



FOR LEASE



# UNITUS FINANCIAL RESOURCE CENTER

## Class A Office Space

± 291 SF - ± 5,464 SF | Call for Pricing

### 2951 Stacy Allison Way, Woodburn, OR

- Premier, New, 3-Story Class A Office Building
- Designed with the Customer in Mind as a Resource Center with Shared Amenities
- Exterior Building Signage and Private Deck for Suite 300

### JEFF FALCONER, SIOR

Principal | Licensed in OR

503-542-4346

jeff@capacitycommercial.com

### GABRIEL BEHRMANN

Associate Broker | Licensed in OR

971-237-2458

gabriel@capacitycommercial.com

### MIKE NYE, SIOR

Principal | Licensed in OR

503-542-4345

mike@capacitycommercial.com



PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	2951 Stacy Allison Way Woodburn, OR 97071
Building Space	± 14,943 SF Total
Available Space	± 291 SF - ± 5,464 SF
No of Suites Available	3
Lease Rate	Call for Pricing
Use Type	Office
Space Condition	Warm Shell

SUITE	SIZE	USE TYPE
201A	1,340 SF	Office
201B	291 SF	Office
300	5,464 SF	Office

Location Features

- Immediate Proximity to I-5 and Hwy-219
- Walk to Dutch Bros or Extra Mile for Morning or Afternoon Caffeine or Snack
- 6 Different Restaurants Within a 1-5 Minute Walk

