

» OPEN NOW! «
ULTA BEAUTY HomeGoods

—FOR LEASE—

McMINNVILLE PLAZA

PRIME LOCATION IN McMINNVILLE



ADDRESS

2490 OR-99W in McMinnville, OR

AVAILABLE SPACE

100% Fully Leased!

ASKING RENT

Please call for details

TRAFFIC COUNTS

Pacific Hwy 99W – 16,422 ADT ('22)

NE Lafayette Ave – 10,128 ADT ('22)

HIGHLIGHTS

- Great visibility from high-traffic 99W.
- Abundant parking.
- Anchored by Safeway, Petco, HomeGoods, Ross Dress for Less and Marshalls.
- Other co-tenants include Panda Express, KFC, Chipotle, O'Reilly Auto Parts, Aspen Dental and Famous Footwear.
- Nearby retailers include Big 5 Sporting Goods, Walmart, WinCo, BedMart and Wilco Farm Store.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Alex MacLean 503.709.3563 | alex@cra-nw.com

Bob LeFeber 503.807.4174 | bob@cra-nw.com

503.274.0211

www.cra-nw.com

MCMINNVILLE PLAZA

2490 OR-99W

MCMINNVILLE, OR



SITE

Tice Park

CASCADE STEEL ROLLING MILLS

MCMINNVILLE HIGH SCHOOL
2,164 STUDENTS

Mcminnville

Joe Dancer Park

Linfield College

LINFIELD COLLEGE
1,392 STUDENTS

MCMINNVILLE CINEMA

WILLAMETTE VALLEY MEDICAL CENTER
80 BEDS

EVERGREEN AVIATION & SPACE MUSEUM

MCMINNVILLE MUNICIPAL AIRPORT



McMINNVILLE PLAZA

2490 OR-99W

McMINNVILLE, OR

SITE PLAN



McMINNVILLE PLAZA 2490 OR-99W

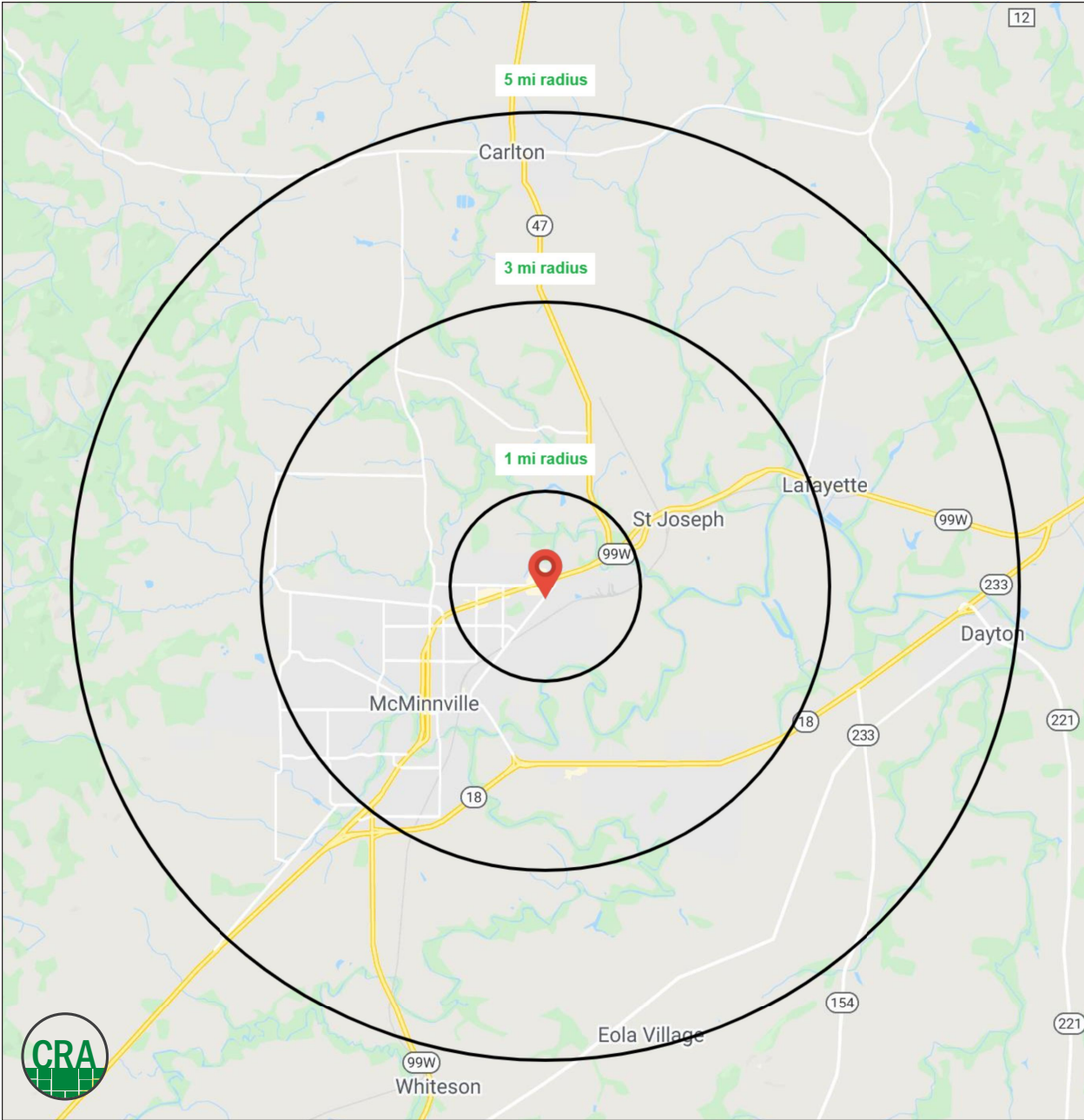
McMINNVILLE, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	5,212	31,456	47,771
Projected Population 2026	5,440	32,337	49,589
Average HH Income	\$78,196	\$84,919	\$92,397
Median Home Value	\$325,623	\$315,336	\$317,821
Daytime Demographics 16+	5,917	26,359	34,964

