

CEDAR OAKS RETAIL

FOR LEASE IN WEST LINN, OREGON



LOCATION

18750 Willamette Drive
West Linn, Oregon 97068

AVAILABLE SPACES

- 1,216 SF (former martial arts studio)
- 951 SF (former med spa)

RENTAL RATE

Please call for details

HIGHLIGHTS

- Located in an upscale suburban community on Hwy 43.
- Great visibility and easy access.
- Tenants in the immediate area include AT&T, Bugatti's and The Barbers.
- Affluent residential population.

TRAFFIC COUNT

Willamette Dr – 17,460 ADT ('22)

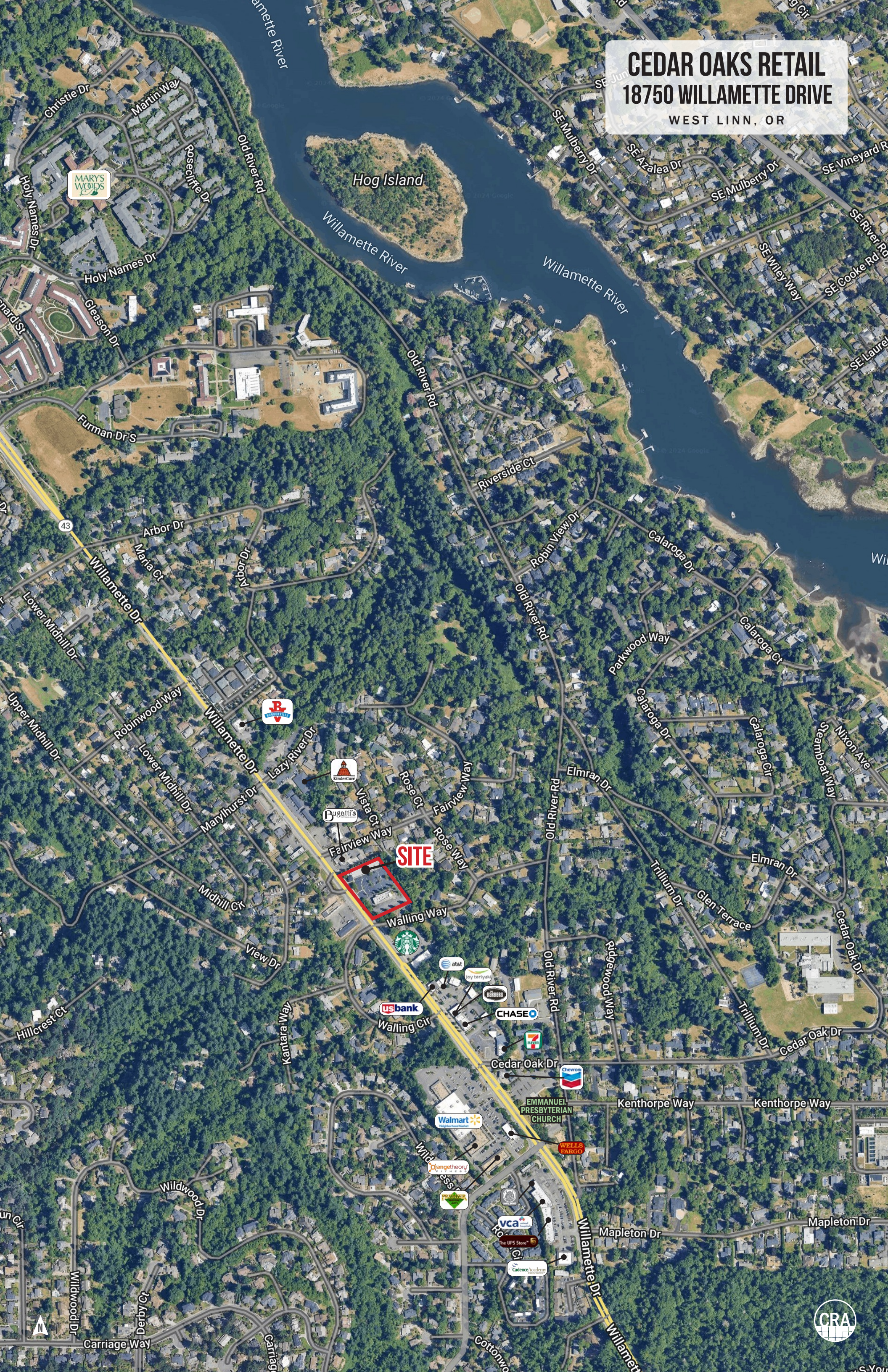


COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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CEDAR OAKS RETAIL
18750 WILLAMETTE DRIVE
WEST LINN, OR

