

# NEW RETAIL DEVELOPMENT

FOR LEASE IN ALBANY, OREGON



**LOCATION** Geary Street SE & 14th Avenue SE in Albany, OR

**AVAILABLE SPACE** 4,013 SF pad

**RENTAL RATE** Call for details.

- COMMENTS**
- Adjacent to Heritage Mall, the largest shopping mall in the Linn-Benton area. Anchored by Target, Old Navy, Ross, and Sears.
  - Co-tenants are Aspen Dental & Panda Express.
  - Located on a main arterial in Albany.

**TRAFFIC COUNT** Geary Street – Approx. 13,000 ADT (11)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Est. Population	17,895	49,497	58,681
Population Forecast 2020	18,756	51,751	61,301
Average HH Income	\$39,592	\$54,657	\$58,518
Employees	10,001	23,471	28,492

Source: Regis - SitesUSA (2015)

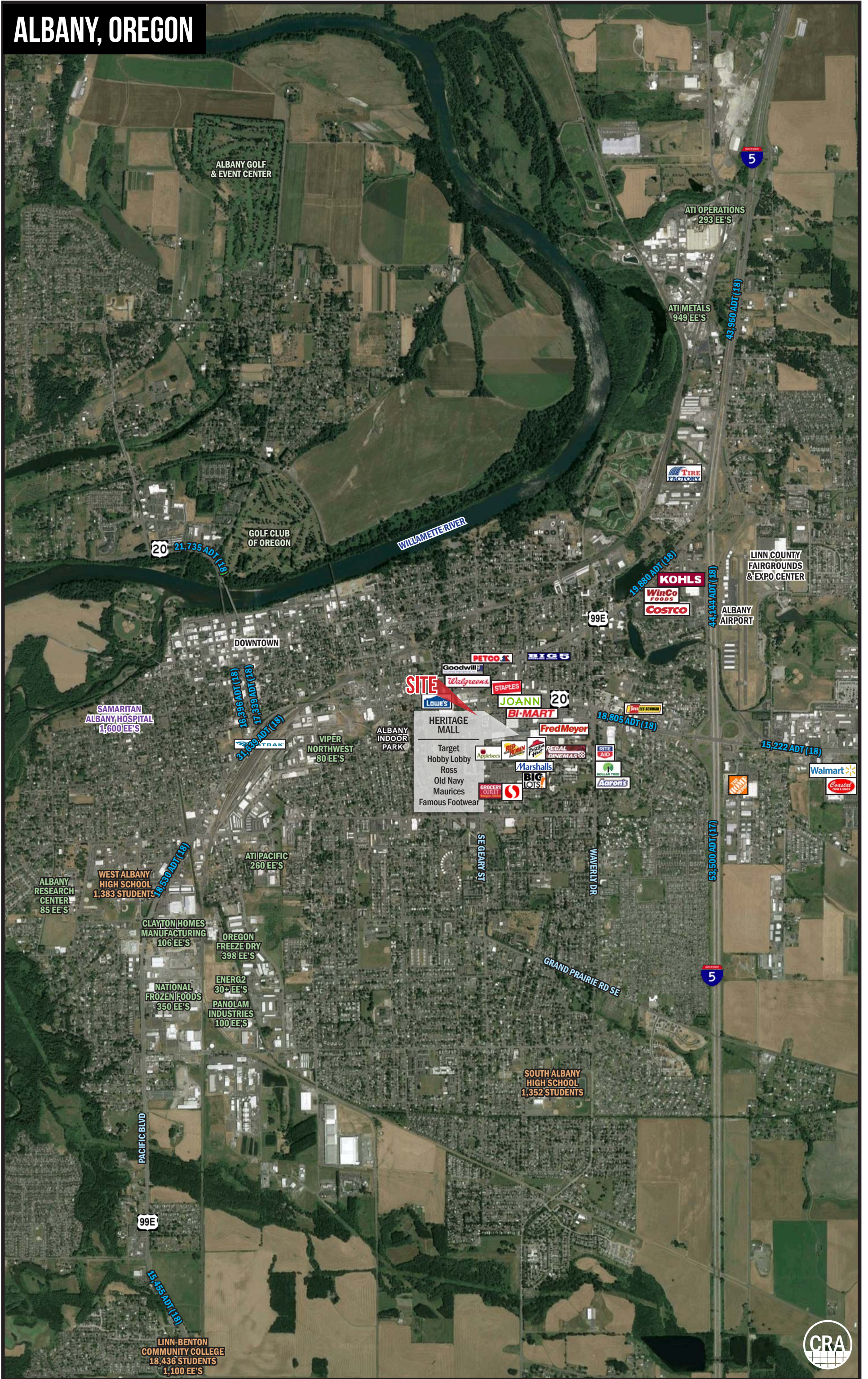


**GEORGE MACOUBRAY** | george@cra-nw.com  
**MARK BANTA** | mark@cra-nw.com  
 503.274.0211

Commercial Realty Advisors NW LLC  
 733 SW Second Avenue, Suite 200  
 Portland, Oregon 97204  
[www.cra-nw.com](http://www.cra-nw.com)  
 Licensed brokers in Oregon & Washington

