

MAYFAIR PLAZA

540 NE HWY 99W
McMINNVILLE, OR



FOR SUBLEASE - 1,000-1,200 SF

HIGHLIGHTS

McMinnville is a historic town in the heart of Oregon's wine country but is also family-friendly where families can enjoy and experience the Evergreen Aviation & Space Museum, Wings & Waves Waterpark and the annual UFO Festival.

- Great visibility from busy Hwy 99W.
- Co-tenant with Grocery Outlet, Firehouse Subs, Boost Mobile, Sport Clips, Sherwin Williams and Little Caesars Pizza.
- Nearby businesses include Rite Aid, Les Schwab, Safeway and PetCo.
- *Please note: The drive-thru is not part of the sublease.*

TRAFFIC COUNTS

Hwy 99W | 23,703 ADT ('22)

RENTAL RATE

Please call for details

AVAILABILITY

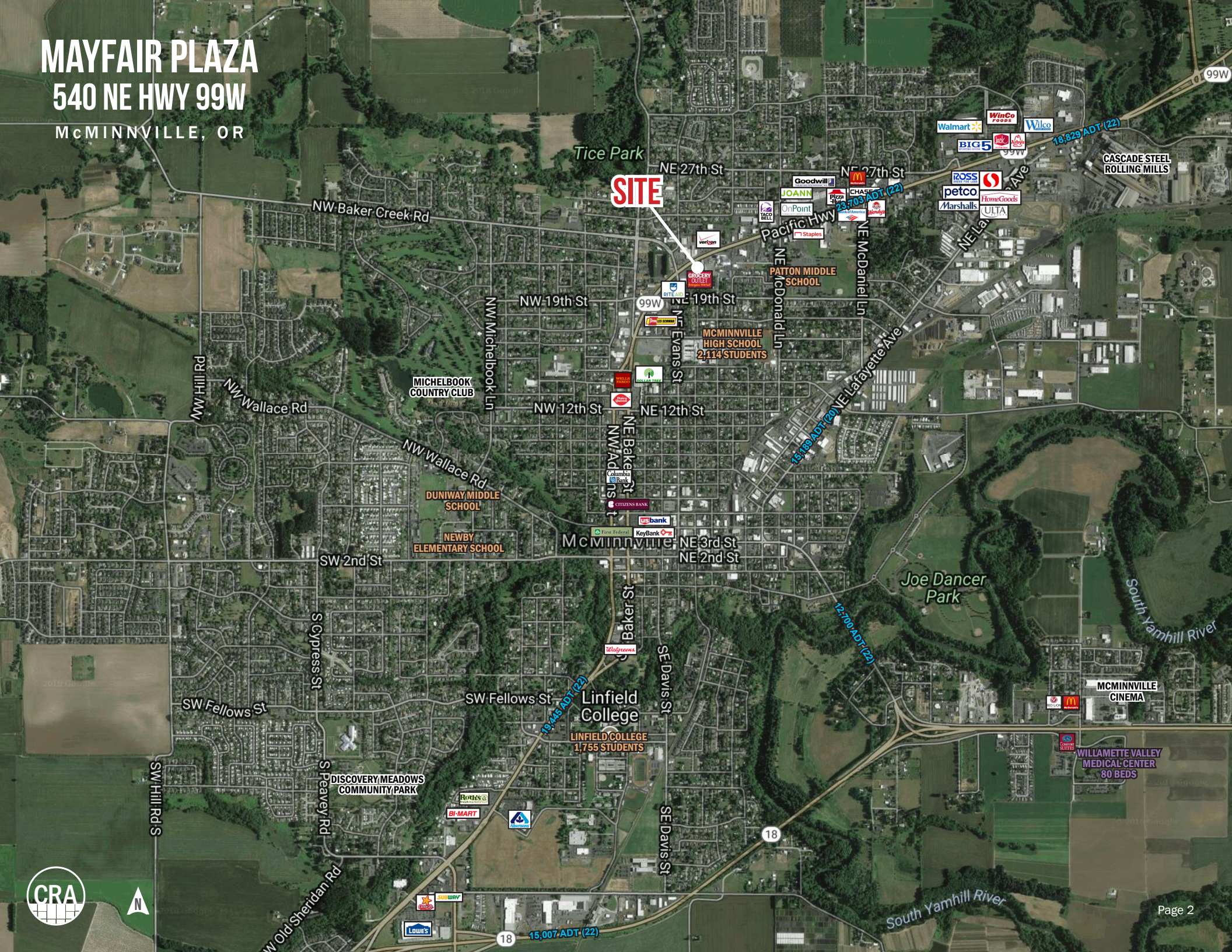
Do not disturb tenant. Please call for details and to arrange a viewing.

