

FOR LEASE

# GLADSTONE CROSSING

**24 HOUR FITNESS** ANCHORED RETAIL *Walgreens*



## LOCATION

Highway 99E / McLoughlin Boulevard at W Arlington Street in Gladstone, Oregon

## AVAILABLE SPACE

3,600 SF (endcap)

## PRICING

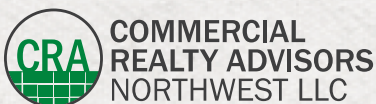
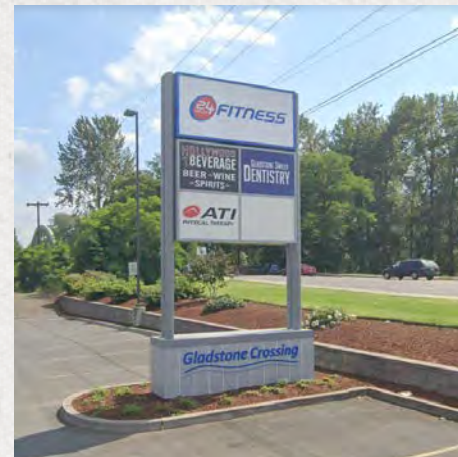
Please call for details

## TRAFFIC COUNTS

McLoughlin Blvd – 35,734 ADT ('22)

## HIGHLIGHTS

- New retail endcap available near 24 Hour Fitness, Walgreens, ATi Physical Therapy, T-Mobile, RCI Injury Treatment Center, and Black Rock Coffee.
- Pylon signage available on McLoughlin Boulevard & Arlington Street.
- High traffic location ideal for restaurants, banks, and other retail/services.