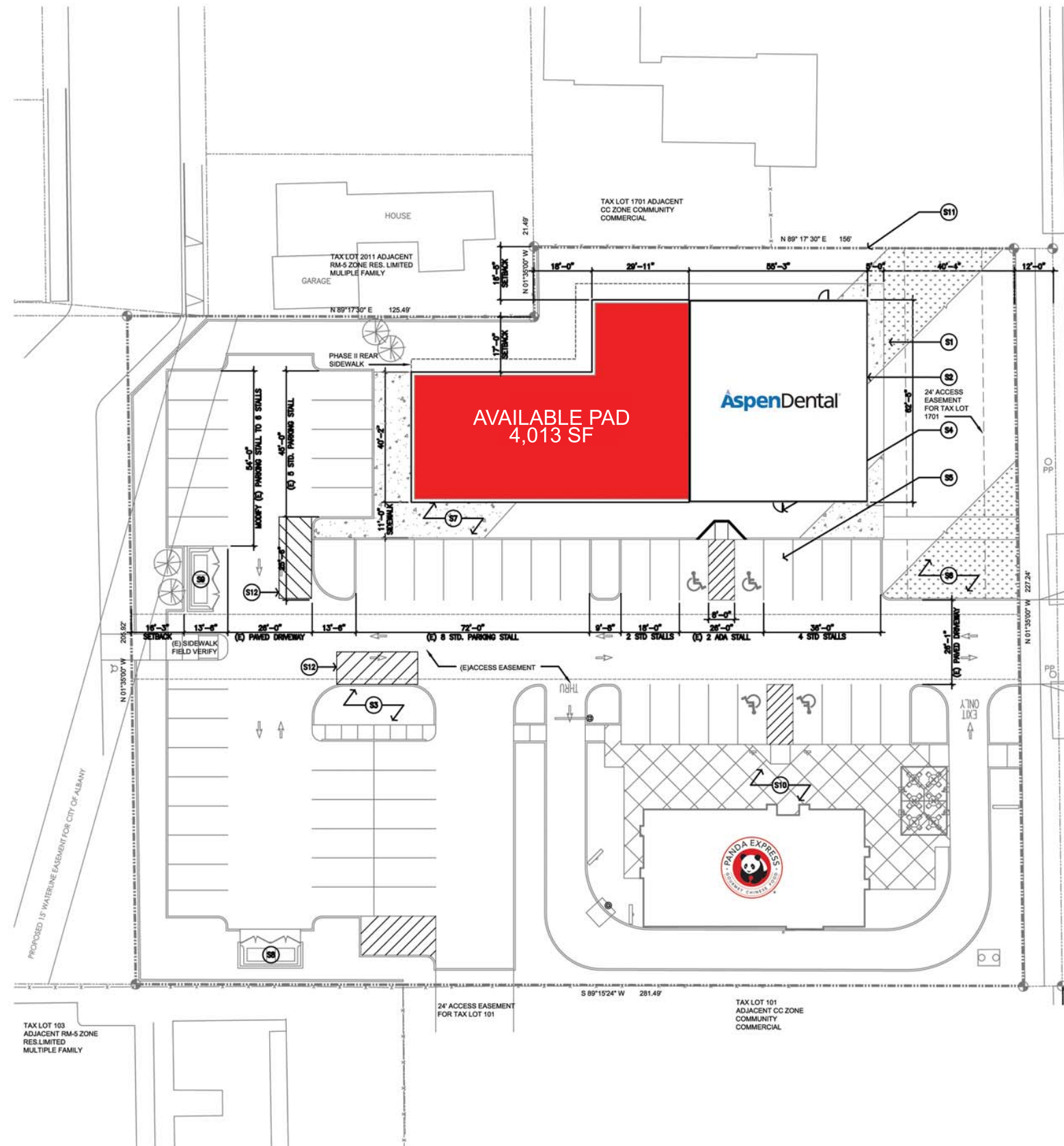


# ALBANY, OREGON





# SITE PLAN | GEARY & 14TH

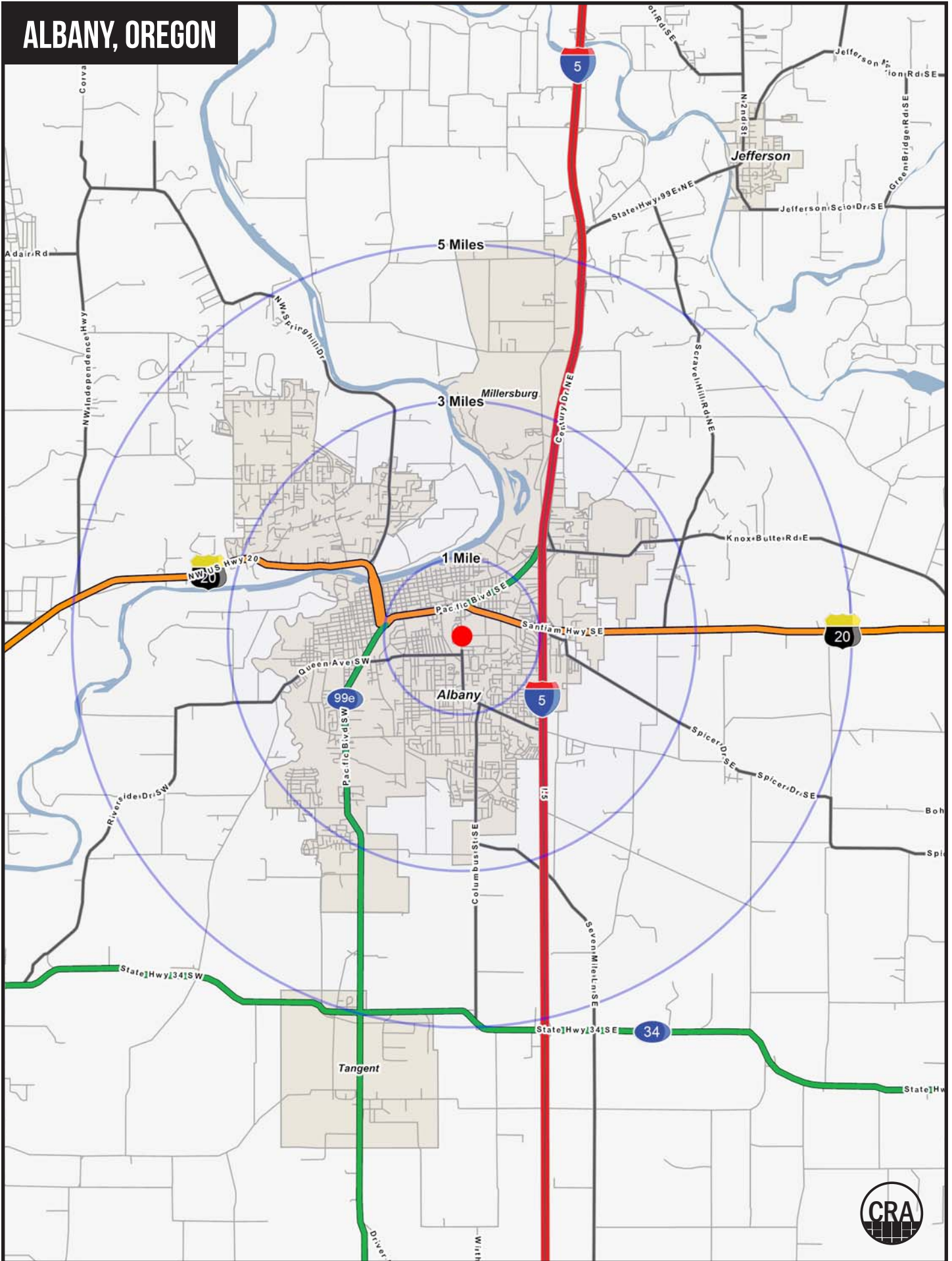


GEARY ST. SE

HERITAGE MALL



# ALBANY, OREGON



# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.6288/-123.0834

RF1

## Geary St SE & 14th Ave SE

### Albany, OR

		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2015 Estimated Population	17,895	49,497	58,681
	2020 Projected Population	18,756	51,751	61,301
	2010 Census Population	17,056	47,875	56,260
	2000 Census Population	15,858	39,590	46,659
	Projected Annual Growth 2015 to 2020	1.0%	0.9%	0.9%
	Historical Annual Growth 2000 to 2015	0.9%	1.7%	1.7%
<b>HOUSEHOLDS</b>	2015 Estimated Households	7,243	19,621	23,189
	2020 Projected Households	7,556	20,440	24,166
	2010 Census Households	6,833	18,802	22,021
	2000 Census Households	6,348	15,656	18,262
