



FOR SALE / LEASE



Trim Color Rendering

SW BOONES FERRY OPPORTUNITY

Well-Maintained Office Building with Grade Doors

± 13,534 SF Building on a ± 39,866 SF (± 0.9 AC) Lot

Sale Price: \$2,950,000 | **Lease Rate:** \$20 psf /yr + NNN

29755-29757 SW Boones Ferry Rd, Wilsonville, OR 97070

- Two-Tenant Building with 3 Grade Doors
- Recent Renovations Include LED Lighting Upgrade and Parking Seal & Strip Completed in 2023.
- Excellent Frontage on SW Boones Ferry Rd (±8.3K ADTV*)
- Great Exposure to I-5 (N+S) (±124.7k ADTV*)
- Immediate Access to I-5 and Easily Accessible Alternate Options During Peak Traffic

JIM WIERSON II

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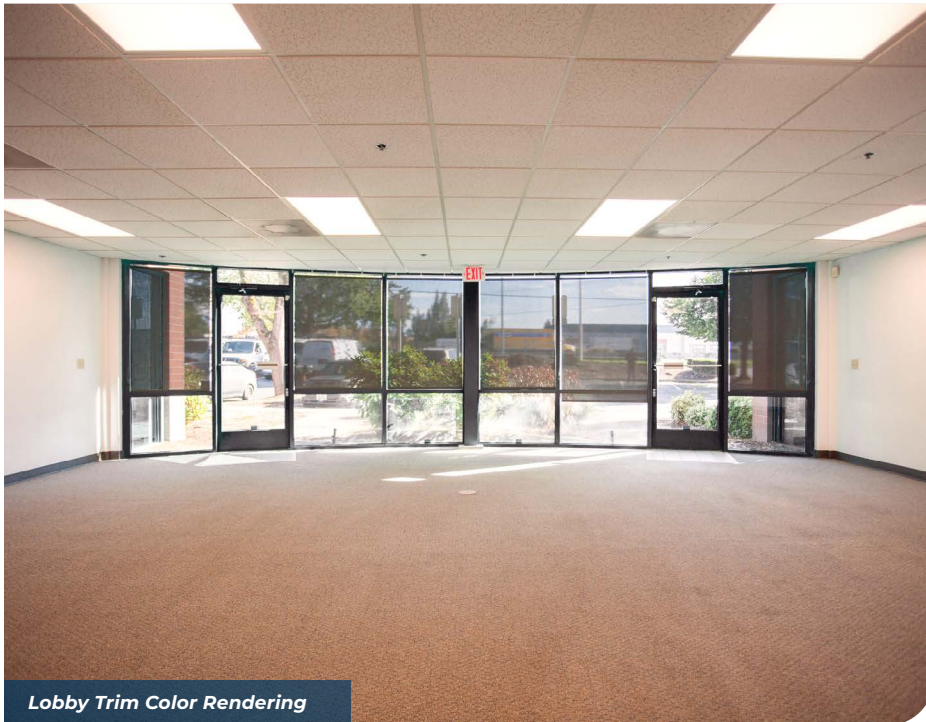


PROPERTY SUMMARY

FOR SALE OR LEASE



Grade Level Loading Doors



Lobby Trim Color Rendering

PROPERTY DETAILS

Address	29755-29757 SW Boones Ferry Rd, Wilsonville, OR 97070
Ideal Scenario	Owner-User, Investor
Gross Building Area	±13,534 SF Total (±6,590 SF Available)
Lot Size	±39,866 SF (±0.9 AC)
Sale Price	\$2,950,000 (\$217.97 /SF)
Available Space	±6,590 SF (1 Suite)
Lease Rate	\$20 psf /yr + NNN
Grade Level Doors	3
Power	120/208, 400a, 3ph
Lighting	LED Lighting
Sprinkler Type	Wet Sprinkler System
Parking	40 Surface Spaces with ADA Spaces
Parking Ratio	2.96/1,000 SF
APN	00812179
Zoning	Planned Development Industrial - PDI

Location Features

- Vacant Side Includes 3 Restrooms - Including One Shower; Perfect For Commuting by Bike
- Full HVAC Service Throughout
- 29757 Suite: Oversized Break Room, Lots Of Natural Light, Irrigation Systems, Wet Sprinkler System Throughout.
- 3Phase 400Amp Power.
- Cross-Parking Easement with Best Western.
- Recent Renovations Including Lighting Update and Pavement Seal & Striping (2023)

