

— FOR LEASE —

# FOREST GROVE

## ENDCAP WITH DRIVE-THRU



### LOCATION

3675 Pacific Avenue  
Forest Grove, OR 97116

### AVAILABLE SPACE

2,512 SF endcap with drive-thru

### ASKING RATE

Please call for details

### TRAFFIC COUNTS

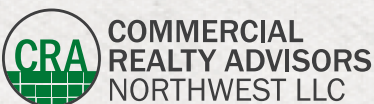
Pacific Ave – 35,603 ADT ('22)  
Hwy 47 – 14,015 ADT ('22)

### HIGHLIGHTS

- Join BestMed Urgent Care in this new building in Forest Grove/Cornelius.
- Centrally located off Pacific Avenue with easy access to Hwy 47 and Hwy 26.
- Close proximity to the popular McMenamins Grand Lodge and 1.2 miles from Pacific University campus with 3,200 students.



DRIVE-THRU



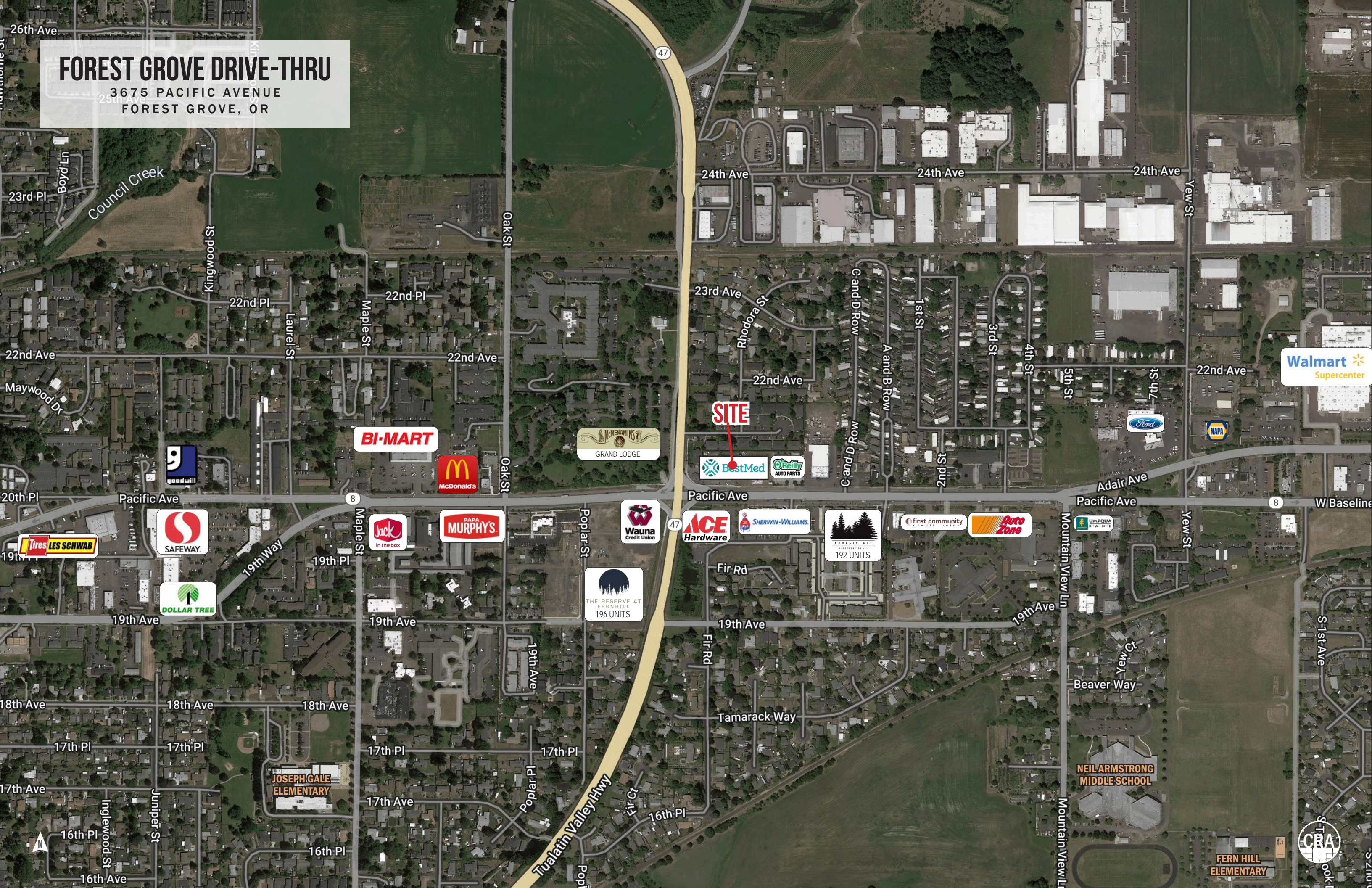
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# FOREST GROVE DRIVE-THRU