	Projected Annual Growth 2015 to 2020	0.9%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	0.9%	1.7%	1.8%
<b>AGE</b>	2015 Est. Population Under 10 Years	14.0%	13.4%	12.9%
	2015 Est. Population 10 to 19 Years	12.4%	12.7%	12.7%
	2015 Est. Population 20 to 29 Years	18.4%	15.0%	14.2%
	2015 Est. Population 30 to 44 Years	19.8%	20.0%	19.7%
	2015 Est. Population 45 to 59 Years	16.1%	17.5%	18.1%
	2015 Est. Population 60 to 74 Years	12.8%	14.6%	15.6%
	2015 Est. Population 75 Years or Over	6.5%	6.8%	6.6%
	2015 Est. Median Age	33.3	36.1	37.1
<b>MARITAL STATUS &amp; GENDER</b>	2015 Est. Male Population	49.5%	48.9%	49.1%
	2015 Est. Female Population	50.5%	51.1%	50.9%
	2015 Est. Never Married	31.3%	28.6%	27.7%
	2015 Est. Now Married	38.1%	46.1%	48.8%
	2015 Est. Separated or Divorced	25.6%	20.1%	18.5%
	2015 Est. Widowed	5.0%	5.2%	5.0%
<b>INCOME</b>	2015 Est. HH Income \$200,000 or More	0.1%	1.2%	1.5%
	2015 Est. HH Income \$150,000 to \$199,999	0.6%	1.7%	2.2%
	2015 Est. HH Income \$100,000 to \$149,999	4.0%	9.2%	11.0%
	2015 Est. HH Income \$75,000 to \$99,999	8.5%	13.3%	13.7%
	2015 Est. HH Income \$50,000 to \$74,999	16.9%	20.3%	20.7%
	2015 Est. HH Income \$35,000 to \$49,999	16.1%	15.7%	15.8%
	2015 Est. HH Income \$25,000 to \$34,999	14.0%	11.5%	10.5%
	2015 Est. HH Income \$15,000 to \$24,999	18.8%	13.2%	12.2%
	2015 Est. HH Income Under \$15,000	20.9%	13.8%	12.4%
	2015 Est. Average Household Income	\$39,592	\$54,657	\$58,518
	2015 Est. Median Household Income	\$32,054	\$48,217	\$51,658
	2015 Est. Per Capita Income	\$16,378	\$21,875	\$23,302
	2015 Est. Total Businesses	1,096	2,211	2,494
2015 Est. Total Employees	10,001	23,471	28,492	