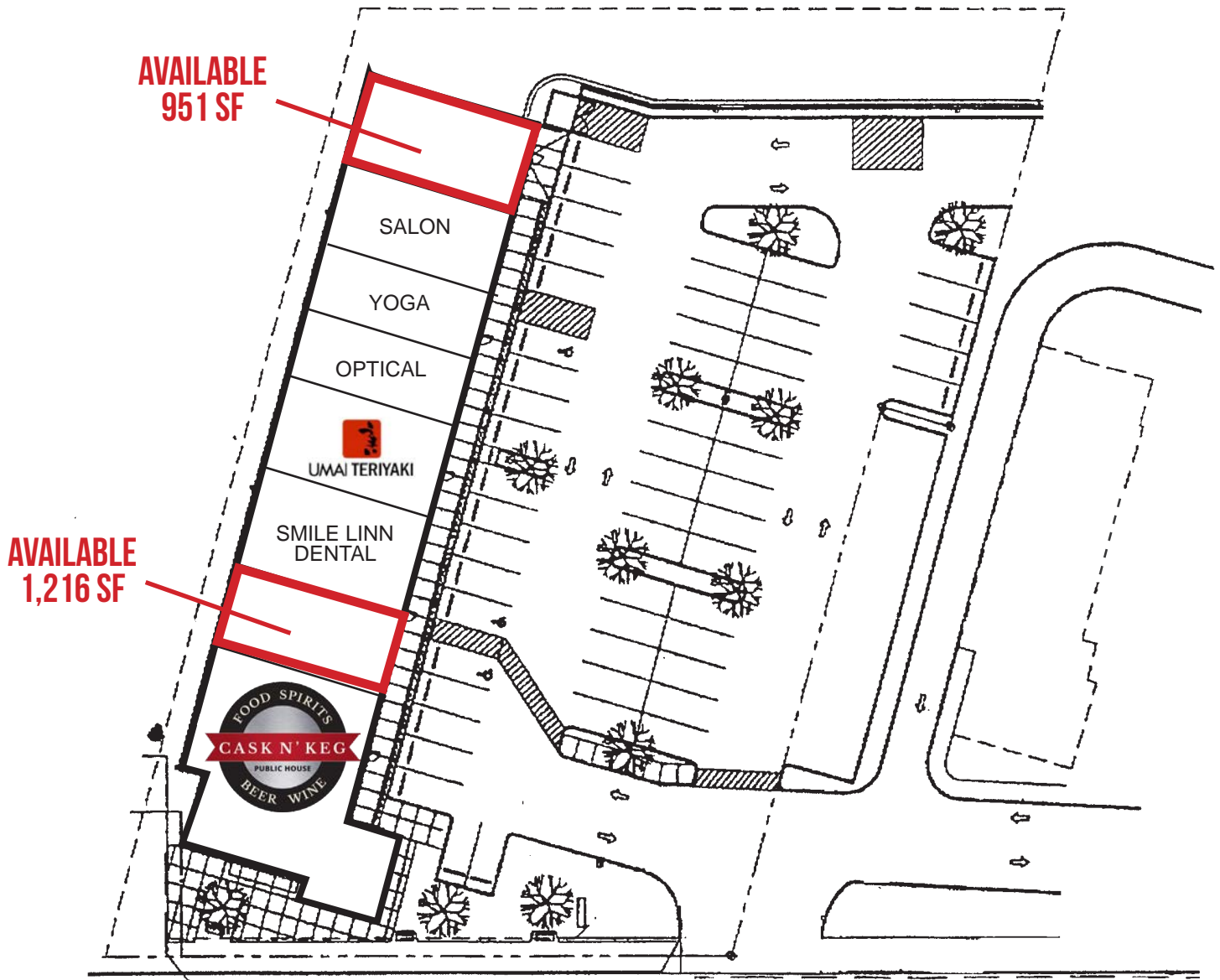


CEDAR OAKS RETAIL

18750 WILLAMETTE DRIVE

SITE PLAN

WEST LINN, OR