3675 PACIFIC AVENUE  
FOREST GROVE, OR



**SITE**

**Walmart**  
Supercenter

**BI-MART**

**McDonald's**

**GRAND LODGE**

**BestMed**  
**O'neilly**  
AUTO PARTS

**LES SCHWAB**  
Tires

**SAFeway**

**DOLLAR TREE**

**Jack**  
in the box

**PAPA MURPHY'S**

**Wauna**  
Credit Union

**ACE**  
Hardware

**SHERWIN-WILLIAMS**

**FORESTPLACE**  
192 UNITS

**first community**

**Auto Zone**

**JOSEPH GALE**  
ELEMENTARY

**NEIL ARMSTRONG**  
MIDDLE SCHOOL

**FERN HILL**  
ELEMENTARY

**CRA**

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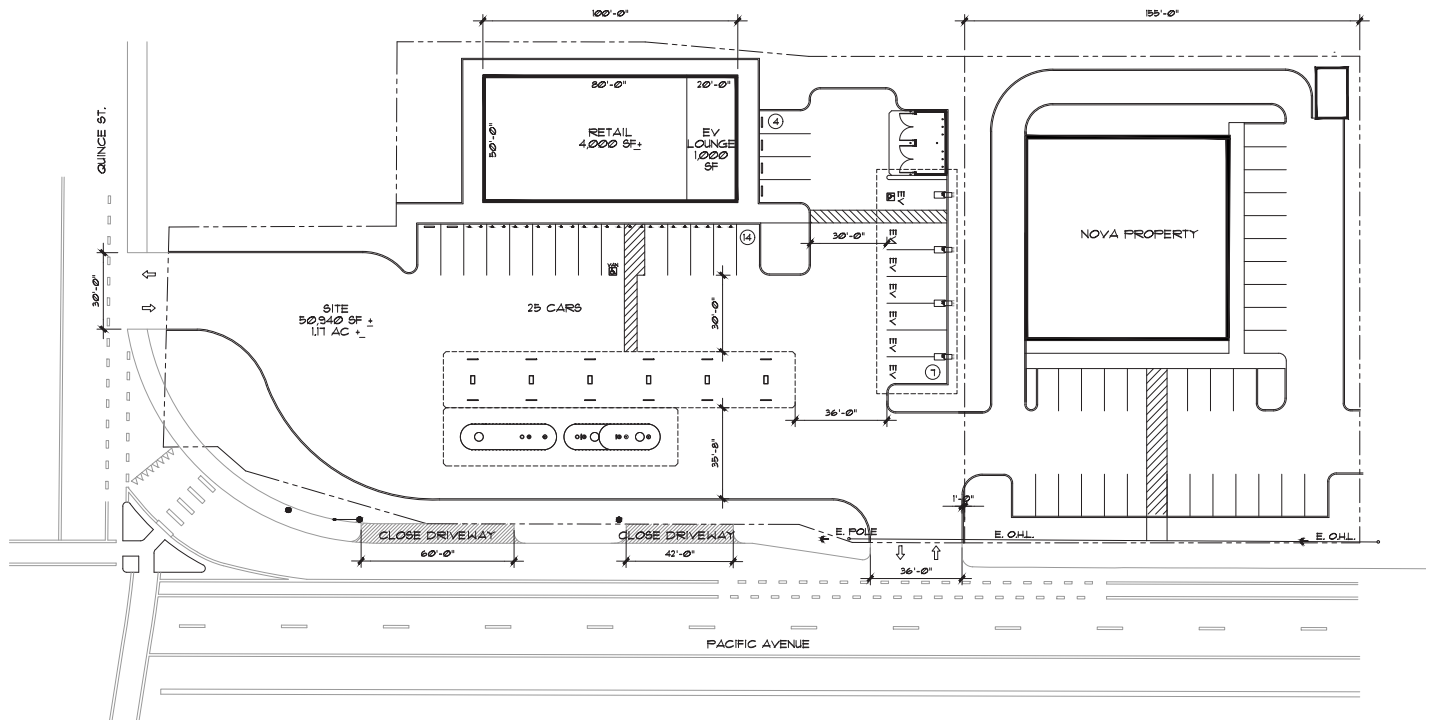
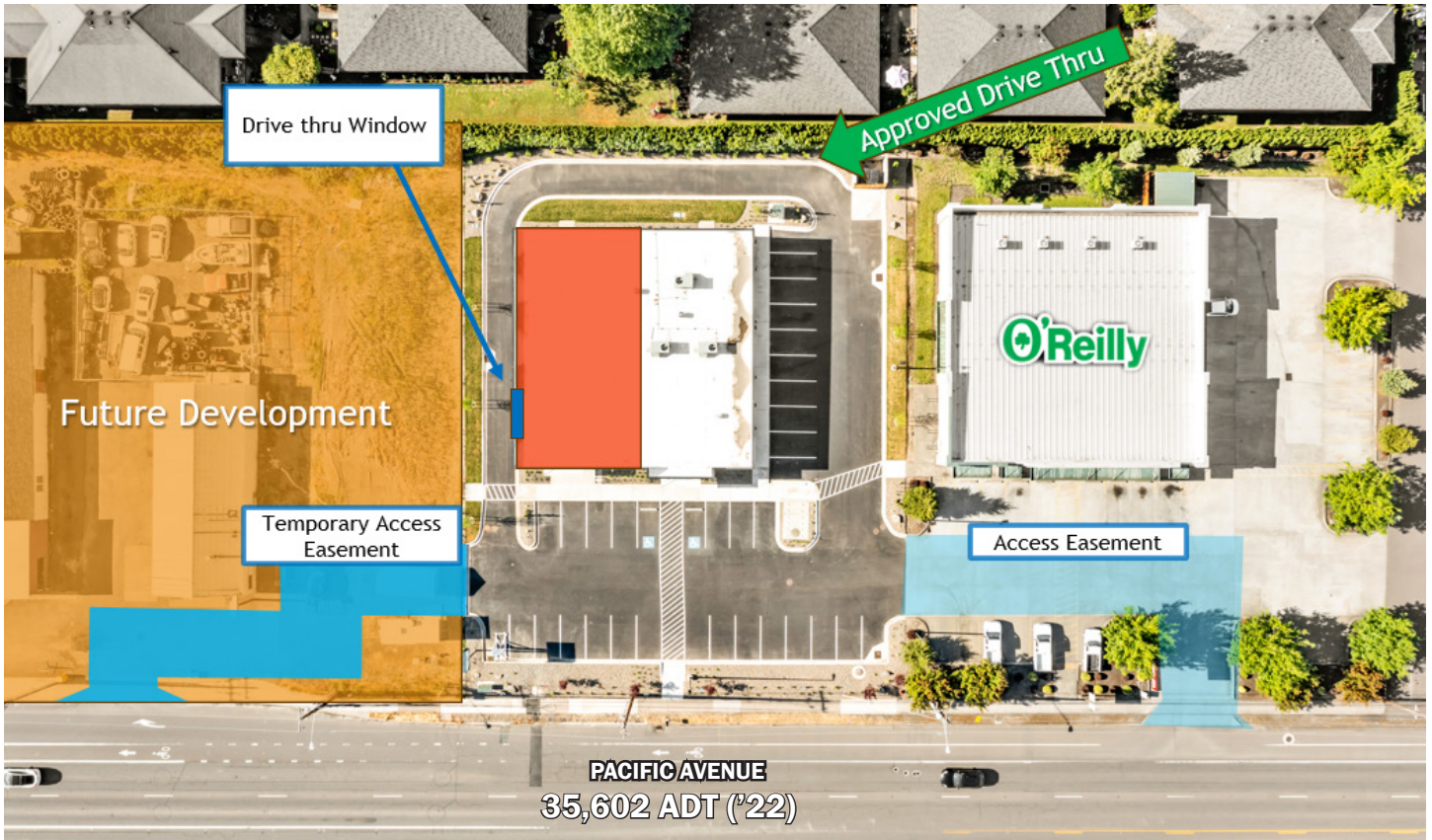
IMAGES