MAYFAIR PLAZA

540 NE HWY 99W

McMINNVILLE, OR

SITE



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540 NE HWY 99W

McMINNVILLE, OR

OVERALL SITE PLAN



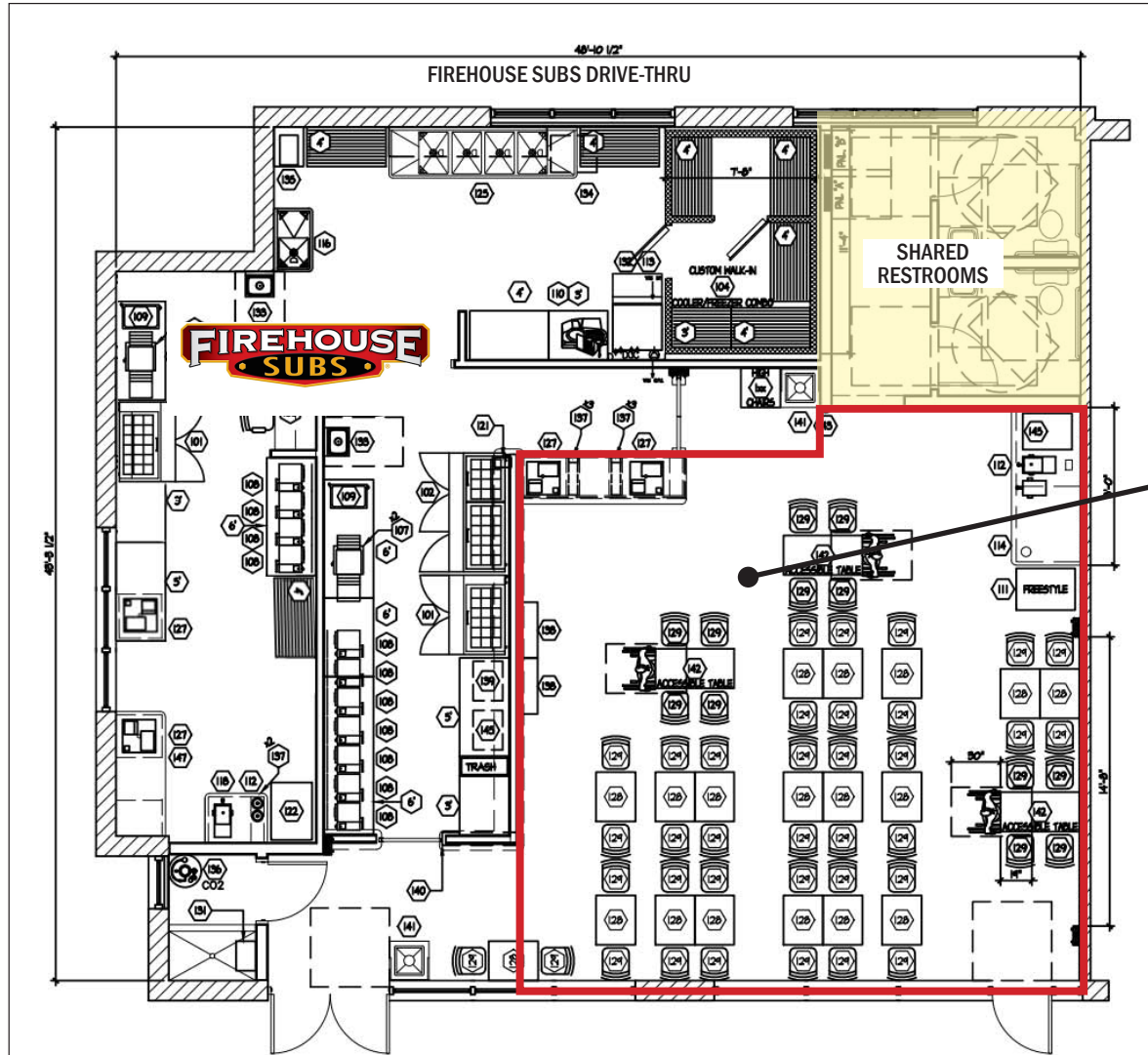
AVAILABLE
1,000 SF – 1,200 SF
PLEASE DO NOT DISTURB TENANT



FLOOR PLAN

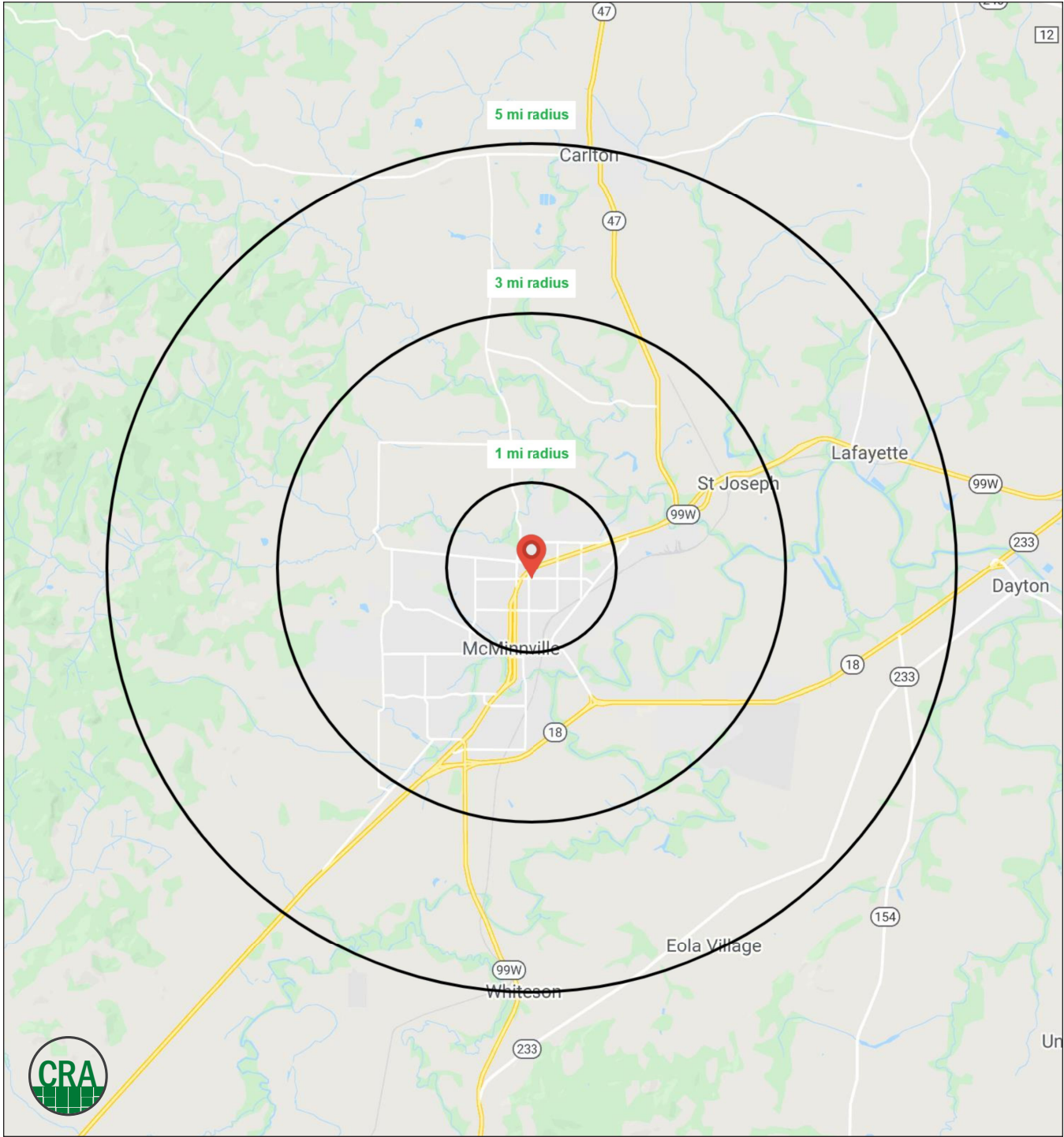
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HWY 99W 99W



AVAILABLE
1,000 SF – 1,200 SF
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540 NE HWY 99W
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DEMOGRAPHICS

2023 Estimated Population

- 1 mile - 11,434
- 3 mile - 35,310
- 5 mile - 44,097

Average HH Income

- 1 mile - \$97,368
- 3 mile - \$100,905
- 5 mile - \$105,167

Median Home Value

- 1 mile - \$404,259
- 3 mile - \$396,031
- 5 mile - \$399,262

Daytime Demographics 16+

- 1 mile - 10,935
- 3 mile - 27,403
- 5 mile - 31,619

38.4

Median Age (3 mile radius)

