



INTERSTATE 5 FRONTAGE

FOR SALE

FREESTANDING SHOWROOM/OFFICE/FLEX BUILDING

26875 SW BOONES FERRY RD, WILSONVILLE, OR 97070

BUILDING SIZE
32,375 SF

TODD COLLINS
503.972.7283
todd@macadamforbes.com

STU PETERSON, SIOR
503.972.7288
stu@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Signature Camping World facility located along Interstate 5 with direct freeway visibility and exposure. The property features office, showroom, and service bay improvements, offering significant value for an owner-user. Constructed in 1989, the building is a steel-frame structure.

PROPERTY HIGHLIGHTS

- Ideal for Owner/User.
- Leased through 9/30/2027, tenant has expressed an interest in an early lease termination.
- Large showroom/office.
- Six service bays.
- Radiant heating in shop bays.
- Loading: (1) Dock level, 9 grade level doors (14'x14'), including 3 drive-thru bays.
- Clear Height: 18'.
- Approximately 2.5 acres of surplus parking/yard.
- Zoning: Planned Development Industrial (PDI).
- Power: 800 amps of 480/277.
- Highway signage visible to both north and south bound Interstate 5 traffic.

OFFERING SUMMARY

*Sale Price:	\$11,000,000
Lot Size:	4.65 Acres
Building Size:	32,375 SF
Shop/Storage:	16,300 SF
Office/Showroom:	18,053 SF
NOI Through 9/30/2027:	\$505,284
Cap Rate at Existing NOI:	4.59%

***Based in \$250/SF on building and \$25/SF on surplus land.**

TODD COLLINS

503.972.7283 | todd@macadamforbes.com

STU PETERSON, SIOR

503.972.7288 | stu@macadamforbes.com



503.972.7288 | stu@macadamforbes.com



LOCATION OVERVIEW

Property is located on SW Boones Ferry Road with freeway access off Elligson and Wilsonville road exits and direct, high exposure to Interstate-5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,506	14,021	32,482
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,679	\$113,910	\$113,795
Average House Value	\$463,879	\$469,121	\$466,028
Daytime Demographics 16+		34,349	79,353
Some College or Higher		78.7%	79.0%

LOCATION	DISTANCE	TIME	DIRECT TRAFFIC VOLUME
Interstate 5	2.0 mi	5 min	131,559
Interstate 205	3.9 mi	7 min	N/A

TODD COLLINS

503.972.7283 | todd@macadamforbes.com

STU PETERSON, SIOR

503.972.7288 | stu@macadamforbes.com