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**GLADSTONE CROSSING**  
**20140 MCGLOUGHLIN BLVD**  
GLADSTONE, OR



Walgreens

24 FITNESS

AT&T

T-Mobile

AVAILABLE  
3,600 SF

PYLON

36,794 ADT (22)  
McLoughlin Blvd

99E

John McLoughlin Brg  
John McLoughlin Brg

CLACKAMAS RIVER

Clackamas River

Clackamas

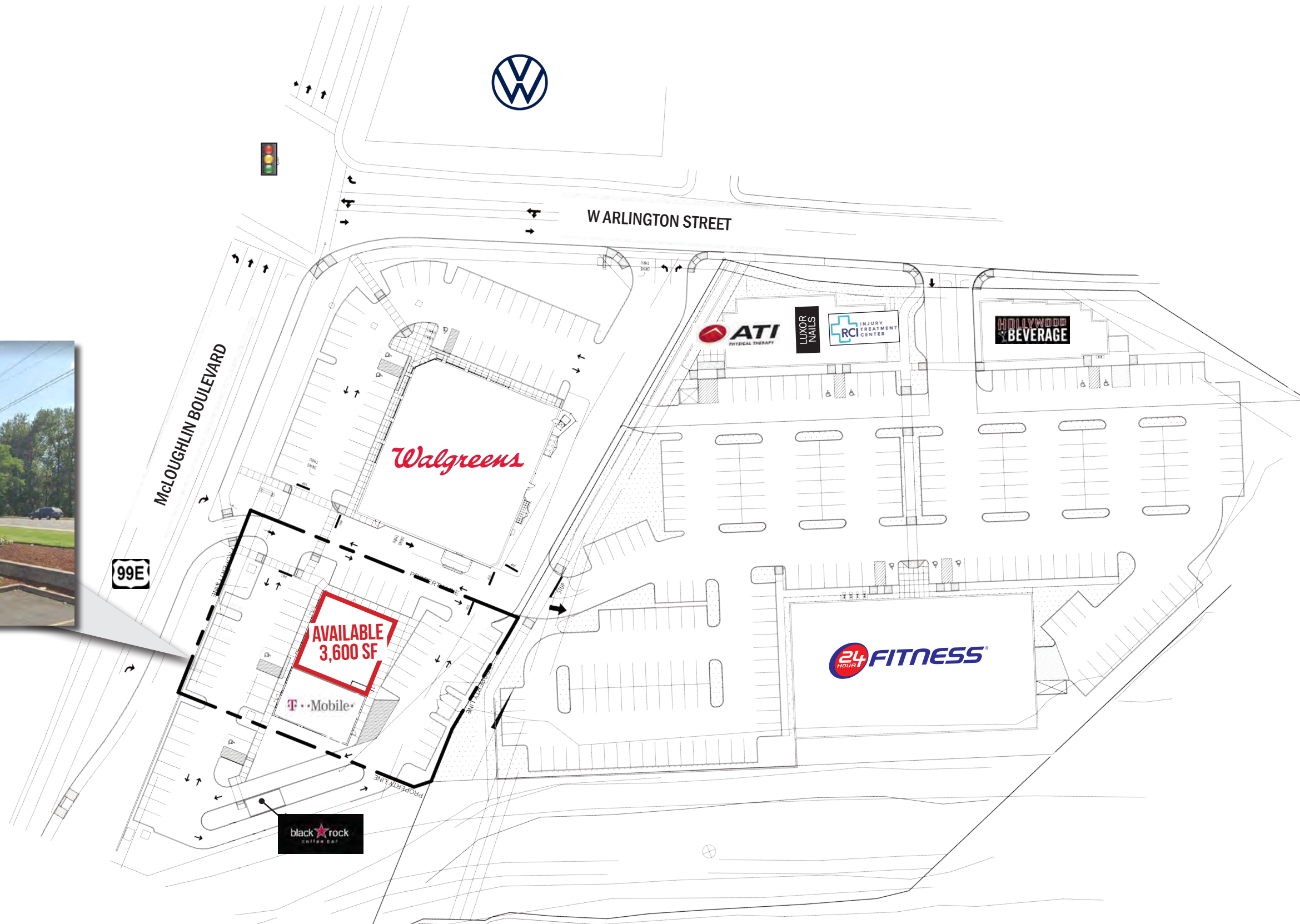
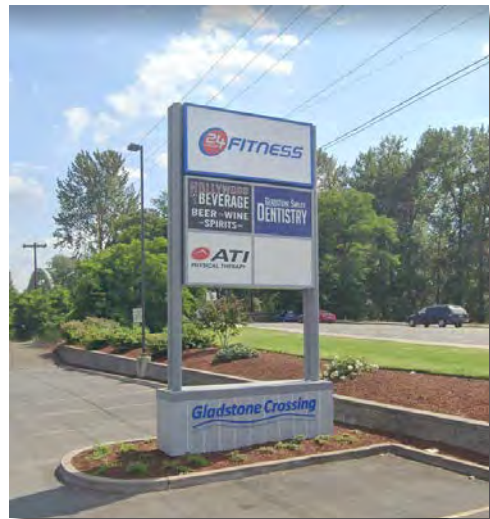
Clackamas River

