

RETAIL PROPERTY FOR LEASE

# Sprague Lane in Woodburn

3040 SPRAGUE LANE / WOODBURN, OR 97071



Prominent location next to Woodburn Premium Outlet stores

## CONTACT

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**NAI**Elliott



Ideal Woodburn location next to many established retail businesses

Close proximity to I-5 and Woodburn Premium Outlets with over 350,000 SF and approximately 114 stores and services

**AVAILABLE SPACE:**

**3040 Sprague Lane**  
**NNN / 1,350 SF @ \$36.00 SF/yr**

- Pylon signage available
- Co-tenants include TJ Maxx, AT&T and Mattress Firm
- Ample parking







# Site Plan



## CONTACT

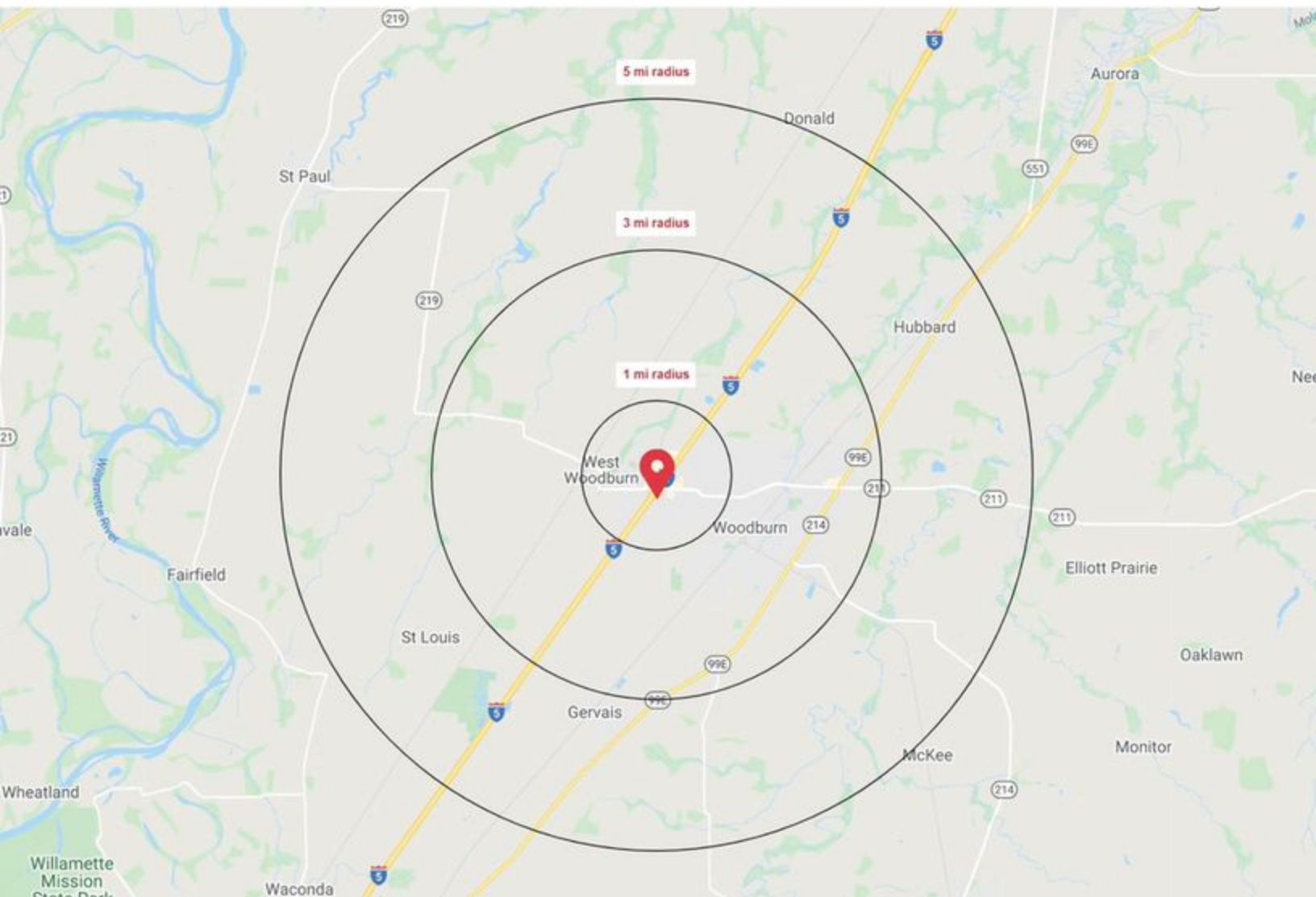
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# Demographic Summary

|                                 | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Total Population 2020 | 9,479     | 29,839    | 39,037    |
| Projected Total Population 2025 | 9,944     | 31,090    | 40,640    |
| Average HH Income               | \$59,755  | \$68,418  | \$72,899  |
| Median Home Value               | \$242,410 | \$255,429 | \$262,776 |
| Estimated Total Households      | 3,712     | 9,157     | 11,840    |
| Daytime Demographics 16+        | 6,966     | 19,667    | 24,665    |

