

# VINTAGE PLACE



## ADDRESS

865-913 OR Hwy 99W | McMinnville, Oregon

## AVAILABLE SPACE

1,000 SF – 10,000 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

OR Hwy 99W – 23,703 ADT ('22)

NE McDonald Ln – 4,538 ADT ('22)

## HIGHLIGHTS

- Great visibility from high-traffic Hwy 99W.
- Co-tenant with Aaron's, Pho Brothers, Momiji, Metro PCS, Mikey's Pizzeria, Little Bird Childcare and more.
- Nearby businesses include JoAnn Fabric & Crafts, Staples, Rite Aid, Les Schwab, Safeway, PetCo, Walmart, WinCo, Wilco and many more.
- 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.



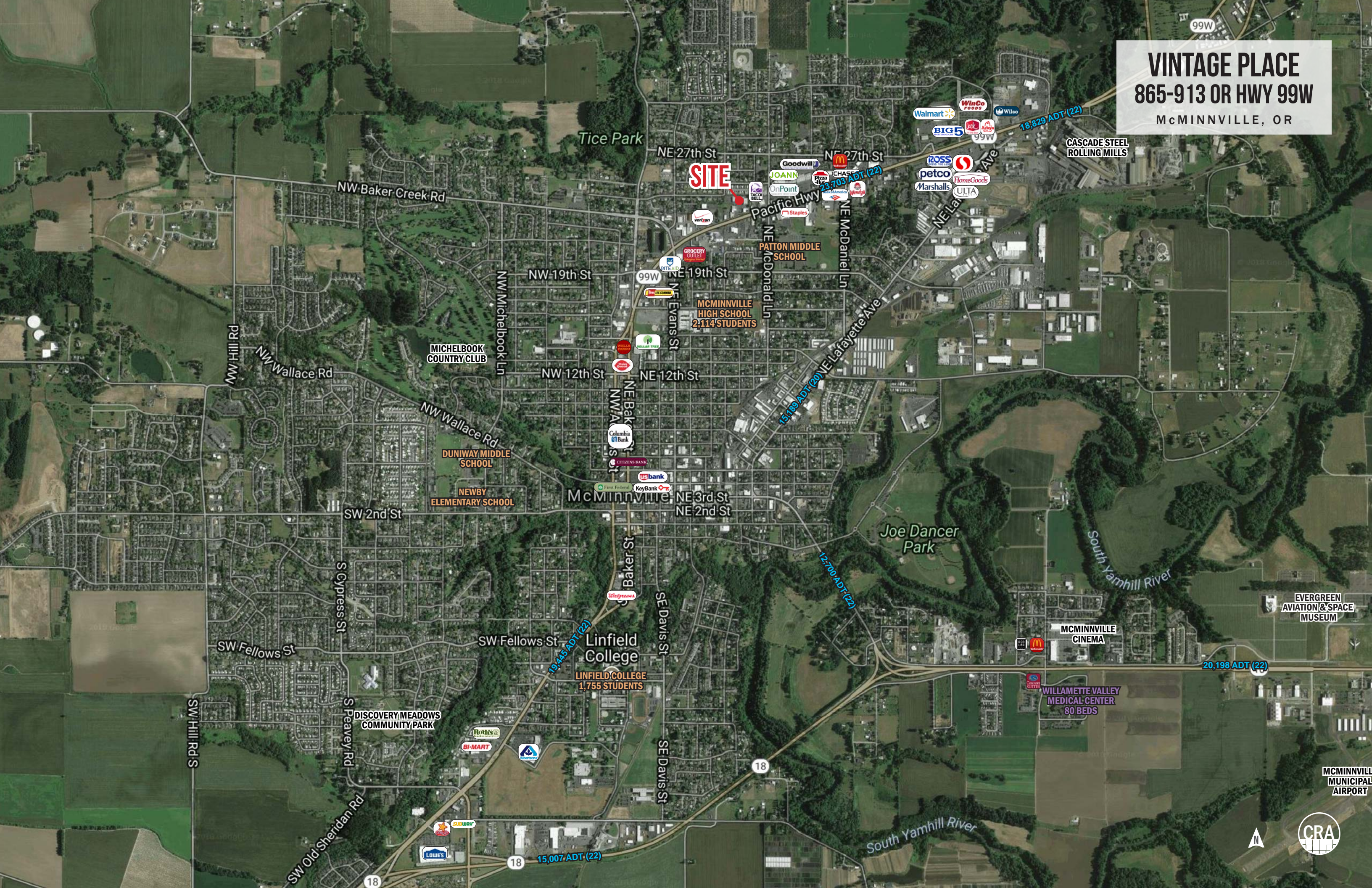
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Sam LeFeber** 503.866.1956 | sam@cra-nw.com  
**Alex MacLean IV** 503.866.6425 | alex4@cra-nw.com