HWY 43 / WILLAMETTE DR



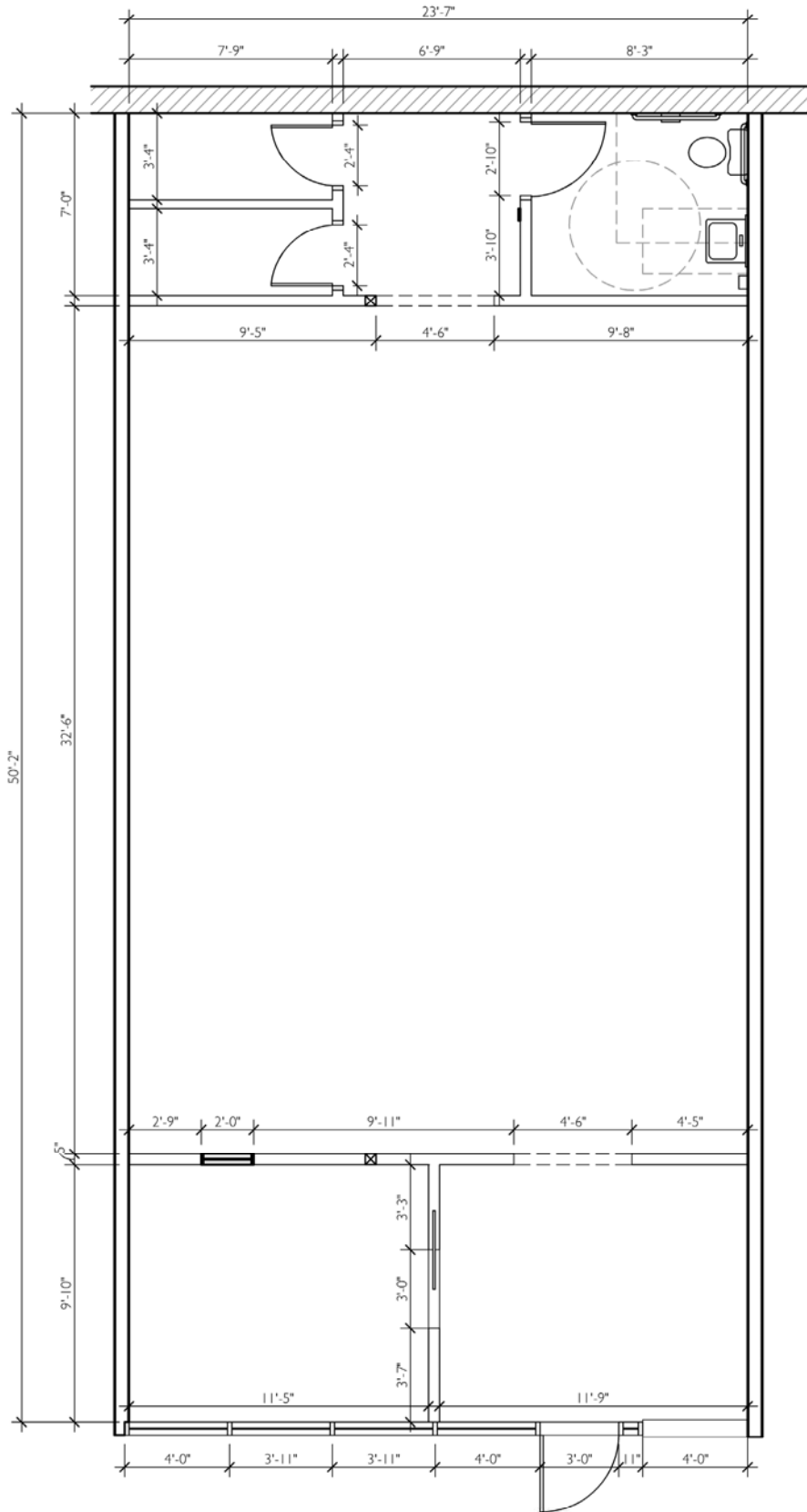
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CEDAR OAKS RETAIL