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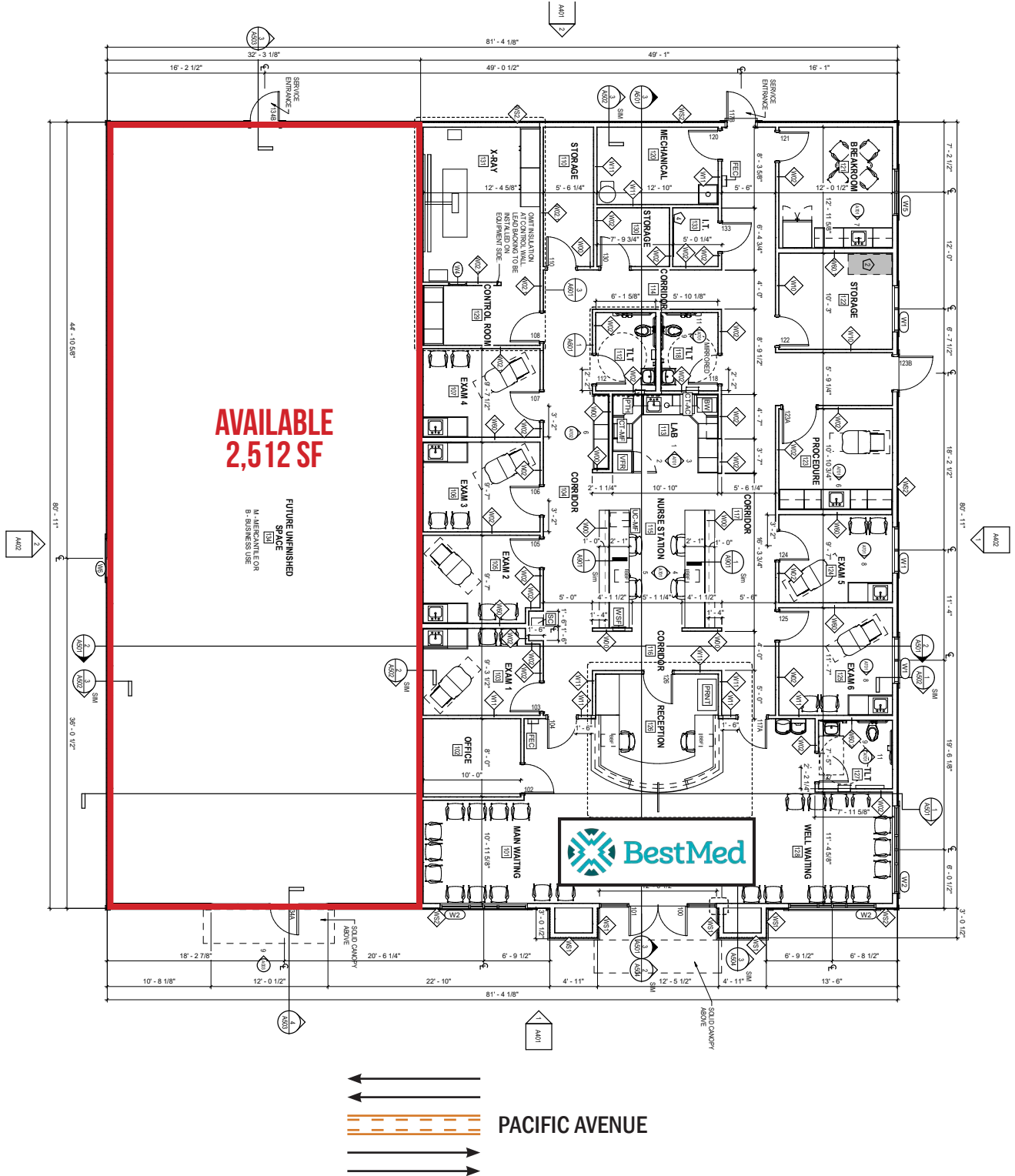
## OVERHEAD VIEW