Source: Regis - SitesUSA (2020)



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# Demographics-Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.1537/-122.8808

| 3040 Sprague Lane<br>Woodburn, OR 97071 |  | 1 mi radius | 3 mi radius | 5 mi radius |
|---|--|-------------|-------------|-------------|
| POPULATION                              | 2020 Estimated Population                  | 9,479       | 29,839      | 39,037      |
|   | 2025 Projected Population                  | 9,944       | 31,090      | 40,640      |
|   | 2010 Census Population                     | 8,103       | 27,234      | 35,586      |
|   | 2000 Census Population                     | 6,250       | 22,966      | 30,362      |
|   | Projected Annual Growth 2020 to 2025       | 1.0%        | 0.8%        | 0.8%        |
|   | Historical Annual Growth 2000 to 2020      | 2.6%        | 1.5%        | 1.4%        |
| HOUSEHOLDS                              | 2020 Estimated Households                  | 3,712       | 9,157       | 11,840      |
|   | 2025 Projected Households                  | 3,938       | 9,651       | 12,465      |
|   | 2010 Census Households                     | 3,282       | 8,457       | 10,912      |
|   | 2000 Census Households                     | 2,685       | 7,158       | 9,277       |
|   | Projected Annual Growth 2020 to 2025       | 1.2%        | 1.1%        | 1.1%        |
|   | Historical Annual Growth 2000 to 2020      | 1.9%        | 1.4%        | 1.4%        |
| AGE                                     | 2020 Est. Population Under 10 Years        | 12.2%       | 14.5%       | 14.7%       |
|   | 2020 Est. Population 10 to 19 Years        | 11.2%       | 15.2%       | 15.4%       |
|   | 2020 Est. Population 20 to 29 Years        | 10.9%       | 13.9%       | 13.7%       |
|   | 2020 Est. Population 30 to 44 Years        | 15.9%       | 18.7%       | 19.3%       |
|   | 2020 Est. Population 45 to 59 Years        | 14.0%       | 15.0%       | 15.6%       |
|   | 2020 Est. Population 60 to 74 Years        | 20.8%       | 14.7%       | 14.2%       |
|   | 2020 Est. Population 75 Years or Over      | 14.9%       | 8.1%        | 7.1%        |
|   | 2020 Est. Median Age                       | 44.7        | 35.9        | 35.2        |
| MARITAL STATUS & GENDER                 | 2020 Est. Male Population                  | 47.2%       | 50.4%       | 50.6%       |
|   | 2020 Est. Female Population                | 52.8%       | 49.6%       | 49.4%       |
|   | 2020 Est. Never Married                    | 25.3%       | 30.8%       | 31.0%       |
|   | 2020 Est. Now Married                      | 45.5%       | 42.3%       | 43.2%       |
|   | 2020 Est. Separated or Divorced            | 22.3%       | 21.6%       | 20.7%       |
|   | 2020 Est. Widowed                          | 6.9%        | 5.3%        | 5.0%        |
| INCOME                                  | 2020 Est. HH Income \$200,000 or More      | 1.3%        | 1.9%        | 2.5%        |
|   | 2020 Est. HH Income \$150,000 to \$199,999 | 3.3%        | 4.7%        | 5.1%        |
|   | 2020 Est. HH Income \$100,000 to \$149,999 | 12.9%       | 14.3%       | 15.5%       |
|   | 2020 Est. HH Income \$75,000 to \$99,999   | 13.3%       | 13.4%       | 14.5%       |
|   | 2020 Est. HH Income \$50,000 to \$74,999   | 21.5%       | 22.3%       | 22.3%       |
|   | 2020 Est. HH Income \$35,000 to \$49,999   | 19.4%       | 16.7%       | 15.3%       |
|   | 2020 Est. HH Income \$25,000 to \$34,999   | 11.1%       | 9.8%        | 9.0%        |
|   | 2020 Est. HH Income \$15,000 to \$24,999   | 10.3%       | 8.4%        | 7.9%        |
|   | 2020 Est. HH Income Under \$15,000         | 6.8%        | 8.6%        | 7.9%        |
|   | 2020 Est. Average Household Income         | \$59,755    | \$68,418    | \$72,899    |
|   | 2020 Est. Median Household Income          | \$54,866    | \$57,288    | \$61,038    |
|   | 2020 Est. Per Capita Income                | \$23,521    | \$21,203    | \$22,304    |
|   | 2020 Est. Total Businesses                 | 245         | 981         | 1,324       |
| 2020 Est. Total Employees               | 2,845                                      | 9,520       | 11,831      |             |

