



ABR WINKLER GROUP

FOR LEASE

2445/2268 COUNTRY CLUB RD
WOODBURN, OR

HIGH TRAFFIC COMMUNITY CENTER

Retail - Medical - Service

First Light off I5 | 4 Acres

Abundant Customer Parking!

AVAILABLE SPACES | 1584 SF– 3,608 SF

- The Crossing sits adjacent to one of the largest retirement communities in Oregon, a 50+ golf and Country Club.
- One of only a few shopping centers in the area, situated in close proximity to I5, making it easy commuting access from Wilsonville, Lake Oswego, Tualatin and Salem.
- Woodburn recently became home to Amazon's largest fulfillment center in the Pacific Northwest, adding an additional 3500 jobs.
- Woodburn's population grew 17% between 2020 and 2024, with expected growth to reach 37,216 by 2030.

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GARY WINKLER, PRINCIPAL BROKER | 503.880.8779 | leasing@abrwinkler.com



About the Center

Prime Retail & Medical Office Space at The Crossing in Woodburn. Seize this exceptional leasing opportunity at The Crossing, strategically located directly off I-5 at Country Club Rd in Woodburn, Oregon. This newly renovated property offers flexible spaces ranging from **1584 SF – 3,608 SF** (divisible) to accommodate businesses of all sizes.

The Crossing is a mix of retail, therapy and service tenants, with long-time tenants including Miller Paint, Anytime Fitness, and thriving hand and physical therapy clinics. The location provides unparalleled convenience with easy commuting access from many of Portland's thriving communities, including Portland and Salem, and sits adjacent to the popular Woodburn Premium Outlets.

Whether you're looking for **Retail, Medical, or Service** space, The Crossing delivers the perfect combination of accessibility, modern amenities, and competitive pricing. Contact **Gary Winkler at 503-880-8779** to schedule a showing before renovations are complete and pricing increases.

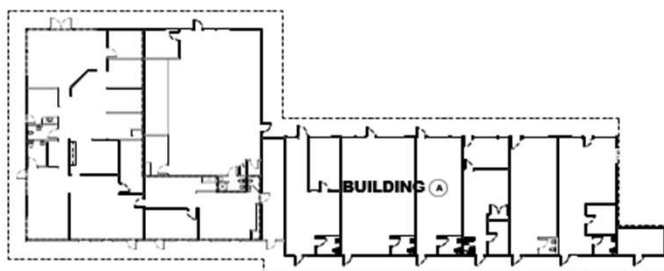
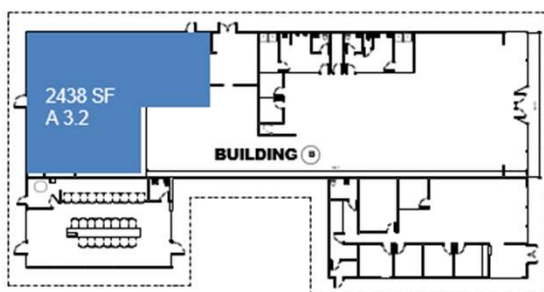
Available Spaces

Uses

Rate

Retail | Service | Medical | Office

Call for Pricing



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