

FOR GROUND LEASE OR BUILD TO SUIT

# High Profile Pad Available

MCMINNVILLE, OREGON



**Location:** 101 NW 15th St in front of AutoZone in McMinnville, Oregon

**Available Space:** 6,600 SF

**Rental Rate:** Please call for Ground Lease or Build to Suit rate

**Comments:**

- High traffic counts
- Site also visible to eastbound traffic
- Owner will consider a build to suit

**Traffic Count:** NW Adams St – 14,500 ADT (09)  
NE Baker St – 14,700 ADT (09)

<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Est. Population 2010	11,248	30,684	39,122
Projected Population 2015	12,093	34,661	46,150
2010 Average HH Income	\$54,915	\$58,820	\$63,394
Employees	7,045	14,313	16,941

Source: Regis - SitesUSA



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# McMinnville, OR



**SITE**

Baker Creek

Cascade Steel

McMinnville Hwy

2nd St

Hwy 18 - 15,400 ADT (2004)

Hwy 78

Hwy 99

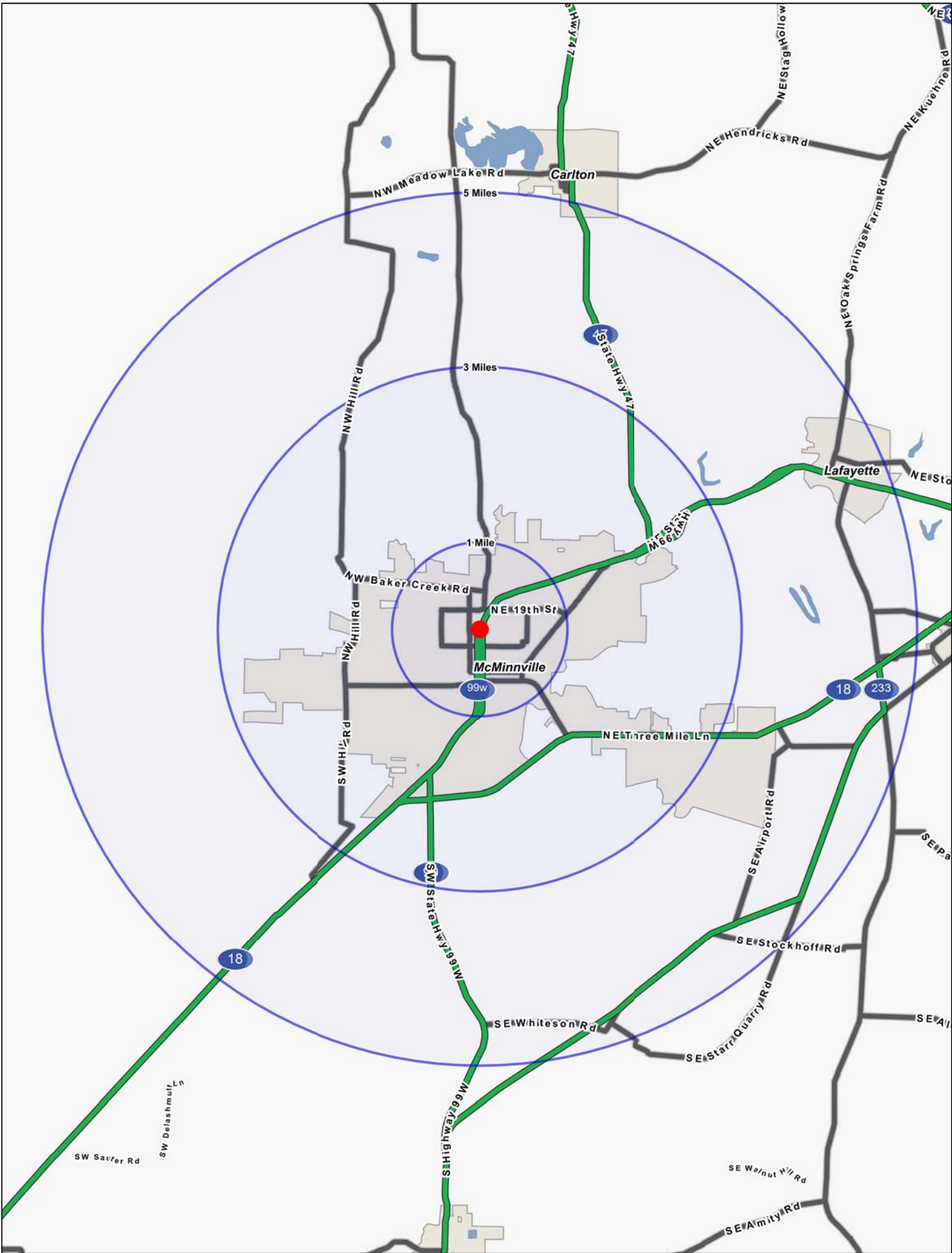
McMinnville High School

Patton Middle School

Evergreen Aviation Museum

101 NW 15TH AVE, MCMINNVILLE, OREGON





# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 45.21856/-123.1985

## NW 15th & NW Adams

### McMinnville, Oregon

		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2010 Estimated Population	11,248	30,684	39,122
	2015 Projected Population	12,093	34,661	46,150
	2000 Census Population	10,024	26,098	32,230
	1990 Census Population	7,860	18,472	22,790
	Historical Annual Growth 1990 to 2010	2.2%	3.3%	3.6%
	Projected Annual Growth 2010 to 2015	1.5%	2.6%	3.6%
<b>HOUSEHOLDS</b>	2010 Est. Households	4,319	11,213	14,148
	2015 Proj. Households	4,600	12,563	16,538
	2000 Census Households	3,737	9,238	11,314