Clackamas River



SITE PLAN

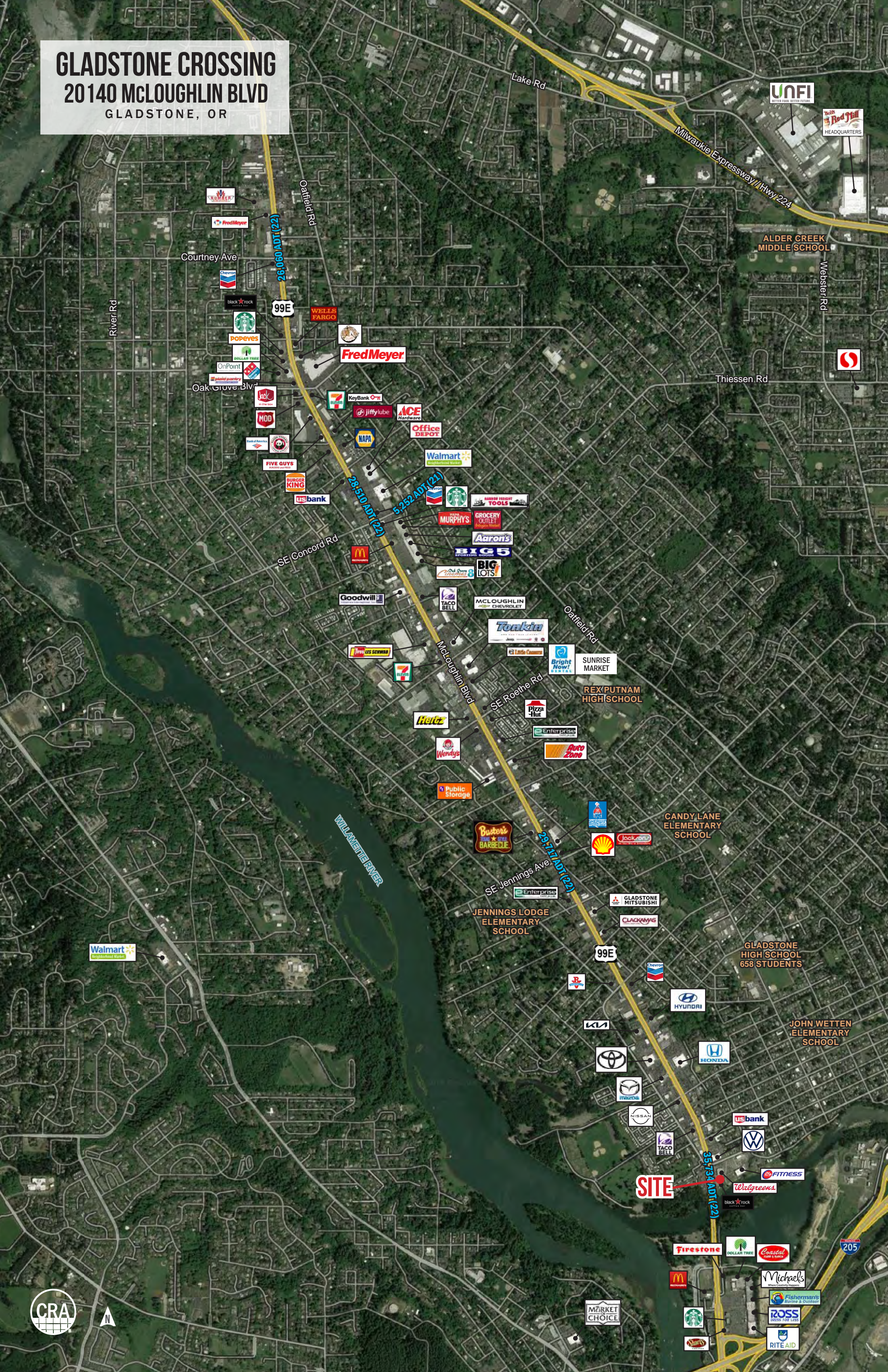
GLADSTONE CROSSING  
20140 McLOUGHLIN BLVD  
