

Clark Professional Plaza

2,000 SF Office for lease



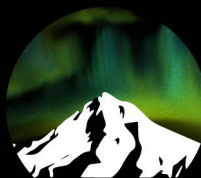
29292 SW TOWNCENTER LOOP E WILSONVILLE, OREGON 97070



KW PORTLAND
PREMIERE
KELLERWILLIAMS. REALTY

KW COMMERCIAL

16365 Boones Ferry Rd Lake Oswego, OR 97035



GREEN LIGHTS
COMMERCIAL REALTY

PRESENTED BY

Stacey Rustad-Smith, MPA, Broker

OR & WA Licensed Broker

OR License: #201232751

WA License: #132154

C: (360) 370.7027

staceyrustadsmith@kw.com

PROPERTY SUMMARY:

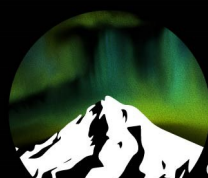
29292 SW TOWN CENTER LOOP E. WILSONVILLE, OR 97070

Property Summary:

Lease Price	\$20/sr
Office Size:	2,000sf
City	Wilsonville
County	Washington
Walk Score	80
Transit Score	35
Total Population	18,575

OFFICE SPACE HIGHLIGHTS:

- Reception area with beautiful cupboard build-ins
- Waiting area - 225 sf
- Large conference or physical therapy room - 321 sf
- 6, 100+ sf office spaces
- Large Storage and utility room with back door - 179sf
- ADA bathroom with rails and mirror
- Multiple outlets in all rooms
- One room previously used as x-ray room, plumbing for washer/dryer
- Windows in majority of all offices and reception area.
- Individual thermostats in rooms
- 10ft ceilings
- LVP and speaker system throughout rooms and office
- Previously Chiropractic office 16+ years



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DEMOGRAPHICS:

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Income

	2 mile	5 mile	10 mile
Avg Household Income	\$105,411	\$110,398	\$112,617
Median Household Income	\$74,572	\$85,318	\$86,102
< \$25,000	1,509	3,084	17,650
\$25,000 - 50,000	1,672	4,205	24,590
\$50,000 - 75,000	2,022	4,587	26,068
\$75,000 - 100,000	943	3,208	19,774
\$100,000 - 125,000	1,118	2,770	14,959
\$125,000 - 150,000	874	2,484	13,813
\$150,000 - 200,000	950	2,826	17,045
\$200,000+	1,253	3,236	20,280

Households

	2 mile	5 mile	10 mile
2010 Households	8,124	23,311	135,481
2022 Households	10,342	26,399	154,179
2027 Household Projection	10,990	27,574	161,043
Annual Growth 2010-2022	2.1%	1.0%	1.0%
Annual Growth 2022-2027	1.3%	0.9%	0.9%
Owner Occupied Households	5,395	17,028	105,404
Renter Occupied Households	5,595	10,546	55,639
Avg Household Size	2.3	2.6	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin...	\$367.7M	\$1B	\$5.9B