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

# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.6288/-123.0834

RF1

## Geary St SE & 14th Ave SE

### Albany, OR

	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2015 Est. White	83.3%	86.5%	87.3%
	2015 Est. Black	1.3%	1.0%	0.9%
	2015 Est. Asian or Pacific Islander	1.5%	1.7%	1.8%
	2015 Est. American Indian or Alaska Native	1.3%	1.1%	1.1%
	2015 Est. Other Races	12.6%	9.6%	8.9%
<b>HISPANIC</b>	2015 Est. Hispanic Population	3,109	6,188	6,695
	2015 Est. Hispanic Population	17.4%	12.5%	11.4%
	2020 Proj. Hispanic Population	18.8%	13.6%	12.5%
	2010 Hispanic Population	16.3%	11.7%	10.7%
<b>EDUCATION (Adults 25 or Older)</b>	2015 Est. Adult Population (25 Years or Over)	11,490	32,971	39,614
	2015 Est. Elementary (Grade Level 0 to 8)	6.3%	3.9%	3.6%
	2015 Est. Some High School (Grade Level 9 to 11)	10.1%	7.1%	6.7%
	2015 Est. High School Graduate	30.3%	26.4%	25.6%
	2015 Est. Some College	29.7%	30.0%	29.3%
	2015 Est. Associate Degree Only	10.7%	11.1%	10.8%
	2015 Est. Bachelor Degree Only	9.4%	14.8%	16.0%
2015 Est. Graduate Degree	3.4%	6.6%	7.9%	
<b>HOUSING</b>	2015 Est. Total Housing Units	7,476	20,305	23,985
	2015 Est. Owner-Occupied	37.3%	55.5%	59.3%
	2015 Est. Renter-Occupied	59.6%	41.1%	37.4%
	2015 Est. Vacant Housing	3.1%	3.4%	3.3%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	5.0%	9.9%	9.9%
	2010 Homes Built 2000 to 2004	6.0%	9.2%	9.5%
	2010 Homes Built 1990 to 1999	16.4%	16.8%	16.6%
	2010 Homes Built 1980 to 1989	10.1%	8.8%	8.4%
	2010 Homes Built 1970 to 1979	24.9%	22.0%	22.5%
	2010 Homes Built 1960 to 1969	9.6%	10.1%	10.3%
	2010 Homes Built 1950 to 1959	12.4%	8.8%	8.5%
	2010 Homes Built Before 1949	15.6%	14.3%	14.2%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.1%	0.4%	0.5%
	2010 Home Value \$500,000 to \$999,999	1.5%	2.1%	2.9%
	2010 Home Value \$400,000 to \$499,999	1.0%	1.8%	3.5%
	2010 Home Value \$300,000 to \$399,999	3.8%	8.5%	10.5%
	2010 Home Value \$200,000 to \$299,999	18.0%	26.5%	28.7%
	2010 Home Value \$150,000 to \$199,999	22.3%	27.4%	24.9%
	2010 Home Value \$100,000 to \$149,999	36.8%	21.6%	18.6%
	2010 Home Value \$50,000 to \$99,999	7.2%	4.0%	3.5%
	2010 Home Value \$25,000 to \$49,999	1.5%	3.4%	2.9%
	2010 Home Value Under \$25,000	7.9%	4.5%	4.0%
	2010 Median Home Value	\$152,016	\$184,422	\$199,548
	2010 Median Rent	\$612	\$639	\$645