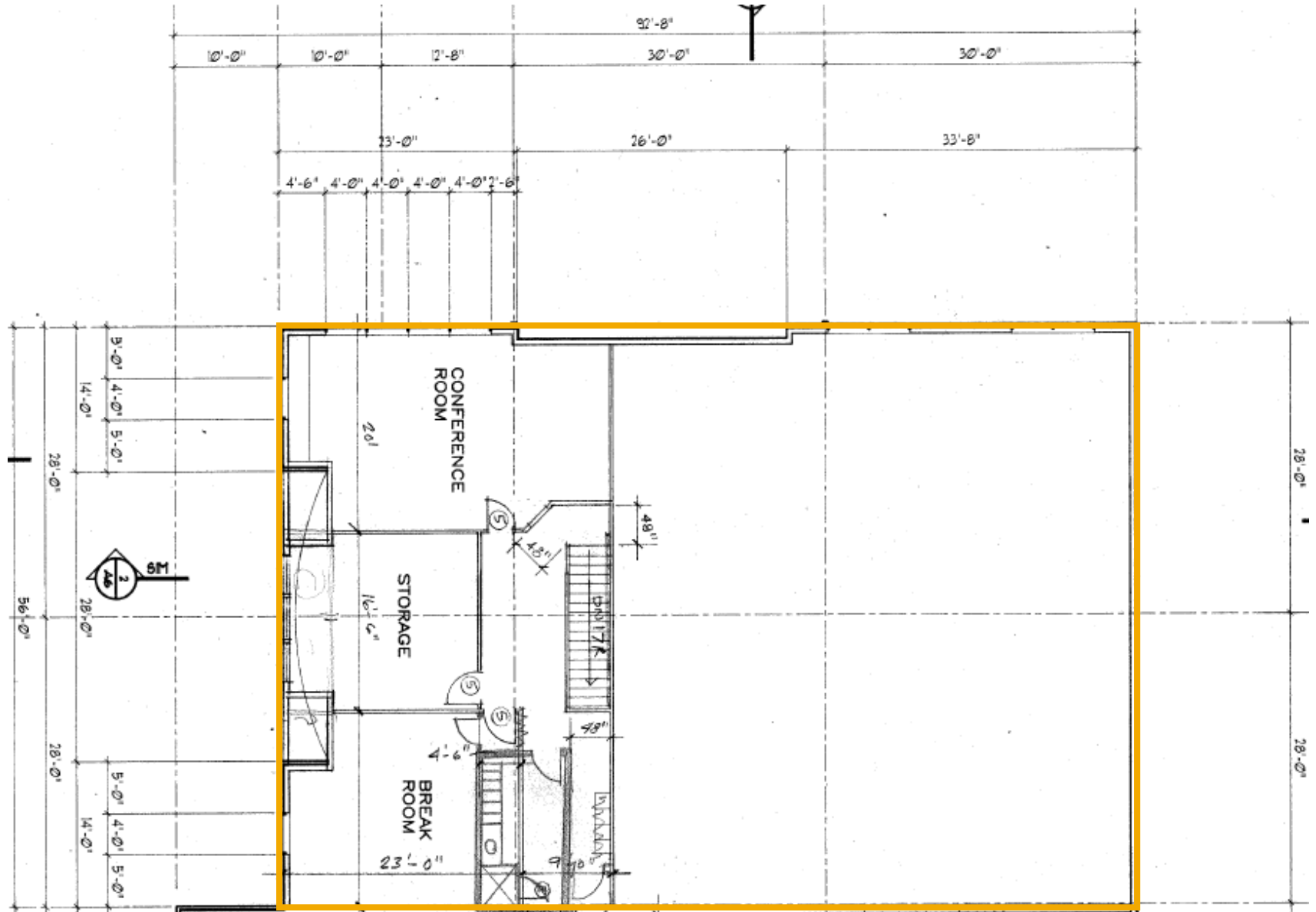
Wilsonville Highlights

- 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.
- Total annual private-sector payroll - including major employers such as Mentor Graphics, Xerox, Sysco Foods, and Rockwell Collins - is nearly **\$1.1 billion annually**. An 80-percent increase from 2000, generating a total regional economic impact of over **\$3.2 billion annually**. - *City of Wilsonville*



