

# FOR SALE OR LEASE

**Barnard Commercial**  
Real Estate

## Wilsonville Theater Pads

Oregon



**Craig Barnard**  
President



**Pad A**

2 Pads Available with I-5 Visibility. Neighboring tenants include Regal Cinemas, Family Fun Center, US Bank, Village Dental and Les Schwab

**Town Center Loop E,  
Wilsonville OR 97070**

Average Daily Traffic  
I-5, .3 Mi South of  
Wilsonville Exit (2007):  
122,300

Wilsonville Rd, East of I-5 (2005): 22,700

### Available:

Pad	Pad Sq.Ft	Acres	Max Bldg Size	Approved Use	Status
A (\$25 PSF)	67,194	1.5426	7,500	High Turnover Restaurant	Active
B (\$22 PSF)	57,141	1.3118	2,500	Fast Food with D-T	Active
C	50,252	1.1536	2,500	Village Dental	<b>SOLD</b>
D	41,833	0.9604	6,250	US Bank	<b>SOLD</b>



Bullwinkles Family Fun Center



Village Dental

Phone: 503-675-0900  
Fax: 503-675-0948

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### **Pad B**

#### Demographic Information

2006 Estimate:	3 Mile	5 Mile	7 Mile
<b>Population:</b>	20,212	57,850	126,159
<b>Average HH Income:</b>	\$88,718	\$84,626	\$85,250



US Bank



Family Fun Center



Les Schwab



Regal Cinemas

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