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



# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.6288/-123.0834

RF1

Geary St SE & 14th Ave SE		1 Mile	3 Miles	5 Miles
Albany, OR				
LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	14,106	39,147	46,705
	2015 Est. Civilian Employed	51.8%	54.2%	55.0%
	2015 Est. Civilian Unemployed	5.3%	4.9%	4.6%
	2015 Est. in Armed Forces	0.1%	0.2%	0.2%
	2015 Est. not in Labor Force	42.9%	40.7%	40.2%
	2015 Labor Force Males	49.0%	48.3%	48.6%
	2015 Labor Force Females	51.0%	51.7%	51.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,971	20,437	24,241
	2010 Mgmt, Business, & Financial Operations	8.5%	12.0%	12.6%
	2010 Professional, Related	13.3%	17.7%	17.8%
	2010 Service	26.4%	22.6%	21.3%
	2010 Sales, Office	24.1%	24.0%	24.8%
	2010 Farming, Fishing, Forestry	1.8%	1.4%	1.4%
	2010 Construction, Extraction, Maintenance	8.5%	7.7%	7.8%
	2010 Production, Transport, Material Moving	17.5%	14.7%	14.3%
	2010 White Collar Workers	45.9%	53.6%	55.2%
	2010 Blue Collar Workers	54.1%	46.4%	44.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	74.1%	77.9%	78.2%
	2010 Drive to Work in Carpool	10.6%	8.8%	8.5%
	2010 Travel to Work by Public Transportation	0.5%	1.0%	0.9%
	2010 Drive to Work on Motorcycle	0.5%	0.5%	0.6%
	2010 Walk or Bicycle to Work	8.3%	5.2%	4.6%
	2010 Other Means	0.6%	0.5%	0.6%
	2010 Work at Home	5.4%	6.2%	6.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	49.7%	45.7%	43.7%
	2010 Travel to Work in 15 to 29 Minutes	33.4%	35.8%	37.3%
	2010 Travel to Work in 30 to 59 Minutes	13.7%	15.4%	15.7%
	2010 Travel to Work in 60 Minutes or More	3.2%	3.1%	3.3%
	2010 Average Travel Time to Work	14.8	15.6	15.9
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$273 M	\$908 M	\$1.12 B
	2015 Est. Apparel	\$9.40 M	\$31.4 M	\$38.9 M
	2015 Est. Contributions, Gifts	\$15.6 M	\$55.5 M	\$69.9 M
	2015 Est. Education, Reading	\$9.09 M	\$31.6 M	\$39.7 M
	2015 Est. Entertainment	\$14.8 M	\$50.3 M	\$62.5 M
	2015 Est. Food, Beverages, Tobacco	\$43.9 M	\$143 M	\$176 M
	2015 Est. Furnishings, Equipment	\$8.62 M	\$30.2 M	\$37.7 M
	2015 Est. Health Care, Insurance	\$25.5 M	\$82.4 M	\$101 M
	2015 Est. Household Operations, Shelter, Utilities	\$85.3 M	\$282 M	\$348 M
	2015 Est. Miscellaneous Expenses	\$4.21 M	\$13.7 M	\$16.9 M
	2015 Est. Personal Care	\$3.57 M	\$11.9 M	\$14.7 M
	2015 Est. Transportation	\$52.5 M	\$176 M	\$218 M

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