18750 WILLAMETTE DRIVE

FLOOR PLAN | 1,216 SF

WEST LINN, OR



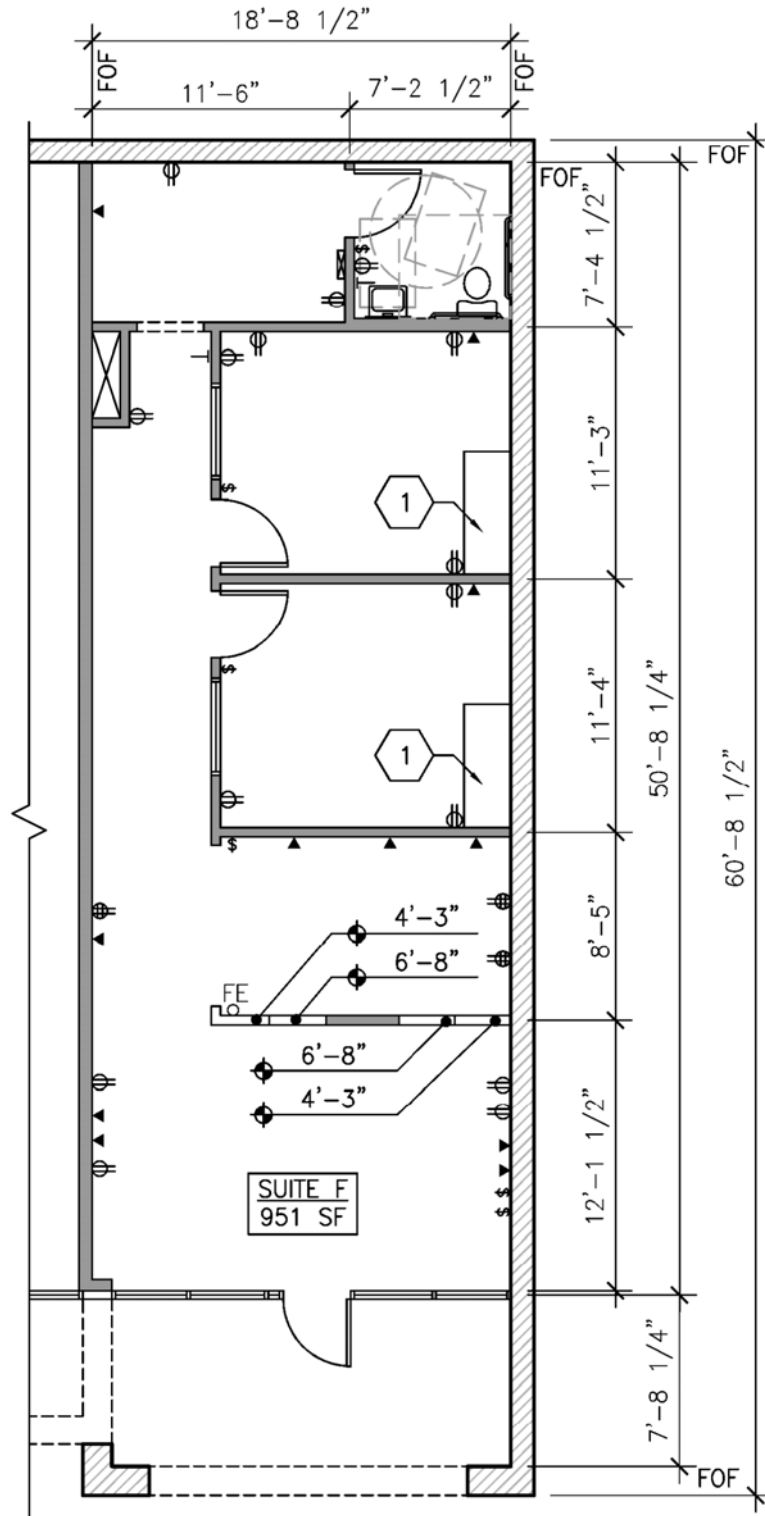
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CEDAR OAKS RETAIL

