

# Charbonneau Village

31840 SW Charbonneau Drive, Wilsonville, OR 97070

View Online:



Charbonneau is a planned community on the South side of the Willamette River that surrounds the beautiful 27 hole Charbonneau Golf Course. There are about 3,500 residents among a variety of single family homes, townhomes, condos and apartments all with above average household incomes. The community has a convenient commercial district comprised of about 10 different shops with ample parking. Suite A is ideal for a small grocery, deli, wine bar or tap house with outdoor seating available.



## Available:

### **Suite A— approx. 2,189 SF**

Space equipped with retail shelving, storage shelving, a walk in cooler with lots of glass display doors, several sinks, restroom and outdoor patio seating.

### **Suite F—approx. 1,440 SF**

**\$12.00 SF/Year, NNN**

## Demographics

2016 Estimate	1 Mile	3 Mile	5 Mile
<b>Population:</b>	5,513	23,455	60,095
<b>Average HH Income:</b>	\$85,935	\$86,252	\$93,073

503.675.0900 O | Scott Groves | 503.616.2944 D | Email: [scott@barnardcommercial.com](mailto:scott@barnardcommercial.com)  
[www.barnardcommercial.com](http://www.barnardcommercial.com) | Mail: 6650 SW Redwood Lane, Suite 330, Portland OR 97224

