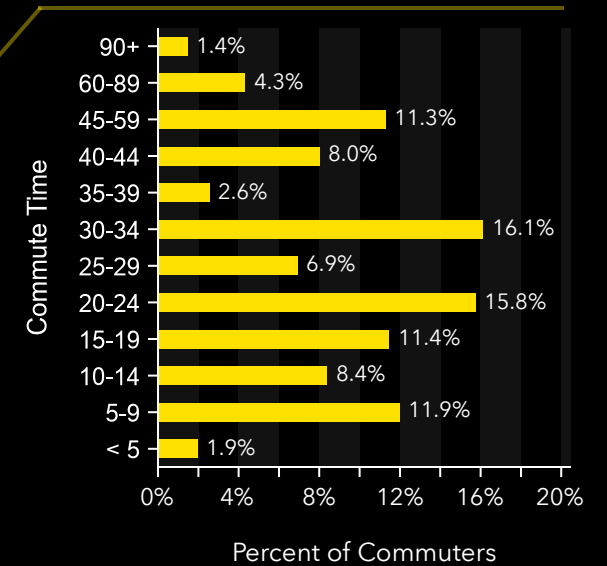
Drive time of 5 minutes

## Labor Force by Industry



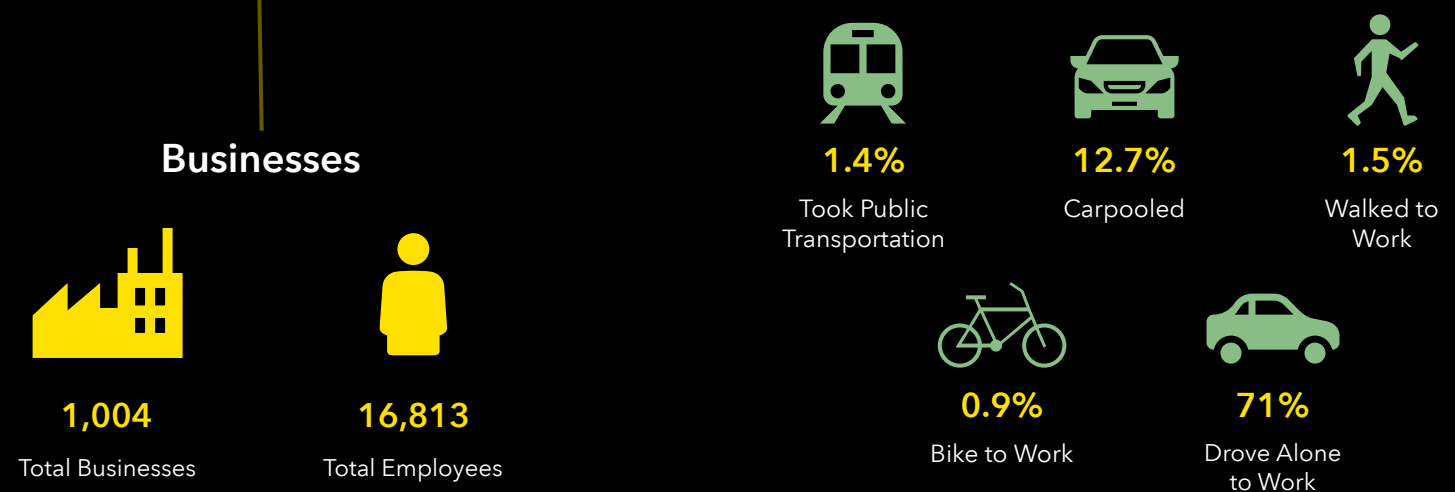
## Employment

## Commute Time: Minutes

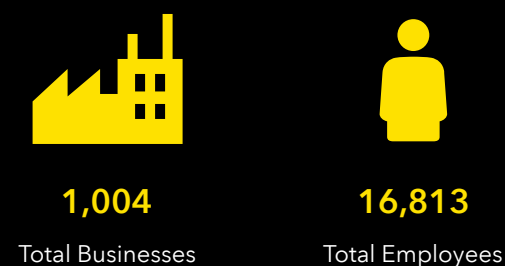


# Workforce Overview

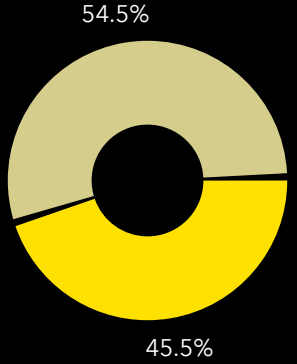
## Transportation to Work



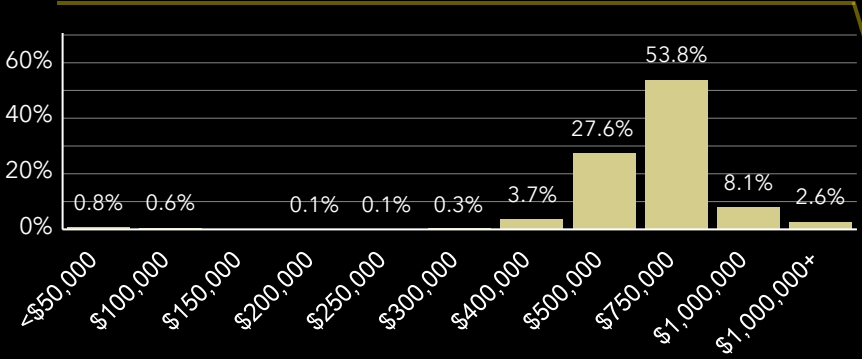
## Businesses



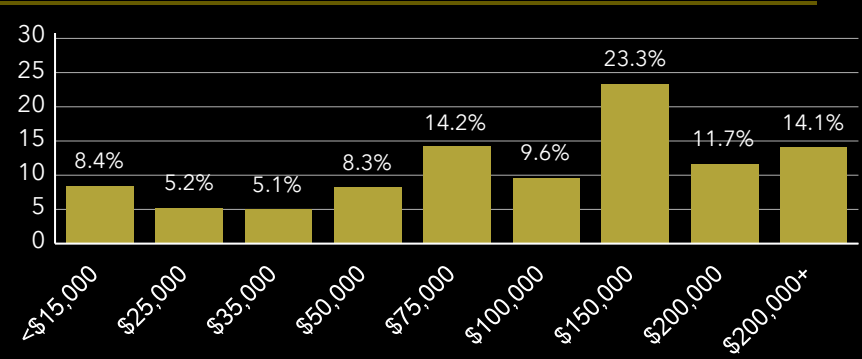
# Home Ownership



## Home Value

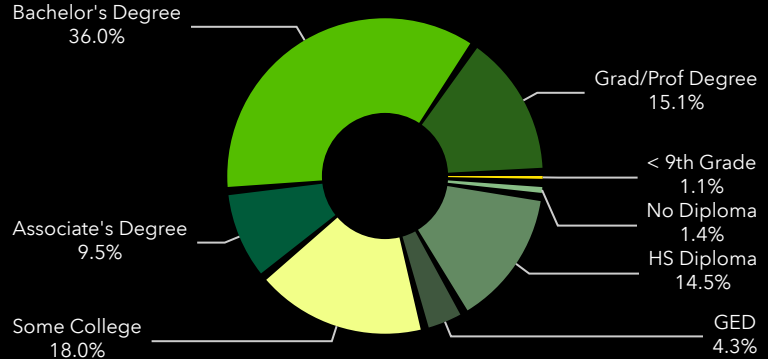


## Household Income



# Community Overview

## Educational Attainment



## Key Facts

<b>9,188</b> Total Housing Units	<b>65</b> Housing Affordability Index	<b>897</b> Households Below the Poverty Level
<b>36.3</b> Median Age	<b>\$75,085</b> Median Disposable Income	<b>21,571</b> Total Population
<b>102</b> Wealth Index	<b>58</b> Diversity Index	<b>139</b> Total Crime Index

## Tapestry segments

<b>8C</b>	<b>Bright Young Professionals</b> 4,357 households	<b>49.8%</b> of Households	▼
<b>2D</b>	<b>Enterprising Professionals</b> 2,570 households	<b>29.4%</b> of Households	▼
<b>7C</b>	<b>Urban Edge Families</b> 1,052 households	<b>12.0%</b> of Households	▼

Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

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