18750 WILLAMETTE DRIVE

WEST LINN, OR

FLOOR PLAN | 951 SF



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CEDAR OAKS RETAIL 18750 WILLAMETTE DRIVE

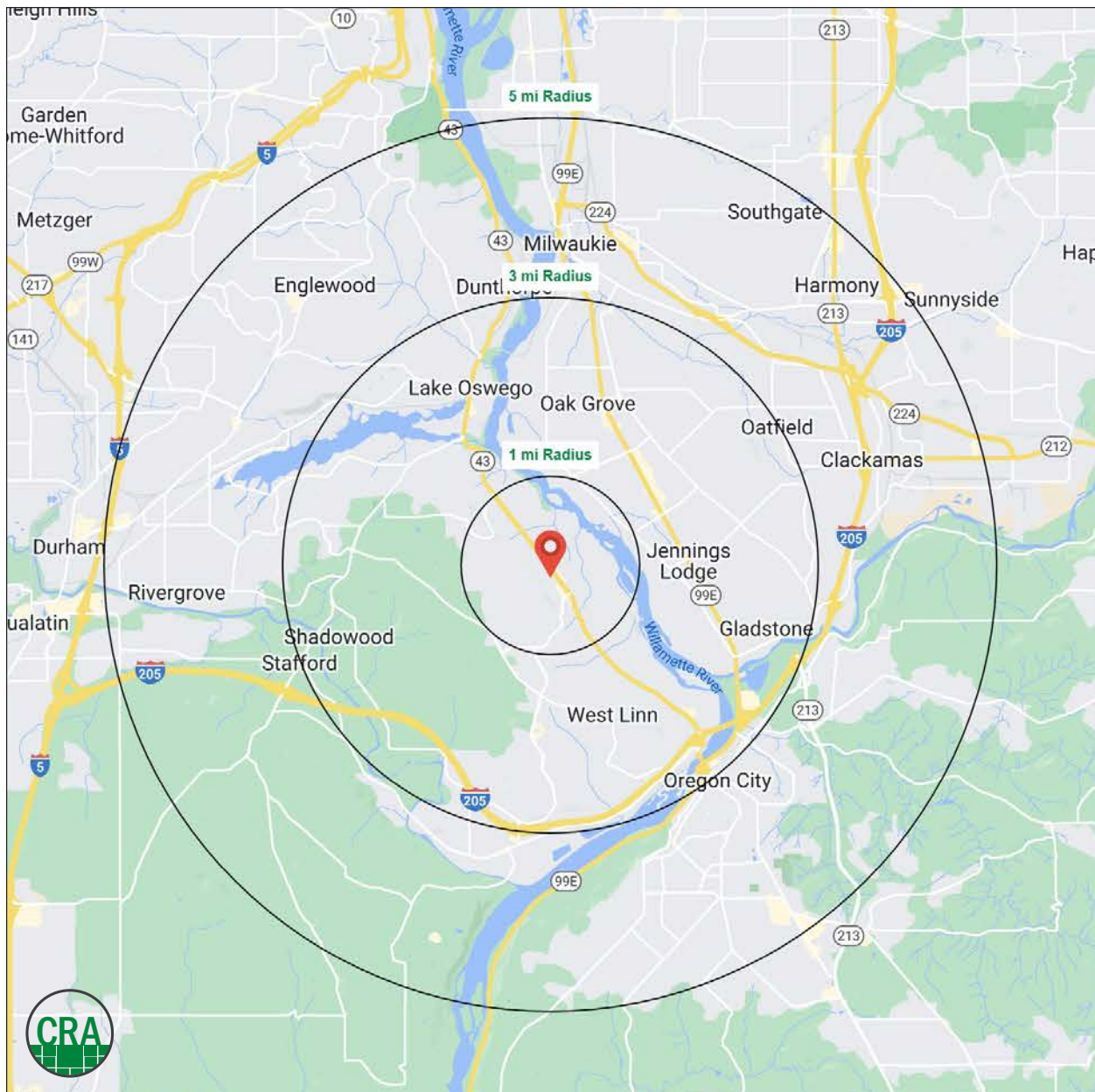
WEST LINN, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 20203	9,588	82,933	207,150
Estimated Households	3,897	33,124	83,342
Average HH Income	\$176,522	\$167,882	\$160,701
Median Home Value	\$628,081	\$596,396	\$576,826
Daytime Demographics 16+	5,909	53,969	157,210
Some College or Higher	86.4%	79.6%	78.3%