	1990 Census Households	3,077	6,802	8,289
	Historical Annual Growth 1990 to 2010	2.0%	3.2%	3.5%
	Projected Annual Growth 2010 to 2015	1.3%	2.4%	3.4%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	14.1%	14.0%	14.1%
	2010 Est. Population 10 to 19 Years	11.5%	13.0%	13.1%
	2010 Est. Population 20 to 29 Years	18.2%	18.3%	16.9%
	2010 Est. Population 30 to 44 Years	18.4%	18.1%	18.5%
	2010 Est. Population 45 to 59 Years	17.0%	16.8%	17.7%
	2010 Est. Population 60 to 74 Years	12.0%	12.0%	12.2%
	2010 Est. Population 75 Years Plus	8.8%	7.9%	7.5%
	2010 Est. Median Age	34.6	34.2	34.8
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	49.4%	48.9%	49.0%
	2010 Est. Female Population	50.6%	51.1%	51.0%
	2010 Est. Never Married	26.1%	26.2%	24.6%
	2010 Est. Now Married	50.3%	51.5%	53.8%
	2010 Est. Separated or Divorced	16.0%	15.7%	15.2%
	2010 Est. Widowed	7.7%	6.7%	6.4%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	1.7%	2.4%	3.0%
	2010 Est. HH Income \$150,000 to \$199,999	2.5%	2.5%	2.3%
	2010 Est. HH Income \$100,000 to \$149,999	8.4%	8.0%	8.3%
	2010 Est. HH Income \$75,000 to \$99,999	11.7%	12.3%	12.6%
	2010 Est. HH Income \$50,000 to \$74,999	16.1%	18.4%	19.3%
	2010 Est. HH Income \$35,000 to \$49,999	19.6%	19.8%	19.4%
	2010 Est. HH Income \$25,000 to \$34,999	10.8%	10.2%	10.3%
	2010 Est. HH Income \$15,000 to \$24,999	10.4%	10.4%	10.1%
	2010 Est. HH Income \$0 to \$14,999	18.7%	16.0%	14.7%
	2010 Est. Average Household Income	\$54,915	\$58,820	\$63,394
	2010 Est. Median HH Income	\$42,750	\$46,184	\$48,162
	2010 Est. Per Capita Income	\$22,960	\$23,418	\$24,646
	2010 Est. Number of Businesses	764	1,234	1,478
	2010 Est. Total Number of Employees	7,045	14,313	16,941

