FOR LEASE OR FOR SALE

McMINNVILLE RETAIL LAND

ADDRESS

1755 SW Baker St | McMinnville, OR

AVAILABLE

0.56 Acres

RATE

$449,000 ($18.70/SF)

TRAFFIC COUNTS

SW Baker St – 19,445 ADT ('22)
Highway 18 – 15,077 ADT ('22)

HIGHLIGHTS

- The property is located near Linfield College on SW Baker St and Pacific Hwy 99W.
- Adjacent to BestMed Urgent Care, other nearby retailer include Bi-Mart, Roth's Fresh Markets, Albertsons, Lowe's and Dutch Bros.
- C-3 General Commercial zoning.

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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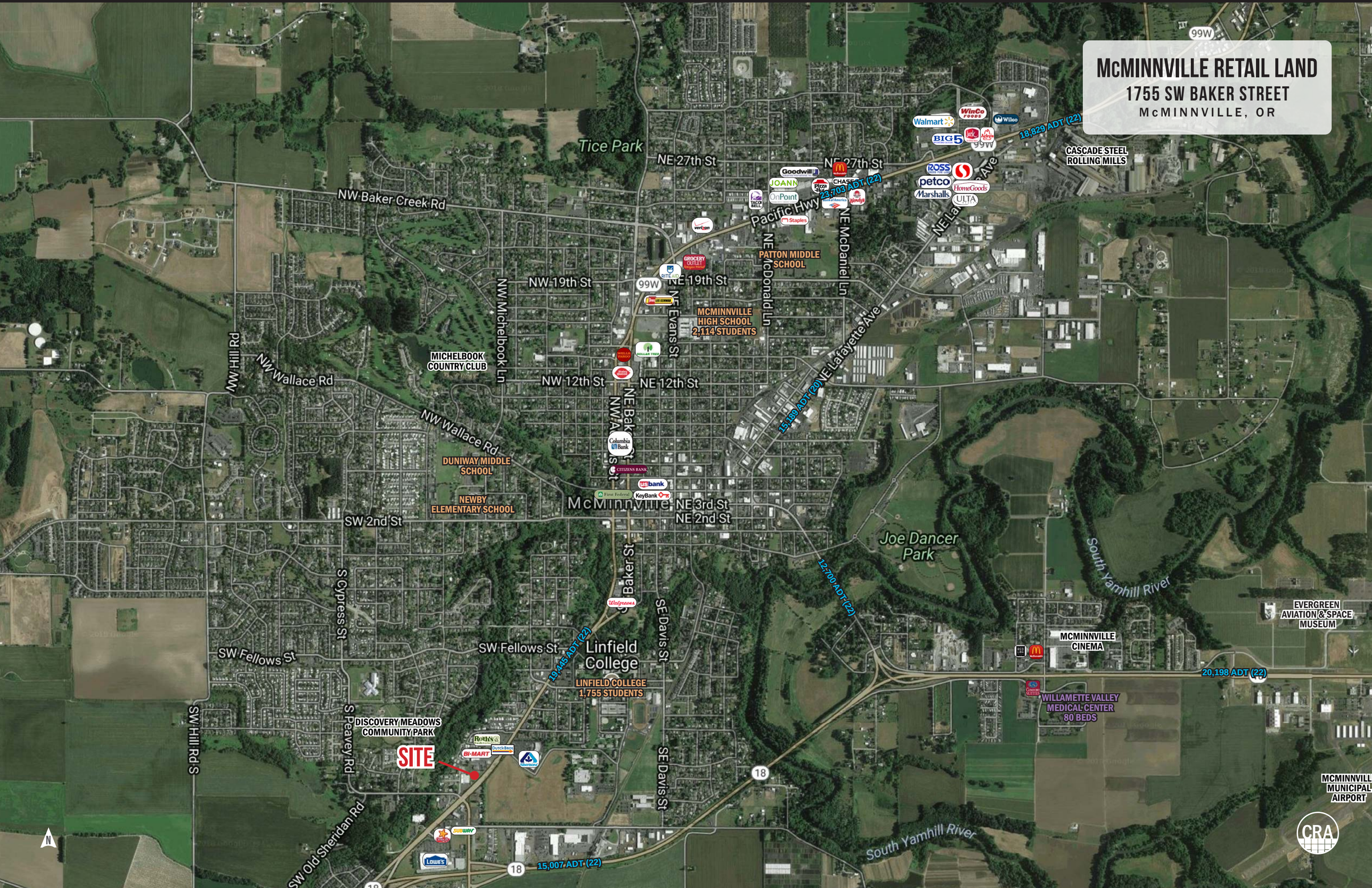
McMINNVILLE RETAIL LAND