# FOREST GROVE DRIVE-THRU

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## SITE PLAN



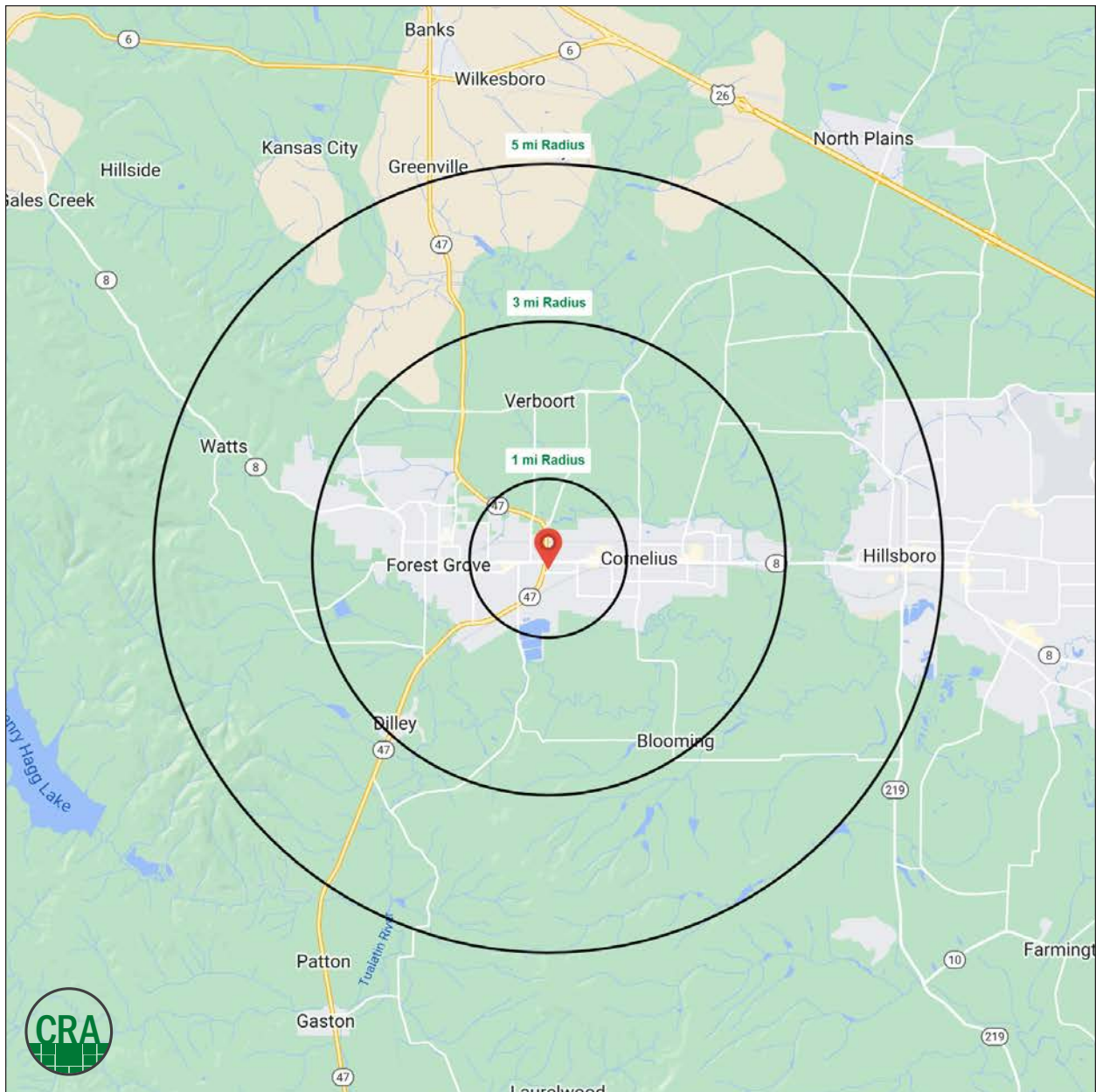
# FOREST GROVE DRIVE-THRU

3675 PACIFIC AVENUE  
FOREST GROVE, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	13,218	40,466	58,582
Projected Population 2028	14,686	43,950	63,067
Average HH Income	\$80,829	\$114,010	\$117,738
Median Home Value	\$366,953	\$438,881	\$461,480
Daytime Demographics 16+	7,853	20,383	34,760

**36.8**  
Median Age  
1 MILE RADIUS



# Summary Profile

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



Lat/Lon: 45.5206/-123.0829

<b>3675 Pacific Ave Forest Grove, OR 97116</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2023 Estimated Population	13,218	40,466	58,582
2028 Projected Population	14,686	43,950	63,067
2020 Census Population	12,831	39,546	57,403
2010 Census Population	11,238	34,012	51,302
Projected Annual Growth 2023 to 2028	2.2%	1.7%	1.5%
Historical Annual Growth 2010 to 2023	1.4%	1.5%	1.1%
2023 Median Age	36.8	35.9	36.8
<b>Households</b>			
2023 Estimated Households	4,658	13,359	19,596
2028 Projected Households	5,384	15,173	22,092
2020 Census Households	4,472	12,910	18,996
2010 Census Households	3,899	11,167	16,895
Projected Annual Growth 2023 to 2028	3.1%	2.7%	2.5%