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



**VINTAGE PLACE**  
**865-913 OR HWY 99W**  
McMINNVILLE, OR



**SITE**

**MCMINNVILLE HIGH SCHOOL**  
2,114 STUDENTS

**McMinnville**

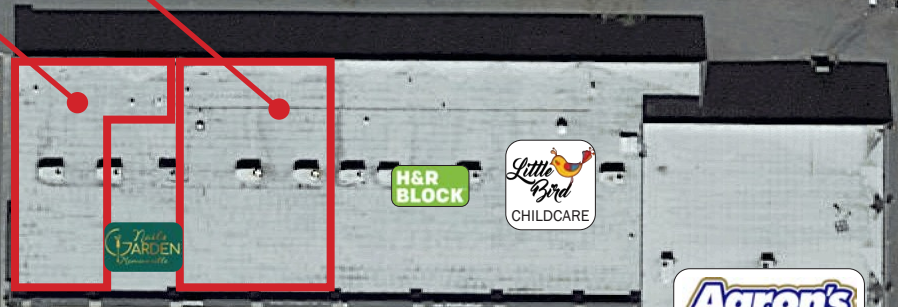
**Linfield College**  
LINFIELD COLLEGE  
1,755 STUDENTS



**VINTAGE PLACE**  
865-913 OR HWY 99W  
McMINNVILLE, OR

AVAILABLE  
±4,286 SF

AVAILABLE  
±4,500 SF



Armed Forces  
Career Center

SECURITY  
and Electronic Solutions

MIKEY'S PIZZERIA

Pacific Hwy W  
99W

23,703 ADT (2022)