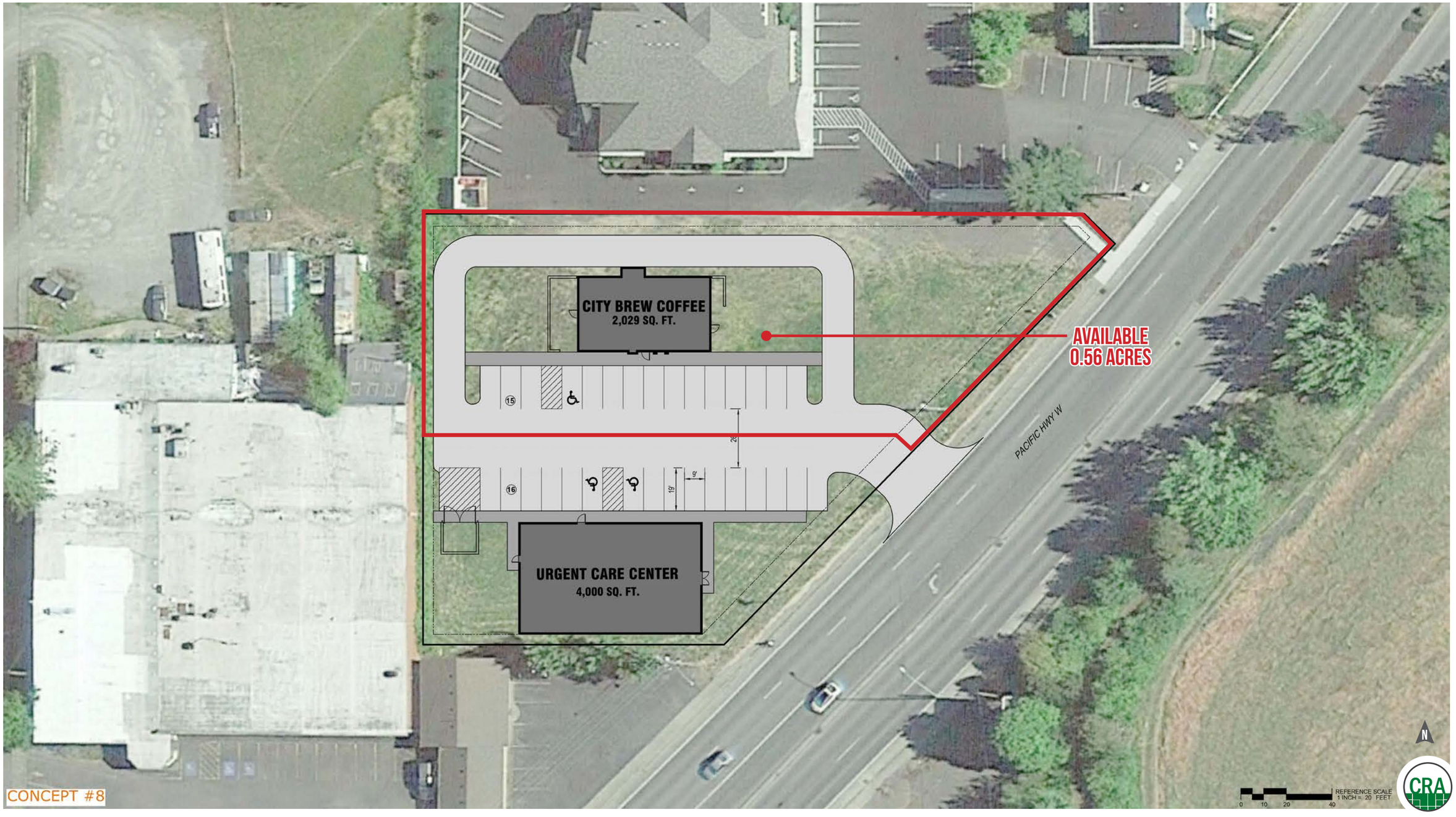
1755 SW BAKER STREET

McMINNVILLE, OR



McMINNVILLE RETAIL LAND
1755 SW BAKER STREET
McMINNVILLE, OR