1.3%

Historical Annual Growth
(2010-2020)
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.2275/-123.1728

McMinnville Plaza McMinnville, OR 97128	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	5,212	31,456	47,771
2026 Projected Population	5,440	32,337	49,589
2020 Census Population	5,021	31,267	47,459
2010 Census Population	4,463	29,446	43,810
Projected Annual Growth 2021 to 2026	0.9%	0.6%	0.8%
Historical Annual Growth 2010 to 2021	1.5%	0.6%	0.8%
2021 Median Age	37.6	38.1	38.1
Households			
2021 Estimated Households	1,966	11,409	17,091
2026 Projected Households	2,090	11,941	18,060
2020 Census Households	1,881	11,317	16,972
2010 Census Households	1,691	10,640	15,643
Projected Annual Growth 2021 to 2026	1.3%	0.9%	1.1%
Historical Annual Growth 2010 to 2021	1.5%	0.7%	0.8%
Race and Ethnicity			
2021 Estimated White	72.6%	70.6%	72.9%
2021 Estimated Black or African American	0.7%	1.0%	0.8%
2021 Estimated Asian or Pacific Islander	1.7%	4.6%	3.5%
2021 Estimated American Indian or Native Alaskan	1.4%	1.4%	1.4%
2021 Estimated Other Races	23.6%	22.4%	21.3%
2021 Estimated Hispanic	25.6%	23.3%	21.9%
Income			
2021 Estimated Average Household Income	\$78,196	\$84,919	\$92,397
2021 Estimated Median Household Income	\$63,935	\$61,087	\$66,685
2021 Estimated Per Capita Income	\$29,826	\$31,329	\$33,439
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	5.6%	5.5%	4.7%
2021 Estimated Some High School (Grade Level 9 to 11)	6.9%	7.1%	7.4%
2021 Estimated High School Graduate	26.0%	25.1%	25.1%
2021 Estimated Some College	26.2%	25.8%	26.9%
2021 Estimated Associates Degree Only	13.3%	10.2%	10.0%
2021 Estimated Bachelors Degree Only	12.2%	15.8%	16.0%
2021 Estimated Graduate Degree	9.8%	10.4%	9.9%
Business			
2021 Estimated Total Businesses	349	1,574	1,985
2021 Estimated Total Employees	3,991	14,872	18,218
2021 Estimated Employee Population per Business	11.4	9.4	9.2
2021 Estimated Residential Population per Business	14.9	20.0	24.1

For more information, please contact:

ALEX MACLEAN 503.709.3563 | alex@cra-nw.com

BOB LEFEBER 503.807.4174 | bob@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



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.