



# BOARDMAN STATION

FRONT ST SW | BOARDMAN, OR 97818

# FRONT ST SW BOARDMAN, OR 97818

**20,000 SF**  
RETAIL SPACE AVAILABLE

**CALL**  
FOR RATES

## HIGHLIGHTS

Ground lease or Build to Suit pad opportunities in the heart of Boardman, OR. Located next to the new hospital, this development features a new McDonald's, a 100 room Hilton Tru hotel and future pad opportunities. The 10-acre site will be delivered with utilities and road infrastructure in place.

- New McDonald's recently signed (Opening 2027)
- Hilton Tru (100 rooms) to be constructed (Opening 2027)
- Located next to the new Good Shepherd hospital being built (61 acres) (Opening 2028)
- Utilities and road infrastructure in place.
- AWS and other companies have plans to open 116 sites with 27 already completed.

Boardman is experiencing rapid growth fueled by the expansion of the data center industry, with multiple facilities currently under construction and additional projects planned—positioning this site at the center of a major economic growth corridor.

### Available:

- 20,000 SQFT of new retail strip space
- Two build to suit or ground lease pads
  - 29,378 sf pad
  - 34,211 sf pad
- ~71k sf parcel next to the hotel for ground lease or sale





Located along the Columbia River and Interstate 84, Boardman is a growing regional hub known for its strong agricultural, industrial, and logistics presence. The surrounding area supports major farming operations producing potatoes, onions, corn, wheat, and other crops, alongside food processing and distribution facilities that drive year-round commerce and truck traffic. Boardman also offers access to Columbia River recreation, including boating, fishing, waterfront parks, and marina amenities that attract both residents and travelers. With multiple I-84 exits serving the community, the area benefits from steady regional traffic and strong visibility for businesses catering to freight, tourism, and pass-through travelers.

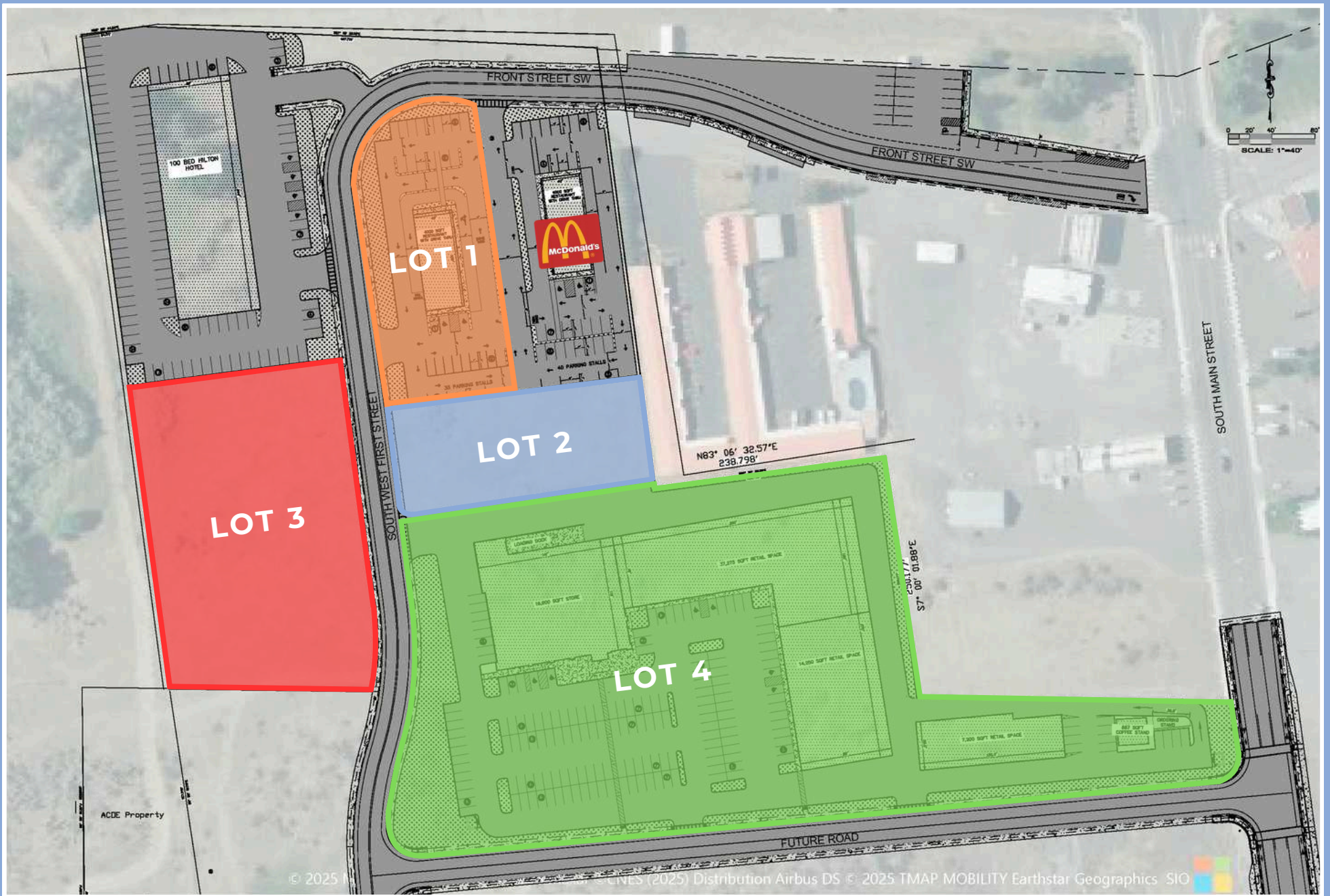
**5.6k**  
TOTAL  
POPULATION

**3.7k**  
DAYTIME  
POPULATION

**\$95k**  
AVG. HOUSEHOLD  
INCOME

**1.8k**  
HOUSEHOLDS

\*2026 PROJECTIONS FOR A 15 MINUTE DRIVE TIME COLLECTED VIA SITESUSA



**LOT 1**  
34,211 SF

**LOT 2**  
29,378 SF

**LOT 3**  
70,806 SF

**LOT 4**  
200,718 SF



COLUMBIA RIVER HERITAGE TRAIL

SAILBOARD BEACH



THE LEARNING ADVENTURE-PRESCHOOL

MACARIO'S

COLUMBIA AVE PARK

MARINA PARK

RIVERSIDE HIGH SCHOOL



VILLAGE RESTAURANT



18,149 VPD



3,364 VPD



DOLLAR GENERAL





## **TYSON CLARKE**

**SENIOR VICE PRESIDENT | PARTNER**  
**TYSON@PAADVISORS.COM**

**360.319.4855**

## **JOHN VIACAVA**

**VICE PRESIDENT**  
**JOHN@PAADVISORS.COM**

**206.849.4403**