SITE PLAN



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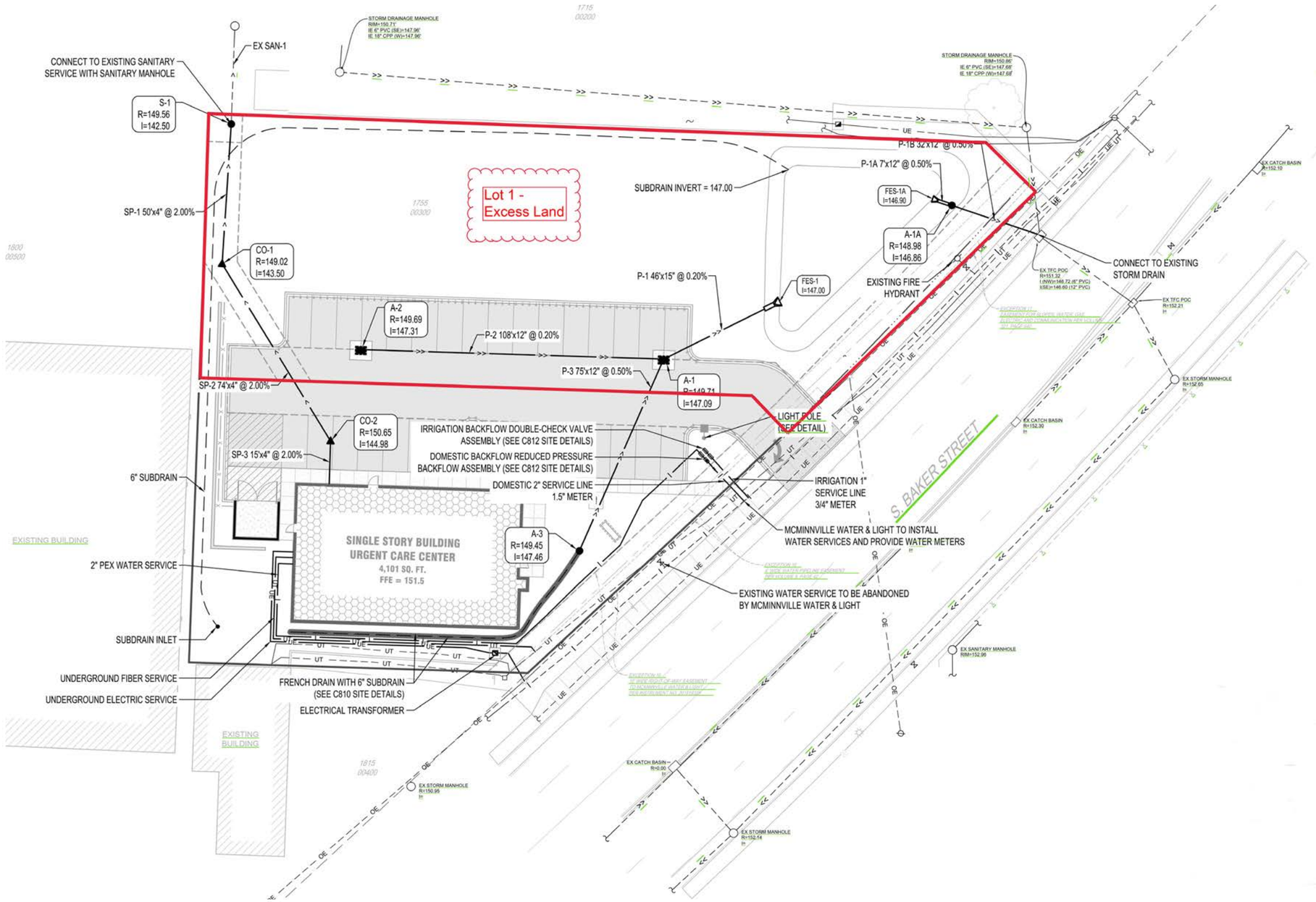
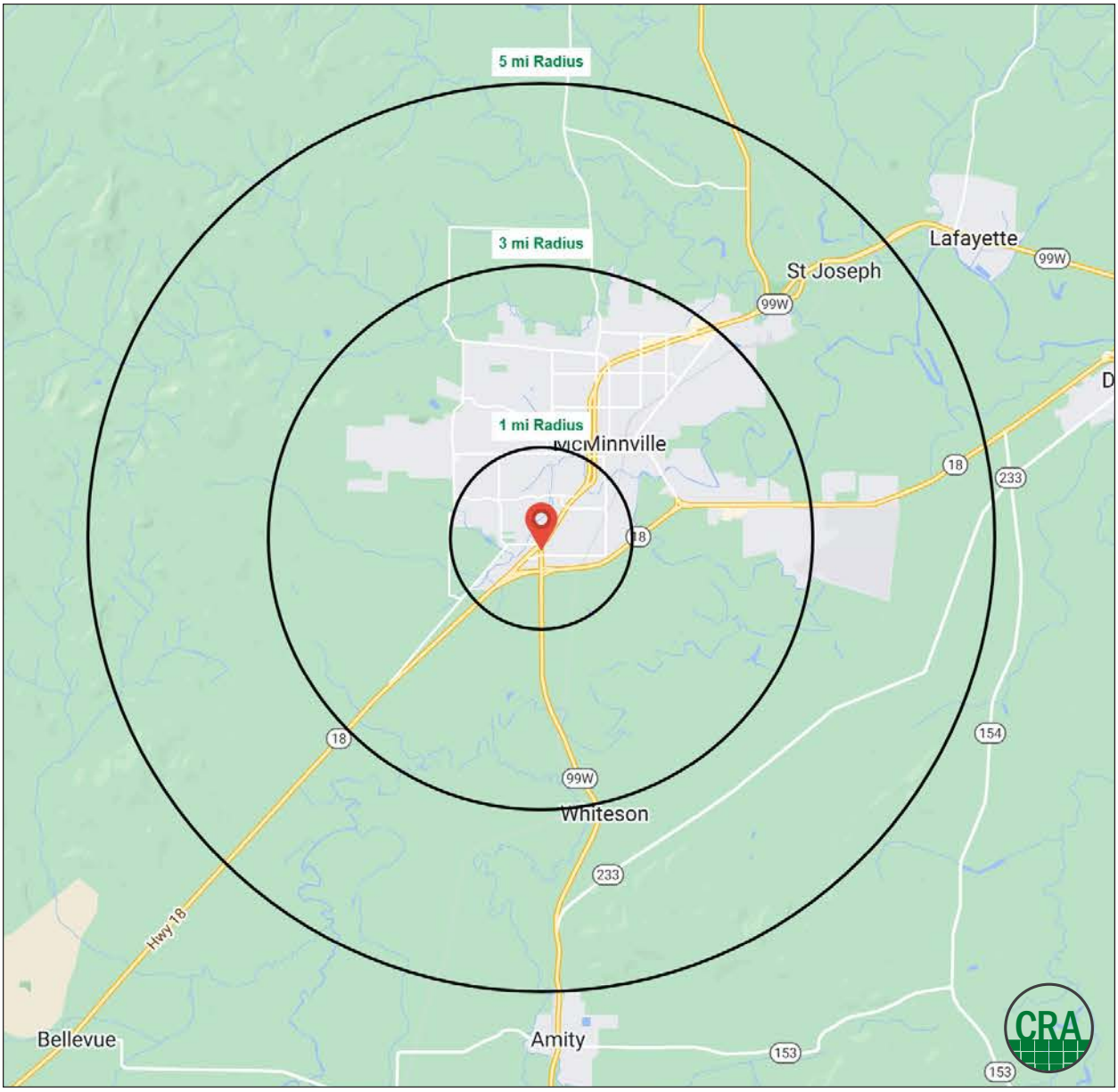