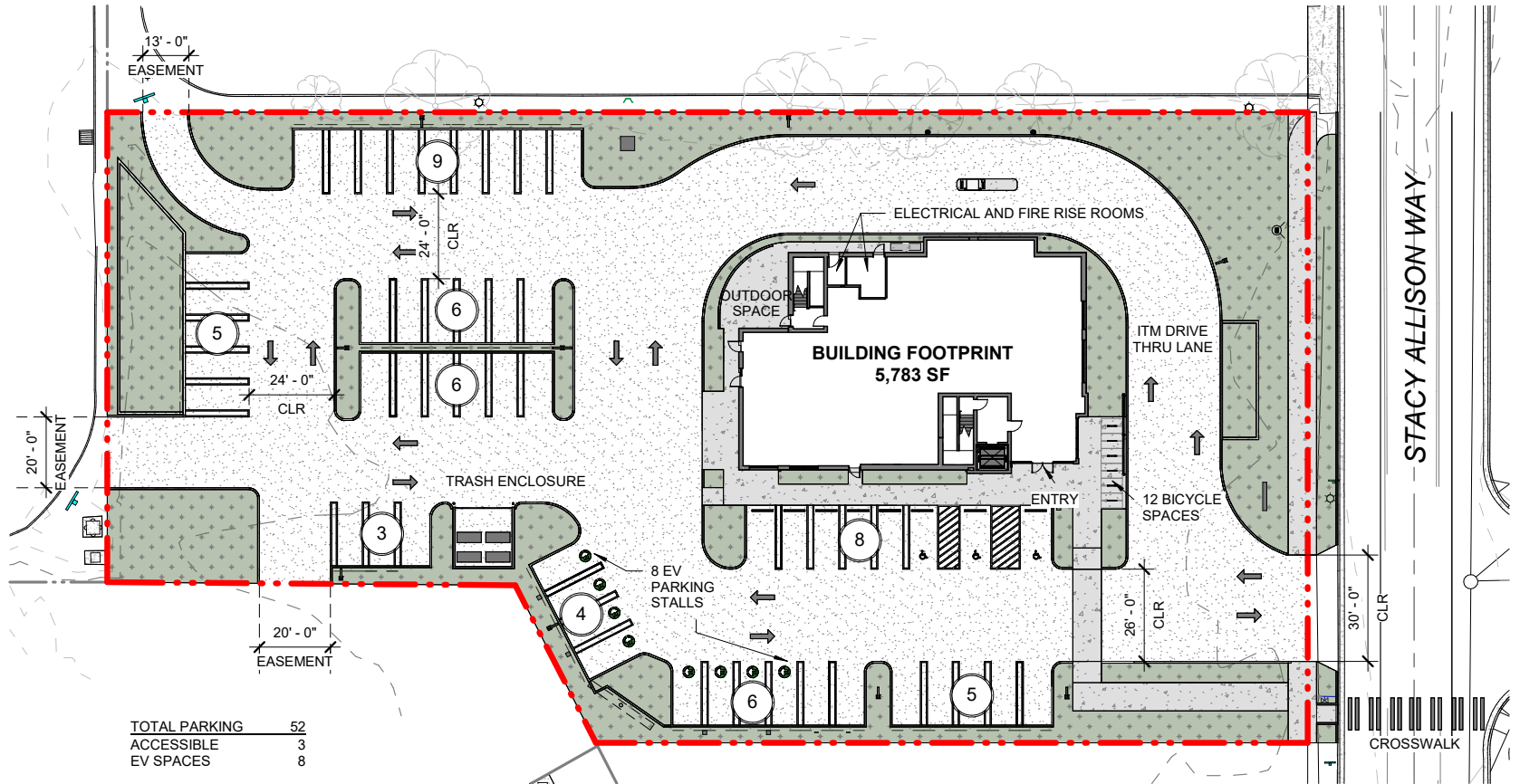
Nearby Amenities

- Burger King
- Chick-fil-A
- Chipotle
- Dutch Bros Coffee
- La Quinta Inn and Suites
- Red Robin
- T.J. Maxx
- Walgreens Pharmacy
- Walmart Supercenter
- Woodburn Premium Outlets



