

Results Driven Retail SolutionsSM

Barnard Commercial
Real Estate

Benjamin Square

1999 Pacific Avenue, Woodland, WA 98674

This strip center is a newer construction building located adjacent to Safeway and a Safeway gas station with I-5 visibility. Benjamin Square captures traffic from the surrounding residents of Woodland, which is home to approximately 5,700 residents, as well as the I-5 traffic that pull off for gas at Safeway and Coffee at the drive thru Starbucks located within the center. The center is home to other national brands including Subway, Papa Murphy's and H&R Block.



Craig Barnard | 503.675.0900 | craig@barnardcommercial.com
www.barnardcommercial.com | 5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

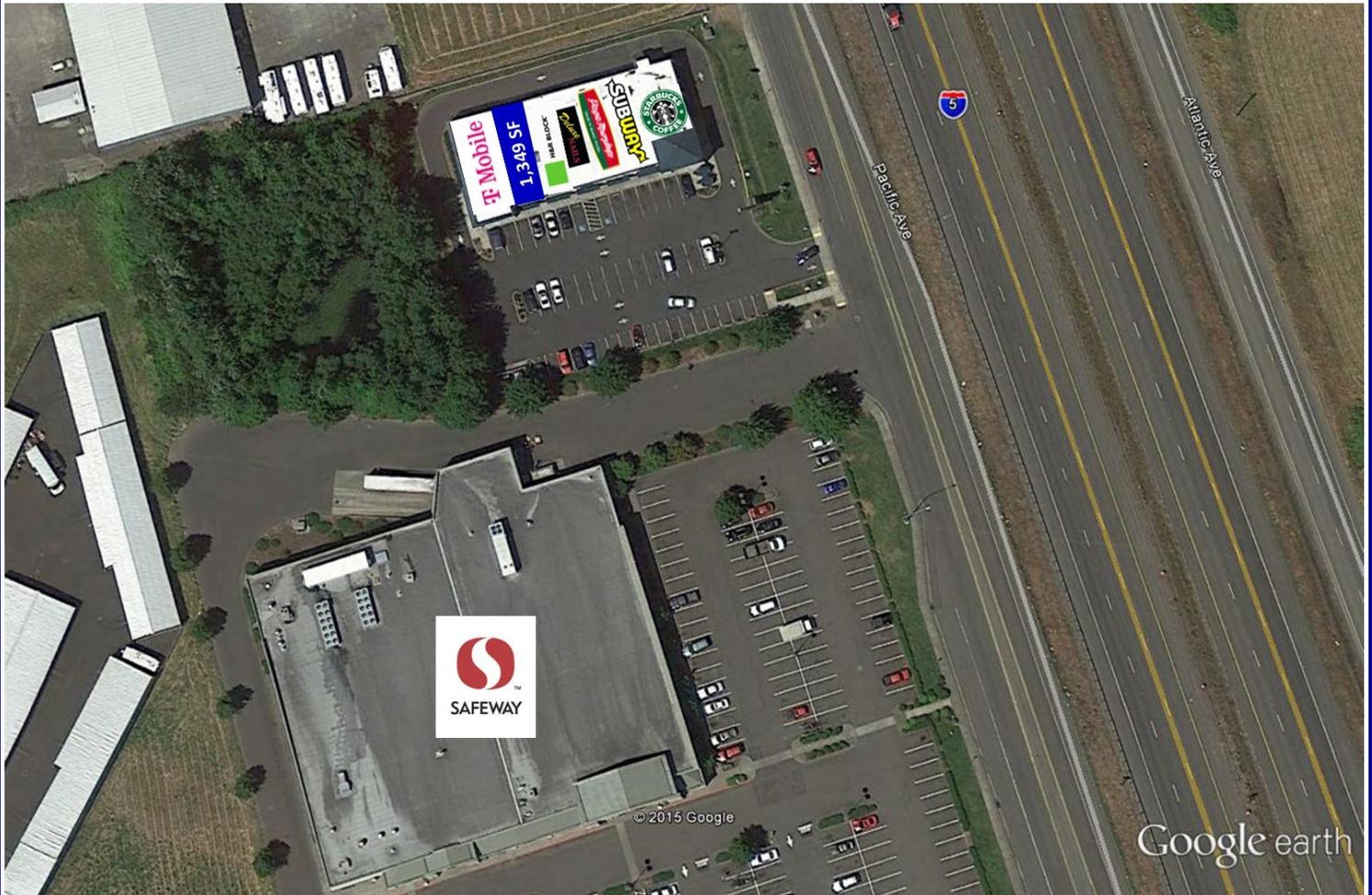
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Average Daily Traffic:

I-5—**65,000** Cars per day

Demographics

	1 Mile	3 Mile	5 Mile
Population:	4,303	10,376	23,947
Average HH Income:	\$100,870	\$106,705	\$101,727

Available:

Suite F—1,349 SF

\$18.00 PSF/Year, NNN

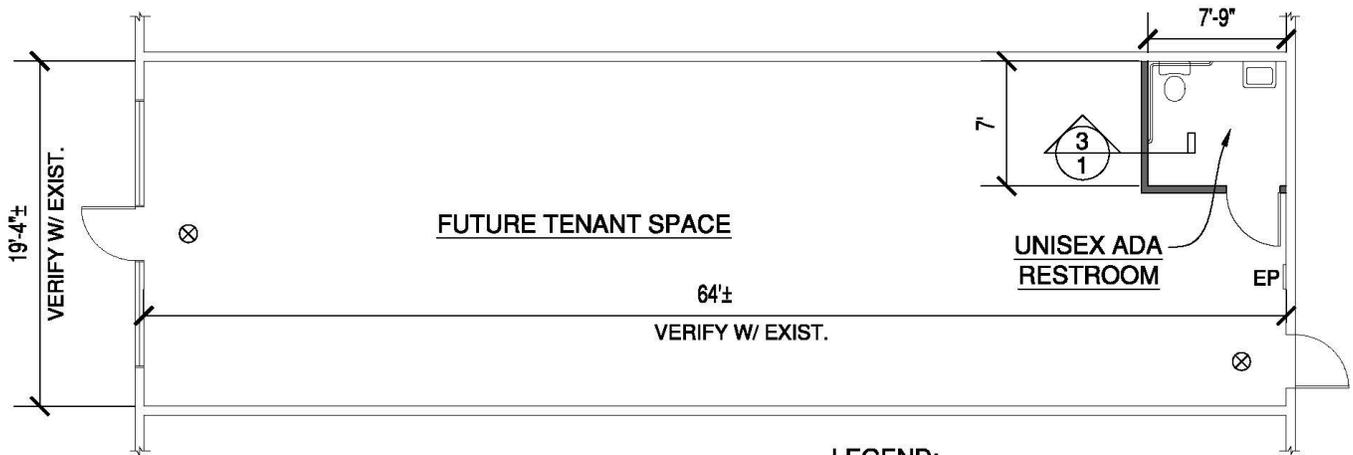
Approximately \$9.32 NNN

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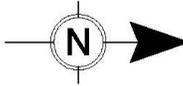
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FLOOR PLAN
1/8" = 1'-0"



LEGEND:

- EXISTING WALL
- NEW WALL
- EXIT SIGNS W/ EMERGENCY LIGHTS



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