Results Driven Retail Solutions<sup>SM</sup>

Barnard Commercial  
Real Estate

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## Suite A—2,189 SF

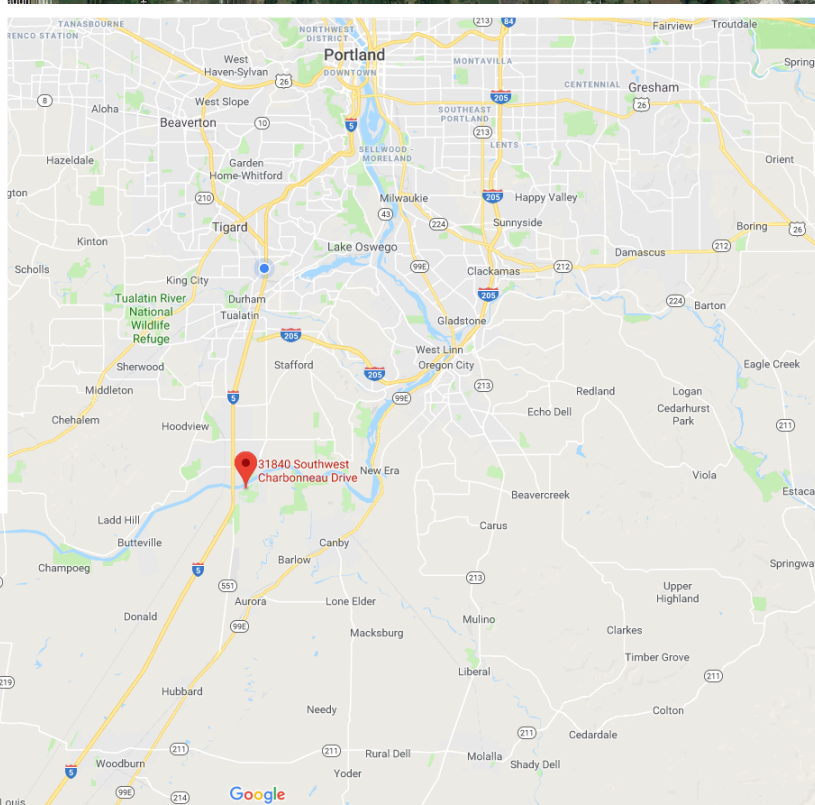
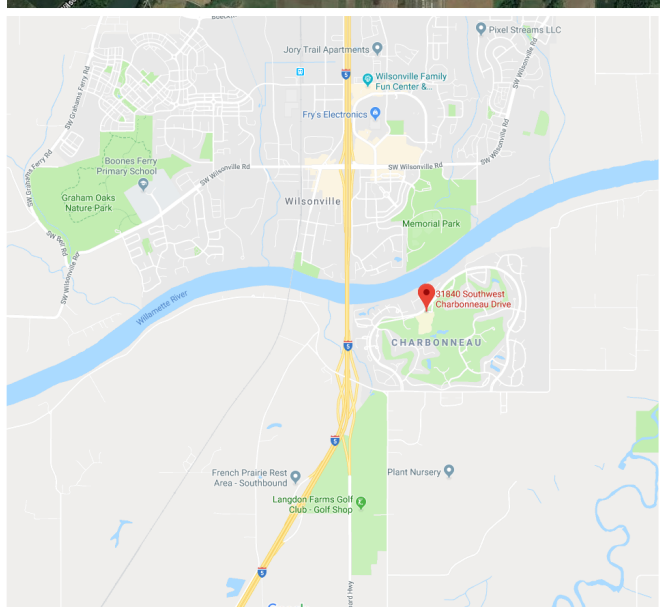
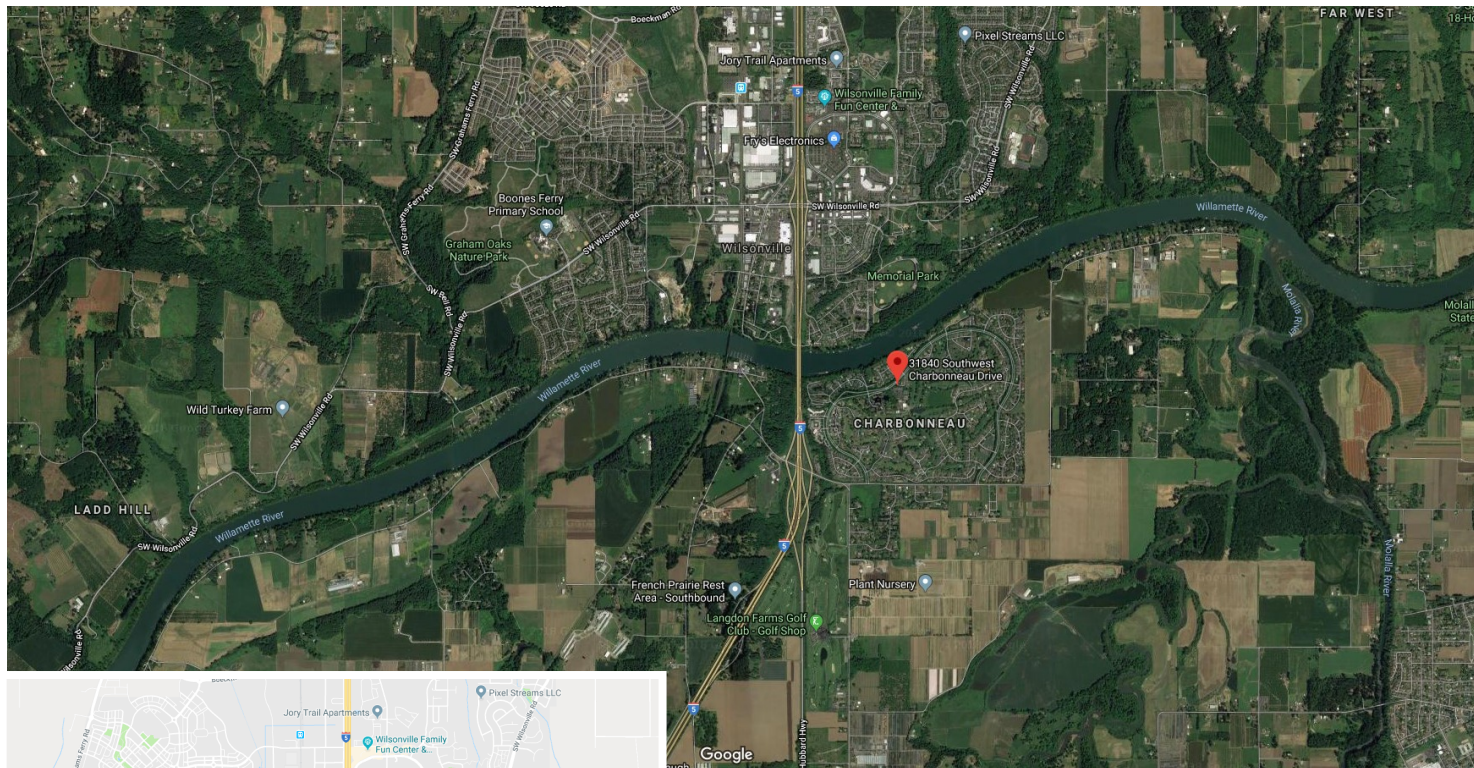


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**Average Daily Traffic:**

NE Miley Road @ SW French  
Prairie Drive  
**7,800**

I-5 @ NE Butteville Road  
**88,200**

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