47.2%

Total Monthly Retail Expenditures

Full Profile

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



Lat/Lon: 45.2235/-123.1935

540 OR-99W McMinnville, OR 97128	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,434	35,310	44,097
2028 Projected Population	11,619	36,013	45,224
2020 Census Population	11,471	35,009	43,617
2010 Census Population	10,980	32,929	40,431
Projected Annual Growth 2023 to 2028	0.3%	0.4%	0.5%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.7%
Households			
2023 Estimated Households	4,348	13,060	16,068
2028 Projected Households	4,613	13,916	17,206
2020 Census Households	4,309	12,778	15,691
2010 Census Households	4,117	11,976	14,523
Projected Annual Growth 2023 to 2028	1.2%	1.3%	1.4%
Historical Annual Growth 2010 to 2023	0.4%	0.7%	0.8%
Age			
2023 Est. Population Under 10 Years	11.8%	11.6%	11.6%
2023 Est. Population 10 to 19 Years	12.3%	13.9%	13.9%
2023 Est. Population 20 to 29 Years	12.7%	13.9%	13.2%
2023 Est. Population 30 to 44 Years	19.3%	18.3%	19.1%
2023 Est. Population 45 to 59 Years	16.8%	15.7%	16.3%
2023 Est. Population 60 to 74 Years	17.6%	17.4%	17.5%
2023 Est. Population 75 Years or Over	9.5%	9.2%	8.5%
2023 Est. Median Age	39.2	38.4	38.5
Marital Status & Gender			
2023 Est. Male Population	49.2%	48.4%	48.8%
2023 Est. Female Population	50.8%	51.6%	51.2%
2023 Est. Never Married	31.9%	33.9%	32.3%
2023 Est. Now Married	42.7%	42.6%	44.8%
2023 Est. Separated or Divorced	20.3%	18.0%	17.8%
2023 Est. Widowed	5.1%	5.5%	5.2%
Income			
2023 Est. HH Income \$200,000 or More	7.1%	7.5%	7.5%
2023 Est. HH Income \$150,000 to \$199,999	7.6%	6.7%	7.2%
2023 Est. HH Income \$100,000 to \$149,999	18.2%	18.5%	18.9%
2023 Est. HH Income \$75,000 to \$99,999	11.2%	11.6%	13.1%
2023 Est. HH Income \$50,000 to \$74,999	15.5%	18.0%	18.3%
2023 Est. HH Income \$35,000 to \$49,999	12.6%	12.0%	11.3%
2023 Est. HH Income \$25,000 to \$34,999	9.2%	6.2%	6.7%
2023 Est. HH Income \$15,000 to \$24,999	8.0%	8.3%	7.4%
2023 Est. HH Income Under \$15,000	10.6%	11.1%	9.6%
2023 Est. Average Household Income	\$97,368	\$100,905	\$105,167
2023 Est. Median Household Income	\$65,019	\$68,538	\$70,998
2023 Est. Per Capita Income	\$37,452	\$37,822	\$38,735
2023 Est. Total Businesses	876	1,763	2,008
2023 Est. Total Employees	6,891	14,761	16,267

Full Profile

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540 OR-99W		1 mi radius	3 mi radius	5 mi radius
McMinnville, OR 97128				
Race				
2023 Est. White		77.8%	75.8%	76.6%
2023 Est. Black		1.6%	1.2%	1.1%
2023 Est. Asian or Pacific Islander		1.4%	4.4%	3.8%
2023 Est. American Indian or Alaska Native		1.2%	1.1%	1.2%
2023 Est. Other Races		18.0%	17.5%	17.3%
Hispanic				
2023 Est. Hispanic Population		2,399	7,168	8,826
2023 Est. Hispanic Population		21.0%	20.3%	20.0%
2028 Proj. Hispanic Population		21.0%	20.3%	20.0%
2020 Hispanic Population		23.8%	24.4%	24.3%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		7,994	23,629	29,775
2023 Est. Elementary (Grade Level 0 to 8)		5.8%	5.7%	5.0%
2023 Est. Some High School (Grade Level 9 to 11)		5.5%	5.5%	5.4%
2023 Est. High School Graduate		23.0%	21.0%	22.4%
2023 Est. Some College		26.2%	29.3%	29.7%
2023 Est. Associate Degree Only		10.5%	9.5%	9.6%
2023 Est. Bachelor Degree Only		17.8%	17.4%	17.2%
2023 Est. Graduate Degree		11.3%	11.6%	10.8%
Housing				
2023 Est. Total Housing Units		4,625	13,906	17,080
2023 Est. Owner-Occupied		53.9%	57.2%	60.8%
2023 Est. Renter-Occupied		40.2%	36.7%	33.3%
2023 Est. Vacant Housing		6.0%	6.1%	5.9%
Homes Built by Year				
2023 Homes Built 2010 or later		11.8%	12.3%	13.0%
2023 Homes Built 2000 to 2009		13.2%	14.3%	16.5%
2023 Homes Built 1990 to 1999		13.1%	20.1%	19.2%
2023 Homes Built 1980 to 1989		8.9%	11.7%	10.6%
2023 Homes Built 1970 to 1979		19.8%	17.2%	16.9%
2023 Homes Built 1960 to 1969		6.6%	4.2%	4.1%
2023 Homes Built 1950 to 1959		11.1%	7.1%	6.4%
2023 Homes Built Before 1949		9.6%	7.0%	7.3%
Home Values				
2023 Home Value \$1,000,000 or More		2.4%	2.0%	2.8%
2023 Home Value \$500,000 to \$999,999		24.6%	21.1%	21.6%
2023 Home Value \$400,000 to \$499,999		21.8%	26.2%	24.9%
2023 Home Value \$300,000 to \$399,999		26.2%	24.5%	25.2%
2023 Home Value \$200,000 to \$299,999		14.1%	12.8%	12.8%
2023 Home Value \$150,000 to \$199,999		0.7%	0.7%	0.9%
2023 Home Value \$100,000 to \$149,999		0.6%	2.1%	2.6%
2023 Home Value \$50,000 to \$99,999		2.6%	5.5%	5.2%
2023 Home Value \$25,000 to \$49,999		6.0%	4.2%	3.5%
2023 Home Value Under \$25,000		0.9%	0.9%	0.8%
2023 Median Home Value		\$404,259	\$396,031	\$399,262
2023 Median Rent		\$1,027	\$1,056	\$1,054