FLOOR PLAN

AVAILABLE SUITE: 2ND FLOOR





INTERIOR PHOTOS



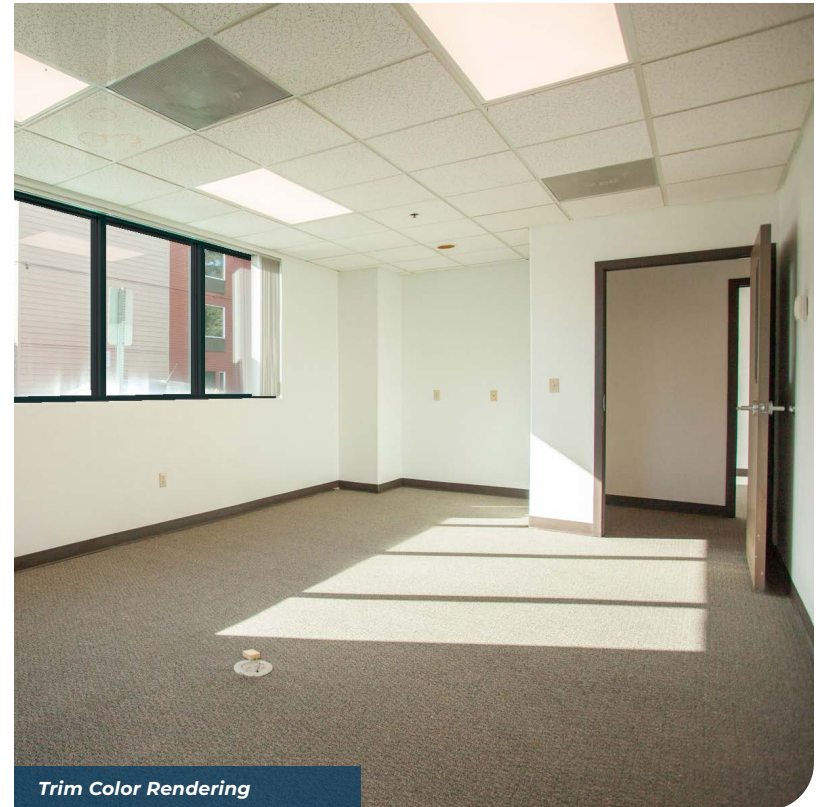
Interior Office Space



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Break Room

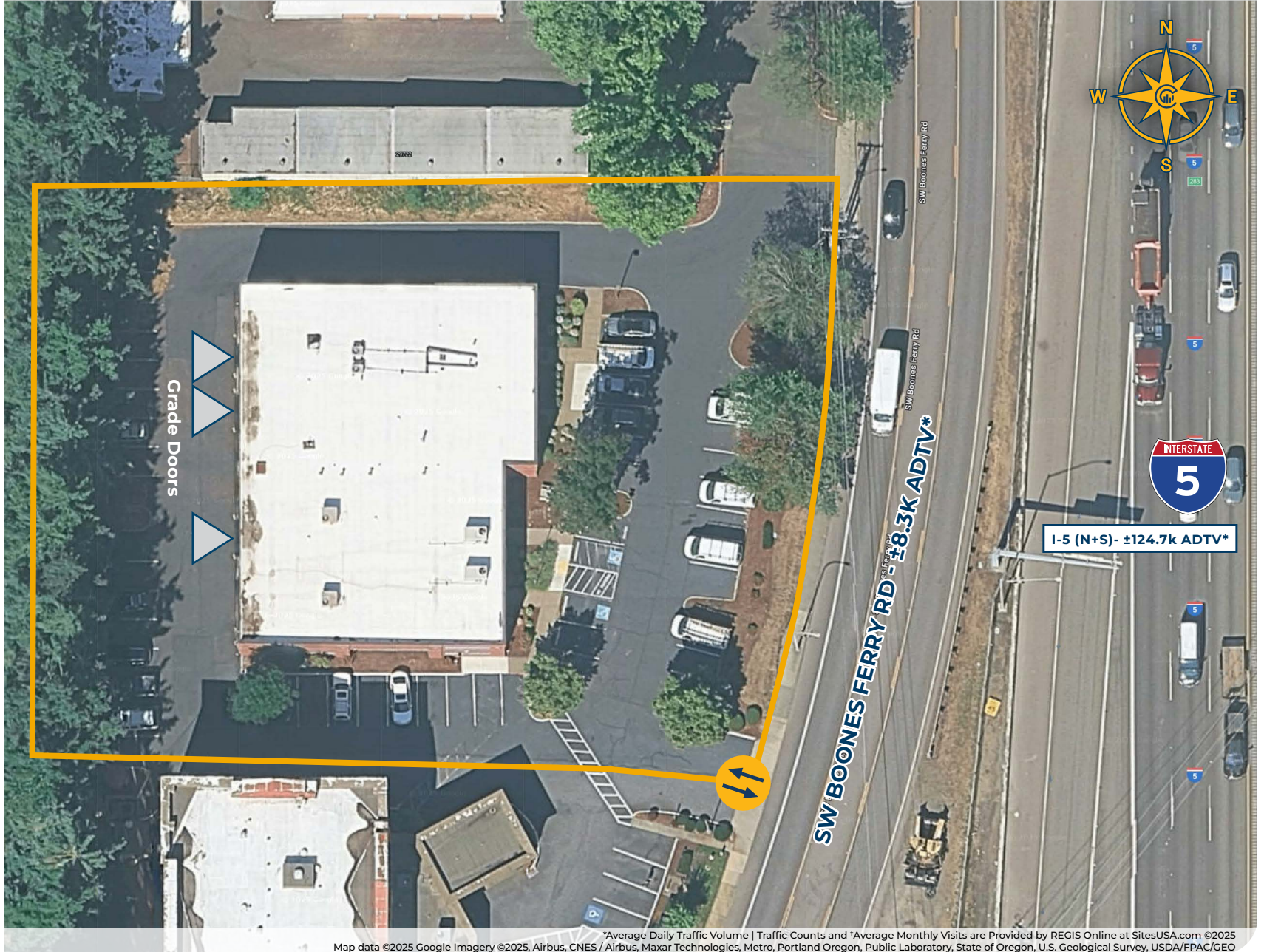


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SITE PLAN

SITE PLAN



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*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025



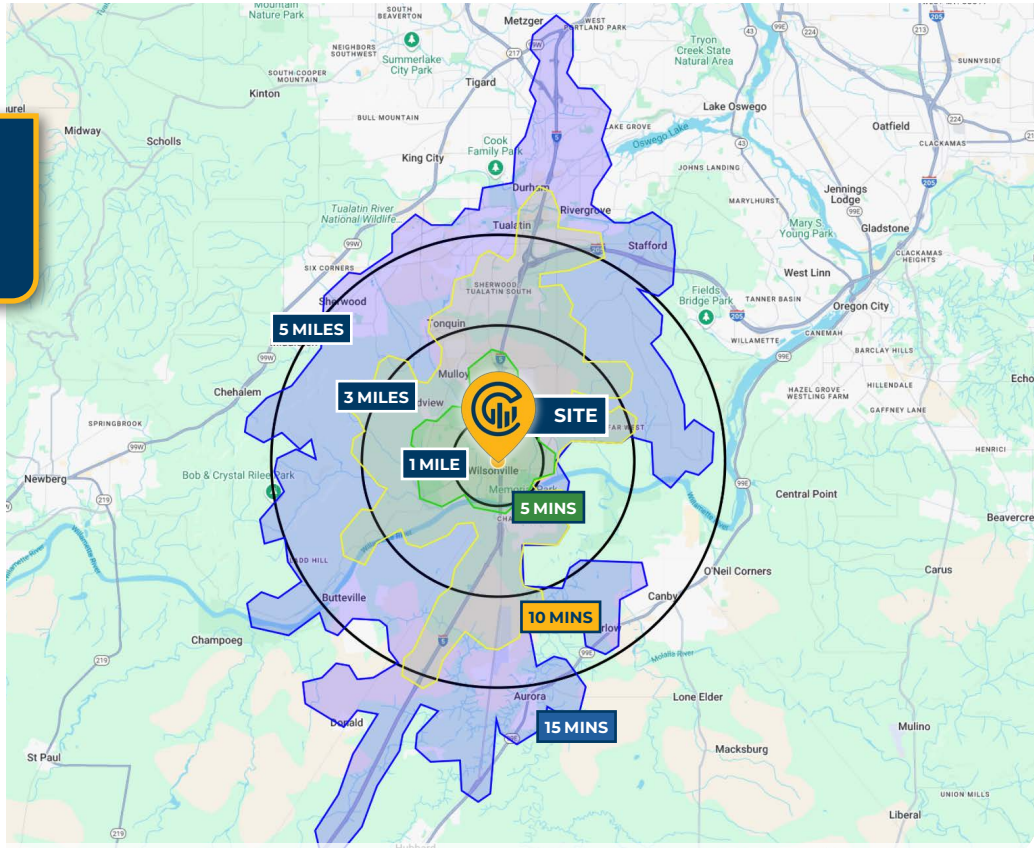
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	11,379	29,575	66,419
2030 Projected Population	11,356	29,242	65,474
2020 Census Population	11,659	29,031	66,347
2010 Census Population	7,920	21,964	56,915
Projected Annual Growth 2025 to 2030	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	2.9%	2.3%	1.1%
Households & Income			
2025 Estimated Households	4,769	11,845	25,392
2025 Est. Average HH Income	\$129,888	\$136,761	\$151,341
2025 Est. Median HH Income	\$89,667	\$101,402	\$114,688
2025 Est. Per Capita Income	\$54,641	\$54,863	\$57,943
Businesses			
2025 Est. Total Businesses	747	1,908	4,115
2025 Est. Total Employees	7,183	21,026	38,524

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

Neighborhood Scores

65

Walk Score®
"Somewhat Walkable"

91

Bike Score®
"Biker's Paradise"

36

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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OPPORTUNITY**