McMINNVILLE RETAIL LAND
1755 SW BAKER STREET
McMINNVILLE, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	11,030	34,973	38,181
Projected Population 2028	11,273	35,674	38,970
Average HH Income	$92,042	$100,462	$102,518
Median Home Value	$371,826	$397,173	$406,062
Daytime Demographics 16+	5,994	26,439	29,253
Some College or Higher	64.4%	67.7%	67.9%

$92,042
Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.1954/-123.2096

1755 SW Baker St McMinnville, OR 97128	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,030	34,973	38,181
2028 Projected Population	11,273	35,674	38,970
2020 Census Population	10,844	34,682	37,834
2010 Census Population	10,637	32,649	35,458
Projected Annual Growth 2023 to 2028	0.4%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.3%	0.5%	0.6%
2023 Median Age	32.7	38.3	38.7
Households			
2023 Estimated Households	3,770	12,961	14,099
2028 Projected Households	4,031	13,811	15,032
2020 Census Households	3,649	12,686	13,793
2010 Census Households	3,492	11,895	12,902
Projected Annual Growth 2023 to 2028	1.4%	1.3%	1.3%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.7%
Race and Ethnicity			
2023 Estimated White	70.1%	75.7%	76.2%
2023 Estimated Black or African American	1.2%	1.2%	1.2%
2023 Estimated Asian or Pacific Islander	10.2%	4.4%	4.2%
2023 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.1%
2023 Estimated Other Races	17.5%	17.6%	17.4%
2023 Estimated Hispanic	20.6%	20.3%	20.1%
Income			
2023 Estimated Average Household Income	$92,042	$100,462	$102,518
2023 Estimated Median Household Income	$65,892	$68,042	$69,312
2023 Estimated Per Capita Income	$32,224	$37,730	$38,335
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.5%	5.7%	5.5%
2023 Estimated Some High School (Grade Level 9 to 11)	8.0%	5.6%	5.5%
2023 Estimated High School Graduate	21.1%	21.0%	21.2%
2023 Estimated Some College	32.6%	29.2%	29.2%
2023 Estimated Associates Degree Only	10.0%	9.5%	9.4%
2023 Estimated Bachelors Degree Only	14.2%	17.4%	17.8%
2023 Estimated Graduate Degree	7.6%	11.7%	11.6%
Business			
2023 Estimated Total Businesses	281	1,691	1,886
2023 Estimated Total Employees	2,325	13,887	15,497
2023 Estimated Employee Population per Business	8.3	8.2	8.2
2023 Estimated Residential Population per Business	39.3	20.7	20.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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www.cra-nw.com **503.274.0211**

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