\$176,522

Average Household Income
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.3903/-122.6441

Cedar Oaks Retail West Linn, OR 97068	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,588	82,933	207,150
2028 Projected Population	9,248	79,101	201,720
2020 Census Population	9,865	83,728	207,167
2010 Census Population	8,509	78,041	192,146
Projected Annual Growth 2023 to 2028	-0.7%	-0.9%	-0.5%
Historical Annual Growth 2010 to 2023	1.0%	0.5%	0.6%
2023 Median Age	50.5	44.9	42.6
Households			
2023 Estimated Households	3,897	33,124	83,342
2028 Projected Households	3,737	31,525	81,252
2020 Census Households	3,984	33,441	82,792
2010 Census Households	3,390	31,516	77,804
Projected Annual Growth 2023 to 2028	-0.8%	-1.0%	-0.5%
Historical Annual Growth 2010 to 2023	1.2%	0.4%	0.5%
Race and Ethnicity			
2023 Estimated White	86.4%	84.0%	81.9%
2023 Estimated Black or African American	0.9%	1.4%	1.8%
2023 Estimated Asian or Pacific Islander	5.4%	4.6%	5.7%
2023 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.6%
2023 Estimated Other Races	7.0%	9.5%	10.1%
2023 Estimated Hispanic	5.6%	8.6%	9.3%
Income			
2023 Estimated Average Household Income	\$176,522	\$167,882	\$160,701
2023 Estimated Median Household Income	\$141,583	\$119,950	\$114,624
2023 Estimated Per Capita Income	\$71,915	\$67,183	\$64,857
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.6%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	0.9%	2.8%	2.9%
2023 Estimated High School Graduate	11.7%	16.0%	17.2%
2023 Estimated Some College	17.9%	20.7%	21.4%
2023 Estimated Associates Degree Only	4.9%	7.8%	7.9%
2023 Estimated Bachelors Degree Only	36.7%	31.1%	30.3%
2023 Estimated Graduate Degree	26.9%	20.0%	18.7%
Business			
2023 Estimated Total Businesses	478	4,726	13,319
2023 Estimated Total Employees	2,390	25,429	90,242
2023 Estimated Employee Population per Business	5.0	5.4	6.8
2023 Estimated Residential Population per Business	20.1	17.5	15.6

For more information, please contact:

ROB KIMMELMAN 503.449.2591 | rob@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.