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TRAFFIC COUNT: 29292 SW TOWN CENTER LOOP E. WILSONVILLE, OR 97070



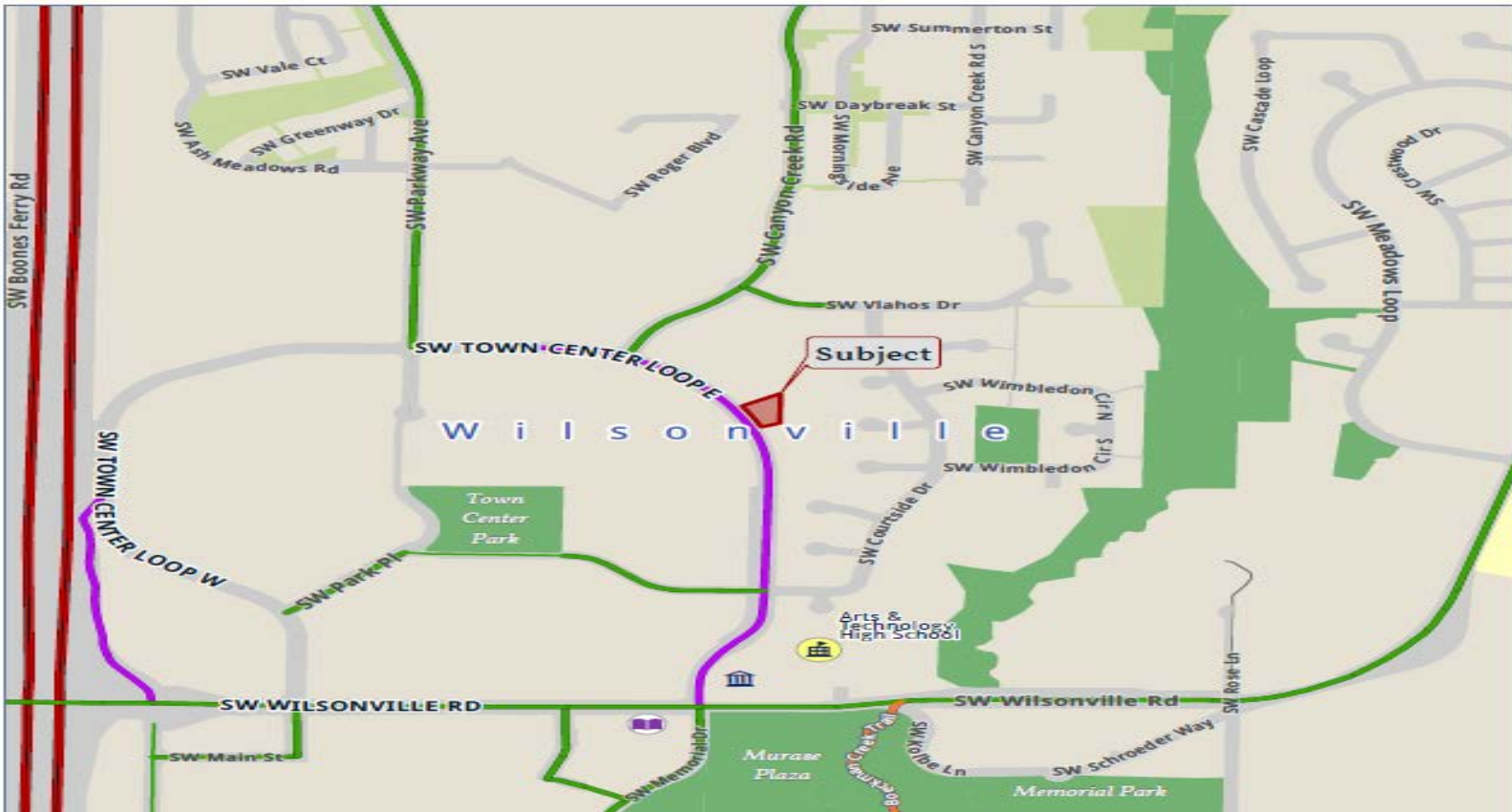
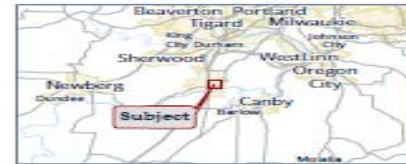
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Southwest Town Center Loop East	SW Vlahos Dr NW	8,283	2022	0.06 mi
Southwest Town Center Loop East	Wilsonville Rd S	14,908	2022	0.29 mi
Southwest Parkway Avenue	SW Apache Ct S	8,283	2022	0.44 mi
Southwest Town Center Loop West	SW Pkwy Ave S	5,351	2022	0.45 mi
Southwest Wilsonville Road	SW Town Center Loop W W	13,634	2022	0.45 mi
Wilsonville Rd	SW Rose Ln W	10,571	2022	0.50 mi
Southwest Wilsonville Road	Wilsonville Rd E	27,529	2022	0.50 mi
Southwest Town Center Loop West	Main St S	6,190	2022	0.50 mi
Robert Hugh Baldock Freeway	SW Town Center Loop W N	8,194	2022	0.51 mi
Wilsonville Rd	SW Parkway Ave W	29,751	2020	0.52 mi

VICINITY

- Subject
- UGB
- Existing Regional Multi-use Trail
- Established bikeway
- Dedicated bike lane

- Bike friendly street
- Schools (K-12)
- City Hall
- Library



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DISCLAIMER:

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