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| 3040 Sprague Lane<br>Woodburn, OR 97071 |  | 1 mi radius | 3 mi radius | 5 mi radius |
|---|--|-------------|-------------|-------------|
| RACE                                    | 2020 Est. White                                  | 69.0%       | 59.4%       | 61.4%       |
|   | 2020 Est. Black                                  | 1.3%        | 1.3%        | 1.2%        |
|   | 2020 Est. Asian or Pacific Islander              | 2.8%        | 1.9%        | 1.8%        |
|   | 2020 Est. American Indian or Alaska Native       | 1.3%        | 2.5%        | 2.5%        |
|   | 2020 Est. Other Races                            | 25.6%       | 34.8%       | 33.2%       |
| HISPANIC                                | 2020 Est. Hispanic Population                    | 4,086       | 17,470      | 21,417      |
|   | 2020 Est. Hispanic Population                    | 43.1%       | 58.5%       | 54.9%       |
|   | 2025 Proj. Hispanic Population                   | 45.8%       | 61.2%       | 57.4%       |
|   | 2010 Hispanic Population                         | 38.8%       | 55.9%       | 52.2%       |
| EDUCATION<br>(Adults 25 or older)       | 2020 Est. Adult Population (25 Years or Over)    | 6,751       | 18,905      | 24,664      |
|   | 2020 Est. Elementary (Grade Level 0 to 8)        | 10.2%       | 16.0%       | 14.7%       |
|   | 2020 Est. Some High School (Grade Level 9 to 11) | 8.1%        | 9.5%        | 9.0%        |
|   | 2020 Est. High School Graduate                   | 28.2%       | 29.6%       | 30.1%       |
|   | 2020 Est. Some College                           | 28.4%       | 22.9%       | 23.0%       |
|   | 2020 Est. Associate Degree Only                  | 6.9%        | 6.3%        | 6.9%        |
|   | 2020 Est. Bachelor Degree Only                   | 13.4%       | 10.8%       | 11.3%       |
|   | 2020 Est. Graduate Degree                        | 4.8%        | 4.9%        | 5.0%        |
| HOUSING                                 | 2020 Est. Total Housing Units                    | 3,900       | 9,557       | 12,340      |
|   | 2020 Est. Owner-Occupied                         | 63.6%       | 61.4%       | 64.1%       |
|   | 2020 Est. Renter-Occupied                        | 31.6%       | 34.4%       | 31.9%       |
|   | 2020 Est. Vacant Housing                         | 4.8%        | 4.2%        | 4.1%        |
| HOMES BUILT BY YEAR                     | 2020 Homes Built 2010 or later                   | 9.7%        | 6.7%        | 5.9%        |
|   | 2020 Homes Built 2000 to 2009                    | 12.9%       | 13.8%       | 14.4%       |
|   | 2020 Homes Built 1990 to 1999                    | 20.0%       | 17.0%       | 17.4%       |
|   | 2020 Homes Built 1980 to 1989                    | 3.7%        | 7.1%        | 7.5%        |
|   | 2020 Homes Built 1970 to 1979                    | 22.3%       | 21.7%       | 22.0%       |
|   | 2020 Homes Built 1960 to 1969                    | 19.4%       | 15.5%       | 13.4%       |
|   | 2020 Homes Built 1950 to 1959                    | 2.6%        | 5.1%        | 5.3%        |
|   | 2020 Homes Built Before 1949                     | 4.5%        | 9.0%        | 10.0%       |
| HOME VALUES                             | 2020 Home Value \$1,000,000 or More              | 0.3%        | 0.4%        | 0.5%        |
|   | 2020 Home Value \$500,000 to \$999,999           | 5.2%        | 8.5%        | 9.7%        |
|   | 2020 Home Value \$400,000 to \$499,999           | 13.1%       | 10.7%       | 10.4%       |
|   | 2020 Home Value \$300,000 to \$399,999           | 20.6%       | 18.9%       | 19.1%       |
|   | 2020 Home Value \$200,000 to \$299,999           | 29.2%       | 34.3%       | 34.3%       |
|   | 2020 Home Value \$150,000 to \$199,999           | 10.5%       | 10.4%       | 9.7%        |
|   | 2020 Home Value \$100,000 to \$149,999           | 9.2%        | 7.4%        | 6.8%        |
|   | 2020 Home Value \$50,000 to \$99,999             | 3.8%        | 3.0%        | 3.2%        |
|   | 2020 Home Value \$25,000 to \$49,999             | 3.7%        | 2.4%        | 2.4%        |
|   | 2020 Home Value Under \$25,000                   | 4.4%        | 4.0%        | 3.8%        |
|   | 2020 Median Home Value                           | \$242,410   | \$255,429   | \$262,776   |
|   | 2020 Median Rent                                 | \$980       | \$907       | \$908       |