# SITE PLAN

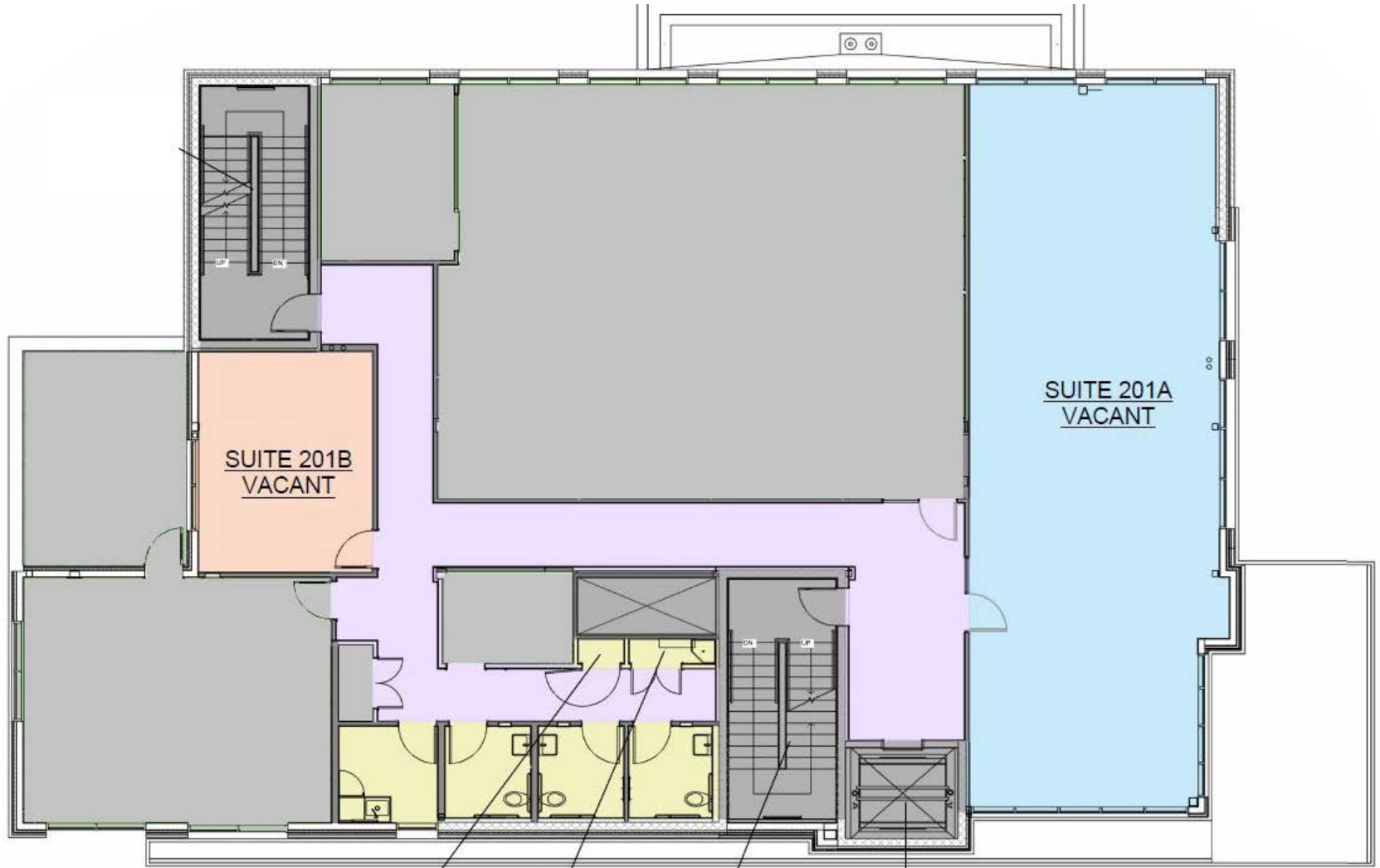
## SITE PLAN





# FLOOR PLAN

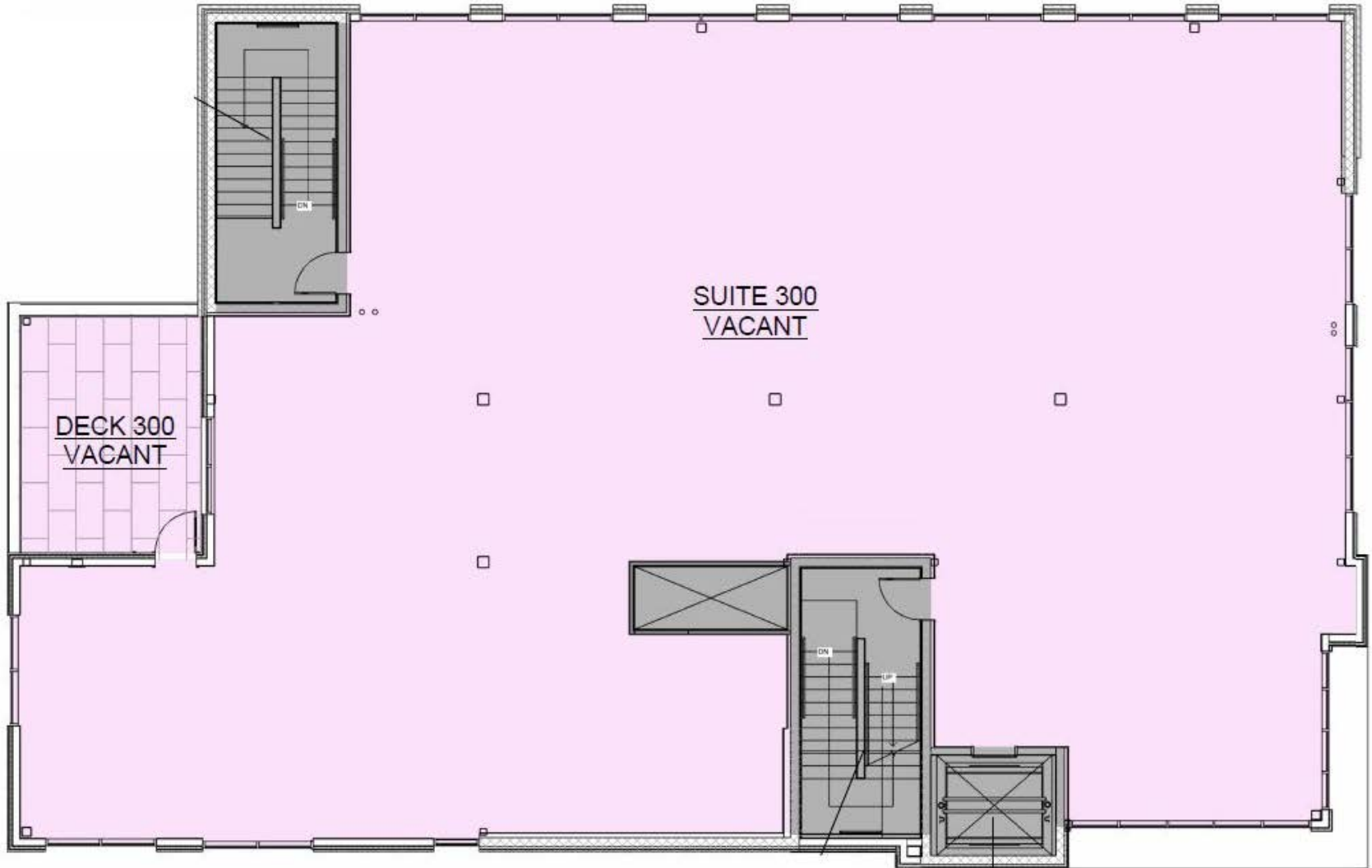
## LEVEL 2 FLOOR PLAN





FLOOR PLAN

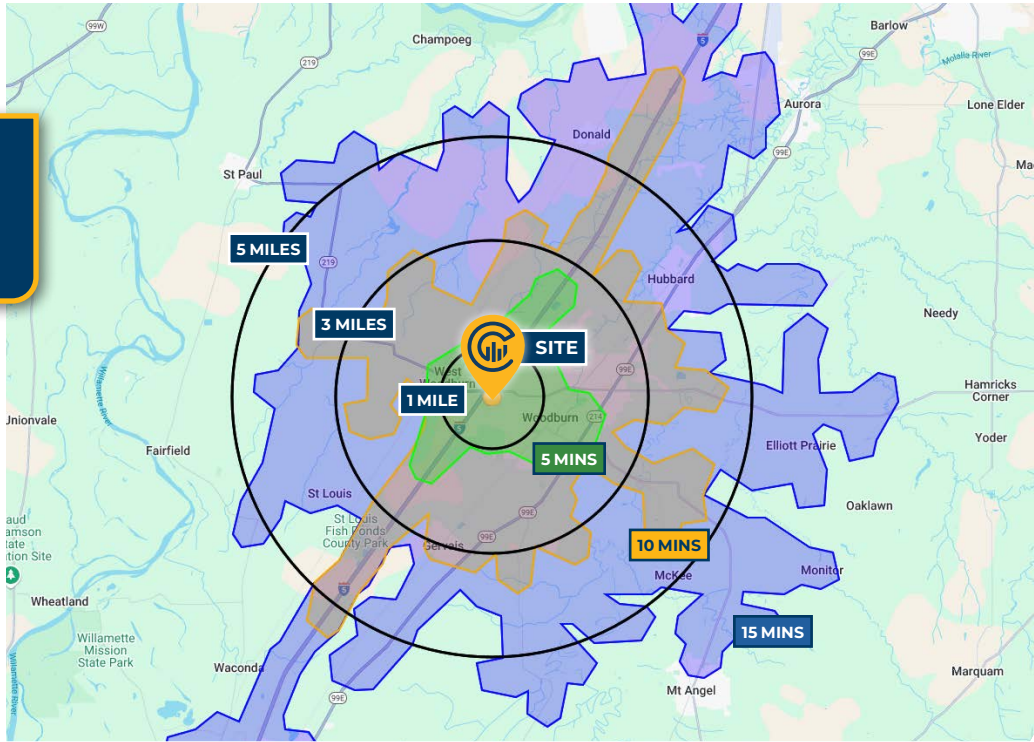
LEVEL 3 FLOOR PLAN



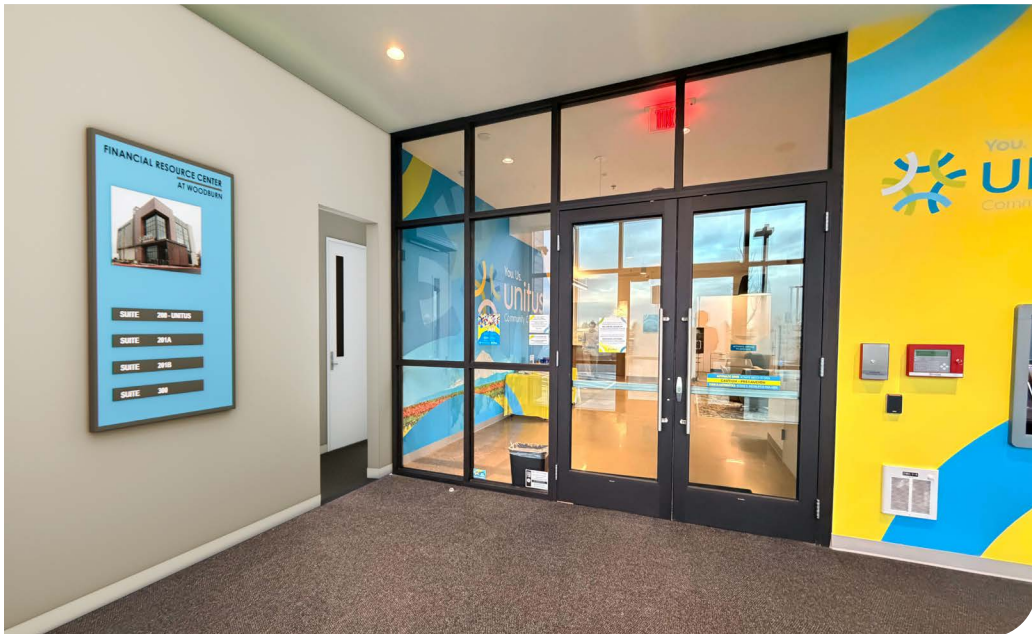




# DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	12,221	32,734	40,177
2030 Projected Population	13,069	34,282	41,642
2020 Census Population	9,965	30,221	37,939
2010 Census Population	9,430	28,179	35,455
Projected Annual Growth 2025 to 2030	1.4%	0.9%	0.7%
Historical Annual Growth 2010 to 2025	2.0%	1.1%	0.9%
<b>Households &amp; Income</b>			
2025 Estimated Households	4,494	10,333	12,655
2025 Est. Average HH Income	\$88,373	\$108,513	\$110,311
2025 Est. Median HH Income	\$73,177	\$78,102	\$81,333
2025 Est. Per Capita Income	\$32,686	\$34,349	\$34,838
<b>Businesses</b>			
2025 Est. Total Businesses	281	1,077	1,433
2025 Est. Total Employees	2,803	8,623	10,824

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

### JEFF FALCONER, SIOR

Principal | Licensed in OR  
**503-542-4346**  
 jeff@capacitycommercial.com

### GABRIEL BEHRMANN

Associate Broker | Licensed in OR  
**971-237-2458**  
 gabriel@capacitycommercial.com

### MIKE NYE, SIOR

Principal | Licensed in OR  
**503-542-4345**  
 mike@capacitycommercial.com

## UNITUS FINANCIAL RESOURCE CENTER