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Full Profile

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	9,198	28,479	35,445
2023 Est. Civilian Employed	56.0%	55.6%	56.6%
2023 Est. Civilian Unemployed	1.6%	2.3%	2.3%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	42.4%	42.1%	41.0%
2023 Labor Force Males	48.8%	47.8%	48.3%
2023 Labor Force Females	51.2%	52.2%	51.7%
Occupation			
2023 Occupation: Population Age 16 Years or Over	5,153	15,822	20,078
2023 Mgmt, Business, & Financial Operations	14.5%	12.8%	13.0%
2023 Professional, Related	18.1%	19.1%	18.3%
2023 Service	19.4%	20.6%	21.0%
2023 Sales, Office	15.8%	16.8%	17.0%
2023 Farming, Fishing, Forestry	1.5%	1.4%	1.4%
2023 Construction, Extraction, Maintenance	6.7%	8.4%	9.0%
2023 Production, Transport, Material Moving	24.1%	21.0%	20.3%
2023 White Collar Workers	48.4%	48.6%	48.3%
2023 Blue Collar Workers	51.6%	51.4%	51.7%
Transportation to Work			
2023 Drive to Work Alone	74.5%	72.0%	73.5%
2023 Drive to Work in Carpool	7.4%	8.5%	9.1%
2023 Travel to Work by Public Transportation	0.4%	0.8%	0.9%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	8.4%	8.3%	7.0%
2023 Other Means	1.4%	1.3%	1.1%
2023 Work at Home	7.8%	9.2%	8.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	54.3%	53.8%	46.9%
2023 Travel to Work in 15 to 29 Minutes	22.0%	19.3%	22.3%
2023 Travel to Work in 30 to 59 Minutes	17.8%	18.9%	20.9%
2023 Travel to Work in 60 Minutes or More	5.9%	8.0%	10.0%
2023 Average Travel Time to Work	13.9	14.1	16.8
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$301.29 M	\$927.48 M	\$1.17 B
2023 Est. Apparel	\$10.62 M	\$32.66 M	\$41.25 M
2023 Est. Contributions, Gifts	\$17.22 M	\$53.39 M	\$67.38 M
2023 Est. Education, Reading	\$9.71 M	\$30.03 M	\$37.8 M
2023 Est. Entertainment	\$17.04 M	\$52.56 M	\$66.52 M
2023 Est. Food, Beverages, Tobacco	\$46.24 M	\$142.13 M	\$179.24 M
2023 Est. Furnishings, Equipment	\$10.57 M	\$32.61 M	\$41.28 M
2023 Est. Health Care, Insurance	\$27.66 M	\$85.09 M	\$107.45 M
2023 Est. Household Operations, Shelter, Utilities	\$97.76 M	\$300.31 M	\$378.26 M
2023 Est. Miscellaneous Expenses	\$5.71 M	\$17.57 M	\$22.16 M
2023 Est. Personal Care	\$4.05 M	\$12.44 M	\$15.71 M
2023 Est. Transportation	\$54.7 M	\$168.7 M	\$213.54 M

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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