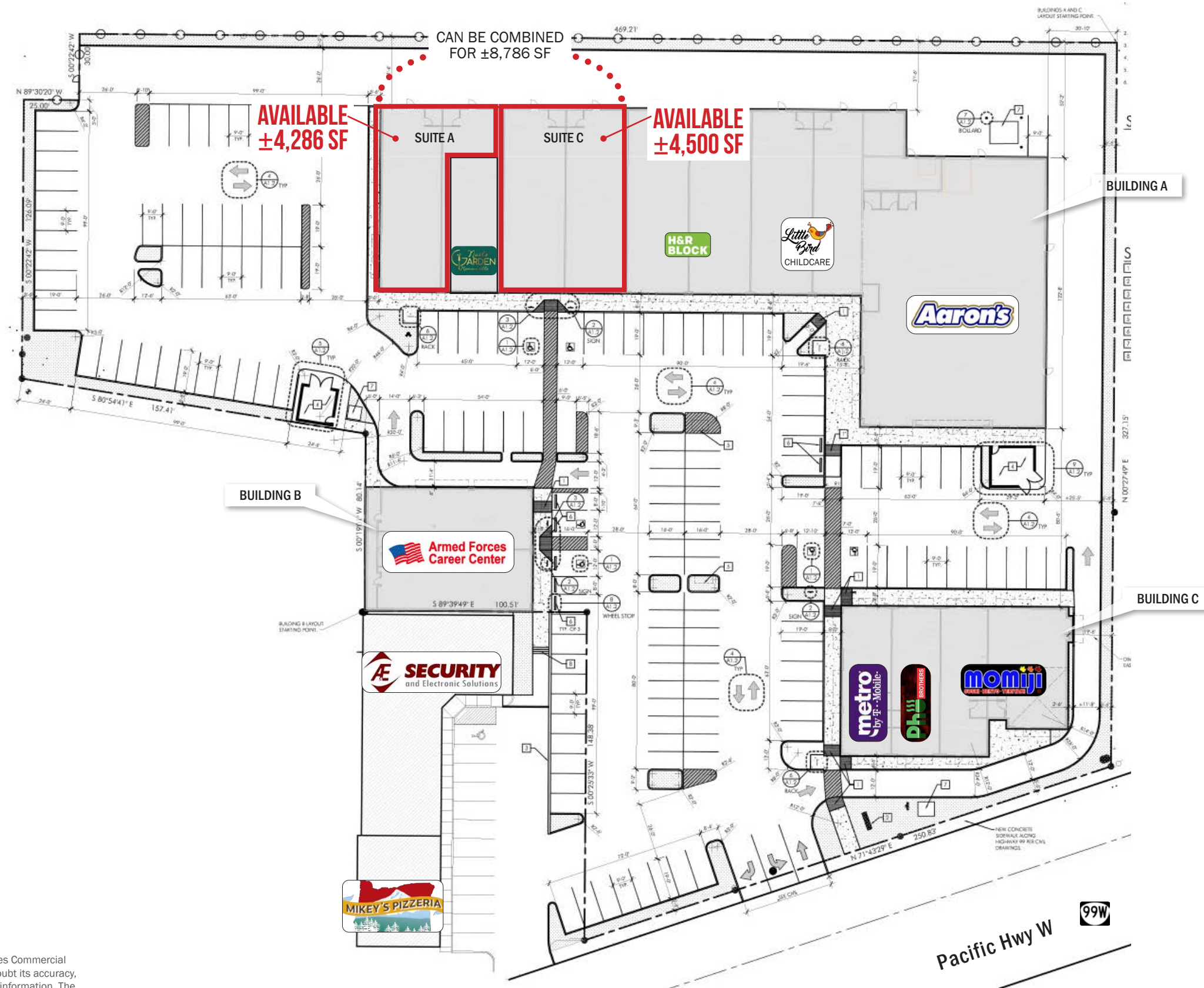
Nature's Pet  
MARKET • GROOMING • WASH

NE McDonald Ln



SITE PLAN

VINTAGE PLACE  
865-913 OR HWY 99W  
McMINNVILLE, OR



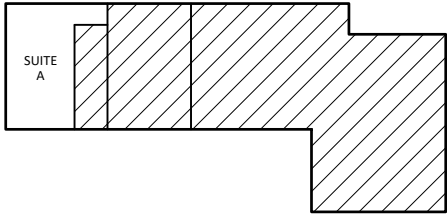
The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



# VINTAGE PLACE

865-913 OR HWY 99W  
McMINNVILLE, OR

## EXISTING FLOOR PLAN | SUITE A



BUILDING KEY PLAN  
1/128" = 1'-0"

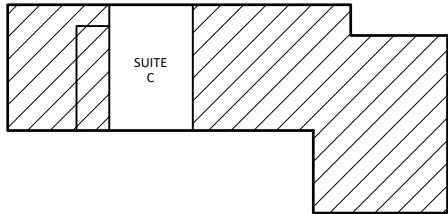
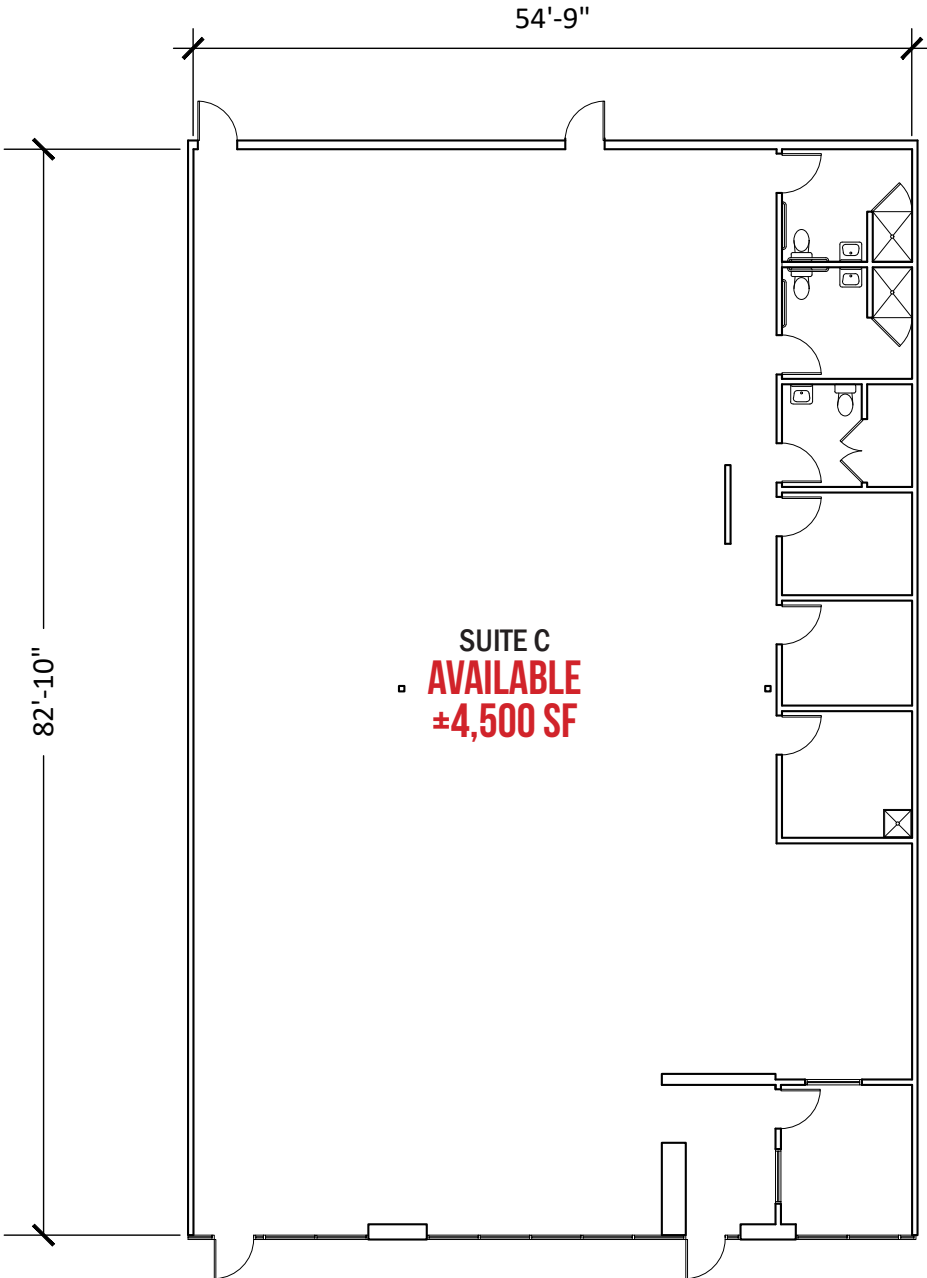