Historical Annual Growth 2010 to 2023	1.5%	1.5%	1.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	59.6%	63.3%	65.9%
2023 Estimated Black or African American	1.3%	1.7%	2.2%
2023 Estimated Asian or Pacific Islander	3.0%	6.0%	5.7%
2023 Estimated American Indian or Native Alaskan	1.6%	1.4%	1.3%
2023 Estimated Other Races	34.5%	27.6%	24.8%
2023 Estimated Hispanic	41.5%	33.0%	29.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$80,829	\$114,010	\$117,738
2023 Estimated Median Household Income	\$67,477	\$86,357	\$92,740
2023 Estimated Per Capita Income	\$28,795	\$38,052	\$39,827
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	9.8%	7.8%	7.2%
2023 Estimated Some High School (Grade Level 9 to 11)	8.3%	6.8%	5.7%
2023 Estimated High School Graduate	26.7%	23.3%	22.7%
2023 Estimated Some College	24.9%	25.4%	25.0%
2023 Estimated Associates Degree Only	7.7%	7.8%	8.3%
2023 Estimated Bachelors Degree Only	14.8%	19.2%	20.4%
2023 Estimated Graduate Degree	7.8%	9.8%	10.7%
<b>Business</b>			
2023 Estimated Total Businesses	332	1,114	2,168
2023 Estimated Total Employees	3,592	8,495	16,950
2023 Estimated Employee Population per Business	10.8	7.6	7.8
2023 Estimated Residential Population per Business	39.8	36.3	27.0

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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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