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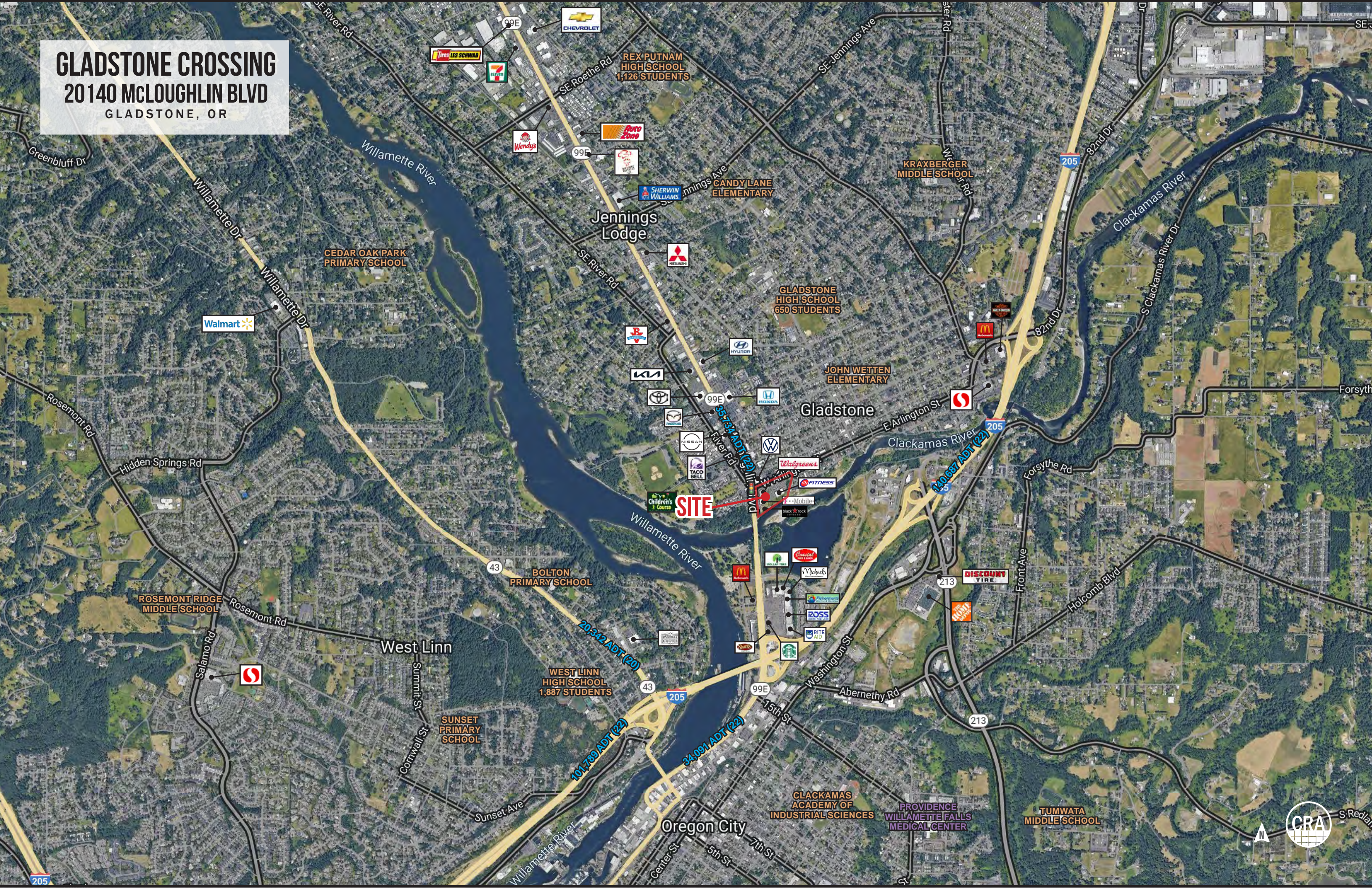
**GLADSTONE CROSSING**  
**20140 McLOUGHLIN BLVD**  
 GLADSTONE, OR