The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



**VINTAGE PLACE**  
**865-913 OR HWY 99W**  
McMINNVILLE, OR

**EXISTING FLOOR PLAN | SUITE C**



**BUILDING KEY PLAN**  
1/128 " = 1'-0"



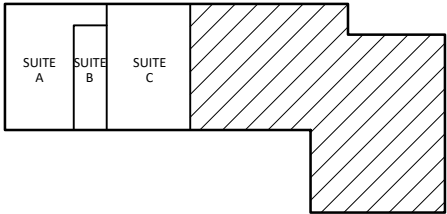
The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



# VINTAGE PLACE

865-913 OR HWY 99W  
McMINNVILLE, OR

## EXISTING FLOOR PLANS



BUILDING KEY PLAN  
1/128" = 1'-0"



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.





# VINTAGE PLACE

## 865-913 OR HWY 99W

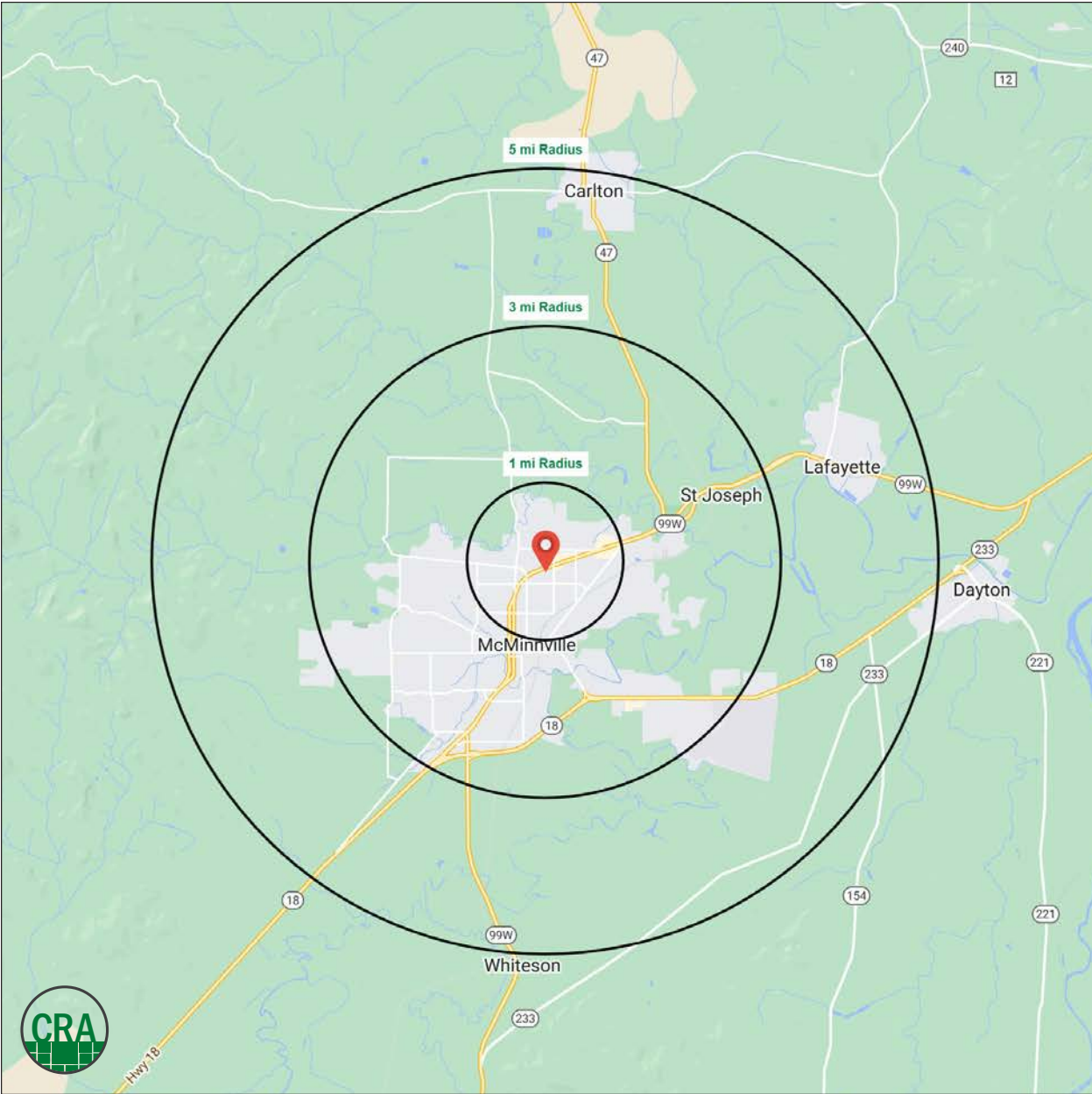
McMINNVILLE, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	10,553	35,499	45,427
Projected Population 2028	10,727	36,202	46,631
Average HH Income	\$97,236	\$100,744	\$105,238
Median Home Value	\$411,027	\$395,264	\$399,525
Median Age	39.2	38.5	38.6
Daytime Demographics 16+	9,224	27,248	32,191