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## NW 15th & NW Adams

### McMinnville, Oregon

	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2010 Est. White Population	93.0%	93.1%	93.4%
	2010 Est. Black Population	1.1%	0.9%	0.9%
	2010 Est. Asian & Pacific Islander	1.8%	1.8%	1.7%
	2010 Est. American Indian & Alaska Native	1.3%	1.4%	1.5%
	2010 Est. Other Races Population	2.9%	2.7%	2.6%
<b>HISPANIC</b>	2010 Est. Hispanic Population	2,460	6,097	7,437
	2010 Est. Hispanic Population Percent	21.9%	19.9%	19.0%
	2015 Proj. Hispanic Population Percent	24.7%	21.8%	20.5%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	7,403	19,494	25,132
	2010 Est. Elementary (0 to 8)	10.2%	8.9%	8.8%
	2010 Est. Some High School (9 to 11)	7.8%	7.1%	7.0%
	2010 Est. High School Graduate (12)	29.2%	29.6%	29.9%
	2010 Est. Some College (13 to 16)	25.0%	24.9%	24.6%
	2010 Est. Associate Degree Only	4.5%	5.5%	5.7%
	2010 Est. Bachelor Degree Only	14.9%	15.1%	15.2%
	2010 Est. Graduate Degree	8.3%	8.9%	8.9%
<b>HOUSING</b>	2010 Est. Total Housing Units	4,587	11,891	15,011
	2010 Est. Owner Occupied Percent	50.5%	57.2%	60.6%
	2010 Est. Renter Occupied Percent	43.7%	37.0%	33.6%
	2010 Est. Vacant Housing Percent	5.9%	5.7%	5.7%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	1.3%	1.9%	2.1%
	2000 Homes Built 1995 to 1998	9.7%	13.0%	14.2%
	2000 Homes Built 1990 to 1994	13.0%	17.6%	16.5%
	2000 Homes Built 1980 to 1989	12.2%	15.4%	14.3%
	2000 Homes Built 1970 to 1979	21.4%	19.0%	19.6%
	2000 Homes Built 1960 to 1969	11.3%	9.5%	9.3%
	2000 Homes Built 1950 to 1959	10.5%	8.2%	7.9%
	2000 Homes Built Before 1949	20.5%	15.4%	16.1%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	0.2%	0.2%
	2000 Home Value \$500,000 to \$999,999	0.7%	0.6%	0.7%
	2000 Home Value \$400,000 to \$499,999	0.8%	0.8%	0.9%
	2000 Home Value \$300,000 to \$399,999	1.9%	2.1%	2.6%
	2000 Home Value \$200,000 to \$299,999	14.1%	14.0%	14.9%
	2000 Home Value \$150,000 to \$199,999	16.0%	21.4%	22.2%
	2000 Home Value \$100,000 to \$149,999	50.1%	47.4%	45.3%
	2000 Home Value \$50,000 to \$99,999	15.3%	12.3%	11.9%
	2000 Home Value \$25,000 to \$49,999	0.2%	0.9%	0.9%
	2000 Home Value \$0 to \$24,999	0.8%	0.4%	0.3%
	2000 Median Home Value	\$135,790	\$142,417	\$145,479
	2000 Median Rent	\$555	\$559	\$561

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<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	8,907	24,207	30,686
	2010 Est. Civilian Employed	52.7%	53.3%	54.0%
	2010 Est. Civilian Unemployed	8.5%	9.9%	9.4%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	38.7%	36.8%	36.5%
	2010 Labor Force: Males	49.0%	48.3%	48.5%
	2010 Labor Force: Females	51.0%	51.7%	51.5%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	4,301	11,399	14,130
	2000 Mgmt, Business, & Financial Operations	9.2%	9.6%	10.1%
	2000 Professional & Related	17.5%	16.2%	15.6%
	2000 Service	17.8%	17.7%	17.3%
	2000 Sales and Office	25.0%	25.7%	25.2%
	2000 Farming, Fishing, and Forestry	3.5%	3.2%	3.2%
	2000 Construction, Extraction, & Maintenance	7.9%	8.8%	9.5%
	2000 Production, Transport, & Material Moving	19.2%	18.8%	19.1%
	2000 Percent White Collar Workers	51.6%	51.5%	50.9%
	2000 Percent Blue Collar Workers	48.4%	48.5%	49.1%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	75.1%	74.8%	75.3%
	2000 Drive to Work in Carpool	14.5%	14.5%	14.6%
	2000 Travel to Work by Public Transportation	0.3%	0.3%	0.4%
	2000 Drive to Work on Motorcycle	-	-	0.1%
	2000 Walk or Bicycle to Work	7.0%	6.9%	5.9%
	2000 Other Means	0.2%	0.4%	0.4%
	2000 Work at Home	2.8%	3.1%	3.4%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	58.9%	57.2%	53.0%
	2000 Travel to Work in 15 to 29 Minutes	17.4%	19.0%	20.9%
	2000 Travel to Work in 30 to 59 Minutes	16.7%	17.2%	18.3%
	2000 Travel to Work in 60 Minutes or More	7.1%	6.7%	7.7%
	2000 Average Travel Time to Work	18.6	18.5	19.9
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$201 M	\$542 M	\$716 M
	2010 Est. Apparel	\$9.61 M	\$25.9 M	\$34.3 M
	2010 Est. Contributions & Gifts	\$12.2 M	\$33.2 M	\$44.4 M
	2010 Est. Education & Reading	\$5.27 M	\$14.2 M	\$18.9 M
	2010 Est. Entertainment	\$11.1 M	\$30.1 M	\$39.8 M
	2010 Est. Food, Beverages & Tobacco	\$32.8 M	\$88.1 M	\$116 M
	2010 Est. Furnishings & Equipment	\$8.61 M	\$23.4 M	\$31.0 M
	2010 Est. Health Care & Insurance	\$14.8 M	\$39.5 M	\$51.9 M
	2010 Est. Household Operations & Shelter & Utilities	\$60.2 M	\$162 M	\$214 M
	2010 Est. Miscellaneous Expenses	\$3.43 M	\$9.19 M	\$12.1 M
	2010 Est. Personal Care	\$2.94 M	\$7.91 M	\$10.4 M
	2010 Est. Transportation	\$40.2 M	\$109 M	\$144 M

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