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| LABOR FORCE                             | 2020 Est. Labor Population Age 16 Years or Over    | 7,651       | 22,776      | 29,674      |
|   | 2020 Est. Civilian Employed                        | 46.1%       | 55.4%       | 56.8%       |
|   | 2020 Est. Civilian Unemployed                      | 4.1%        | 4.1%        | 4.1%        |
|   | 2020 Est. in Armed Forces                          | -           | -           | -           |
|   | 2020 Est. not in Labor Force                       | 49.8%       | 40.5%       | 39.2%       |
|   | 2020 Labor Force Males                             | 46.7%       | 50.4%       | 50.6%       |
|   | 2020 Labor Force Females                           | 53.3%       | 49.6%       | 49.4%       |
| OCCUPATION                              | 2020 Occupation: Population Age 16 Years or Over   | 3,530       | 12,629      | 16,840      |
|   | 2020 Mgmt, Business, & Financial Operations        | 10.8%       | 9.9%        | 10.5%       |
|   | 2020 Professional, Related                         | 13.4%       | 11.2%       | 12.3%       |
|   | 2020 Service                                       | 20.4%       | 18.1%       | 18.1%       |
|   | 2020 Sales, Office                                 | 19.2%       | 19.5%       | 19.7%       |
|   | 2020 Farming, Fishing, Forestry                    | 3.9%        | 6.6%        | 6.1%        |
|   | 2020 Construction, Extraction, Maintenance         | 13.4%       | 13.3%       | 13.4%       |
|   | 2020 Production, Transport, Material Moving        | 18.8%       | 21.4%       | 20.0%       |
|   | 2020 White Collar Workers                          | 43.4%       | 40.6%       | 42.4%       |
| 2020 Blue Collar Workers                | 56.6%  | 59.4%       | 57.6%       |             |
| TRANSPORTATION TO WORK                  | 2020 Drive to Work Alone                           | 80.9%       | 74.3%       | 75.9%       |
|   | 2020 Drive to Work in Carpool                      | 10.8%       | 14.1%       | 12.8%       |
|   | 2020 Travel to Work by Public Transportation       | 0.6%        | 1.2%        | 1.1%        |
|   | 2020 Drive to Work on Motorcycle                   | -           | -           | -           |
|   | 2020 Walk or Bicycle to Work                       | 1.0%        | 2.2%        | 2.1%        |
|   | 2020 Other Means                                   | 0.7%        | 3.9%        | 3.9%        |
|   | 2020 Work at Home                                  | 6.0%        | 4.2%        | 4.2%        |
| TRAVEL TIME                             | 2020 Travel to Work in 14 Minutes or Less          | 19.7%       | 24.2%       | 24.3%       |
|   | 2020 Travel to Work in 15 to 29 Minutes            | 31.6%       | 37.3%       | 36.6%       |
|   | 2020 Travel to Work in 30 to 59 Minutes            | 25.8%       | 26.4%       | 28.5%       |
|   | 2020 Travel to Work in 60 Minutes or More          | 9.4%        | 8.9%        | 9.2%        |
|   | 2020 Average Travel Time to Work                   | 26.4        | 24.2        | 24.4        |
| CONSUMER EXPENDITURE                    | 2020 Est. Total Household Expenditure              | \$182.51 M  | \$494.51 M  | \$668.88 M  |
|   | 2020 Est. Apparel                                  | \$6.27 M    | \$17.31 M   | \$23.48 M   |
|   | 2020 Est. Contributions, Gifts                     | \$9.96 M    | \$26.69 M   | \$36.31 M   |
|   | 2020 Est. Education, Reading                       | \$5.13 M    | \$14.47 M   | \$19.81 M   |
|   | 2020 Est. Entertainment                            | \$10.1 M    | \$27.53 M   | \$37.4 M    |
|   | 2020 Est. Food, Beverages, Tobacco                 | \$28.39 M   | \$77.12 M   | \$104.11 M  |
|   | 2020 Est. Furnishings, Equipment                   | \$6.3 M     | \$17.13 M   | \$23.26 M   |
|   | 2020 Est. Health Care, Insurance                   | \$17.37 M   | \$46.03 M   | \$62.05 M   |
|   | 2020 Est. Household Operations, Shelter, Utilities | \$59.68 M   | \$161.25 M  | \$217.52 M  |
|   | 2020 Est. Miscellaneous Expenses                   | \$3.46 M    | \$9.28 M    | \$12.54 M   |
|   | 2020 Est. Personal Care                            | \$2.45 M    | \$6.62 M    | \$8.96 M    |
| 2020 Est. Transportation                | \$33.4 M   | \$91.08 M   | \$123.44 M  |             |

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