**\$97,236**

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: 45.2257/-123.1891

Vintage Place	1 mi radius	3 mi radius	5 mi radius
<b>McMinnville, OR 97128</b>			
<b>Population</b>			
2023 Estimated Population	10,553	35,499	45,427
2028 Projected Population	10,727	36,202	46,631
2020 Census Population	10,505	35,133	44,921
2010 Census Population	9,950	33,047	41,648
Projected Annual Growth 2023 to 2028	0.3%	0.4%	0.5%
Historical Annual Growth 2010 to 2023	0.5%	0.6%	0.7%
2023 Median Age	39.2	38.5	38.6
<b>Households</b>			
2023 Estimated Households	3,991	13,123	16,532
2028 Projected Households	4,236	13,982	17,719
2020 Census Households	3,926	12,816	16,140
2010 Census Households	3,718	12,020	14,933
Projected Annual Growth 2023 to 2028	1.2%	1.3%	1.4%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	77.9%	75.8%	76.7%
2023 Estimated Black or African American	1.6%	1.2%	1.1%
2023 Estimated Asian or Pacific Islander	1.4%	4.3%	3.7%
2023 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.2%
2023 Estimated Other Races	17.8%	17.5%	17.3%
2023 Estimated Hispanic	21.0%	20.3%	19.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$97,236	\$100,744	\$105,238
2023 Estimated Median Household Income	\$66,614	\$68,546	\$71,377
2023 Estimated Per Capita Income	\$37,228	\$37,746	\$38,703
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	5.9%	5.7%	5.1%
2023 Estimated Some High School (Grade Level 9 to 11)	5.6%	5.5%	5.4%
2023 Estimated High School Graduate	23.7%	21.1%	22.5%
2023 Estimated Some College	26.2%	29.3%	29.7%
2023 Estimated Associates Degree Only	10.7%	9.5%	9.6%
2023 Estimated Bachelors Degree Only	17.2%	17.4%	17.1%
2023 Estimated Graduate Degree	10.7%	11.5%	10.7%
<b>Business</b>			
2023 Estimated Total Businesses	637	1,744	2,024
2023 Estimated Total Employees	5,474	14,531	16,357
2023 Estimated Employee Population per Business	8.6	8.3	8.1
2023 Estimated Residential Population per Business	16.6	20.3	22.4

*For more information, please contact:*

**SAM LEFEBER** 503.866.1956 | sam@cra-nw.com

**ALEX MACLEAN IV** 503.866.6425 | alex4@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](http://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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.