# GLADSTONE CROSSING

## 20140 MCGLOUGHLIN BLVD

GLADSTONE, OR



# GLADSTONE CROSSING 20140 McLOUGHLIN BLVD GLADSTONE, OR

## DEMOGRAPHIC SUMMARY

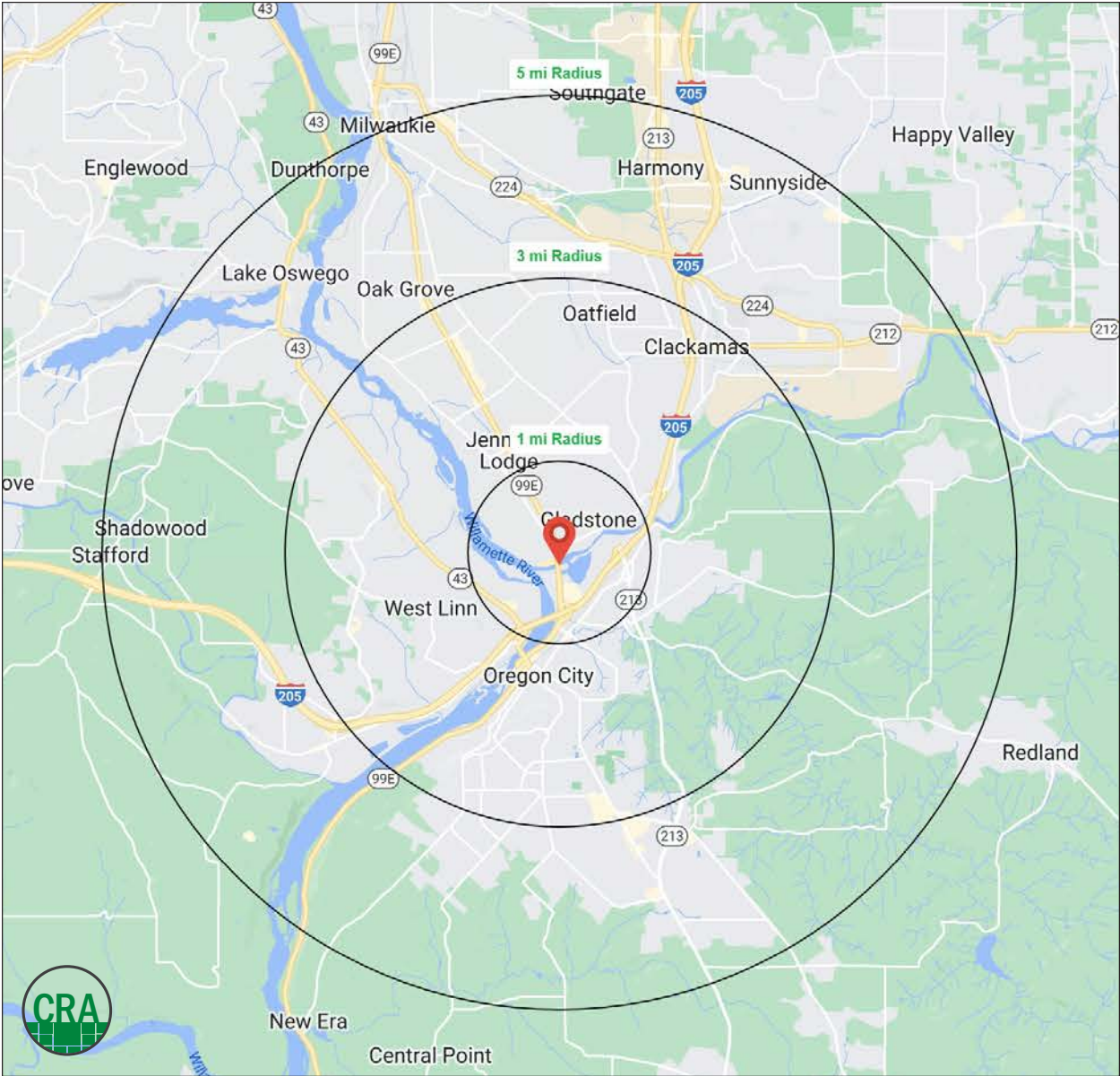
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	9,433	80,555	177,636
Projected Population 2028	9,574	82,203	181,380
Average HH Income	\$120,296	\$139,092	\$137,468
Median HH Income	\$83,564	\$102,162	\$103,588
Median Home Value	\$487,168	\$511,009	\$533,460
Daytime Demographics 16+	7,387	52,223	133,851
Some College or Higher	70.9%	73.4%	73.8%

**\$139,092**

Average Household Income  
3 MILE RADIUS

**40.6**

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: 45.3749/-122.601

<b>20140 McLoughlin Blvd Gladstone, OR 97027</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2023 Estimated Population	9,433	80,555	177,636
2028 Projected Population	9,574	82,203	181,380
2020 Census Population	9,251	79,807	176,687
2010 Census Population	8,679	74,450	162,613
Projected Annual Growth 2023 to 2028	0.3%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.7%	0.6%	0.7%
2023 Median Age	40.6	41.5	41.5
<b>Households</b>			
2023 Estimated Households	3,899	31,652	70,477
2028 Projected Households	4,155	33,951	75,629
2020 Census Households	3,789	30,971	69,214
2010 Census Households	3,605	29,159	64,589
Projected Annual Growth 2023 to 2028	1.3%	1.5%	1.5%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	84.1%	83.8%	82.4%
2023 Estimated Black or African American	1.5%	1.4%	1.8%
2023 Estimated Asian or Pacific Islander	2.9%	4.0%	4.8%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2023 Estimated Other Races	10.9%	10.2%	10.4%
2023 Estimated Hispanic	9.9%	9.4%	9.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$120,296	\$139,092	\$137,468
2023 Estimated Median Household Income	\$83,564	\$104,162	\$103,588
2023 Estimated Per Capita Income	\$49,893	\$54,816	\$54,717
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.0%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	4.8%	3.8%	3.6%
2023 Estimated High School Graduate	22.6%	20.7%	20.8%
2023 Estimated Some College	28.2%	24.3%	23.6%
2023 Estimated Associates Degree Only	9.3%	8.9%	9.1%
2023 Estimated Bachelors Degree Only	23.4%	26.6%	26.5%
2023 Estimated Graduate Degree	10.0%	13.7%	14.6%
<b>Business</b>			
2023 Estimated Total Businesses	617	4,187	10,570
2023 Estimated Total Employees	4,036	26,026	76,430
2023 Estimated Employee Population per Business	6.5	6.2	7.2
2023 Estimated Residential Population per Business	15.3	19.2	16.8

*For more information, please contact:*

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KNOWLEDGE

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EXPERIENCE



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