

FOR SALE

West Linn Retail Pad

West Linn, Oregon



Location: 19084 Willamette Dr (Hwy 43), West Linn, Oregon

Available Space: 7,211 SF parcel
Buildable to 3,500 SF with Drive-Thru

Sale Price: \$595,000

Comments:

- Retail approved for drive-thru
- High-income trade area with strong barriers to entry
- Offers cross-access and shared parking with adjacent shopping center

Traffic Count: Willamette Dr (Hwy 43) – 18,700 ADT (08)

Demographics:

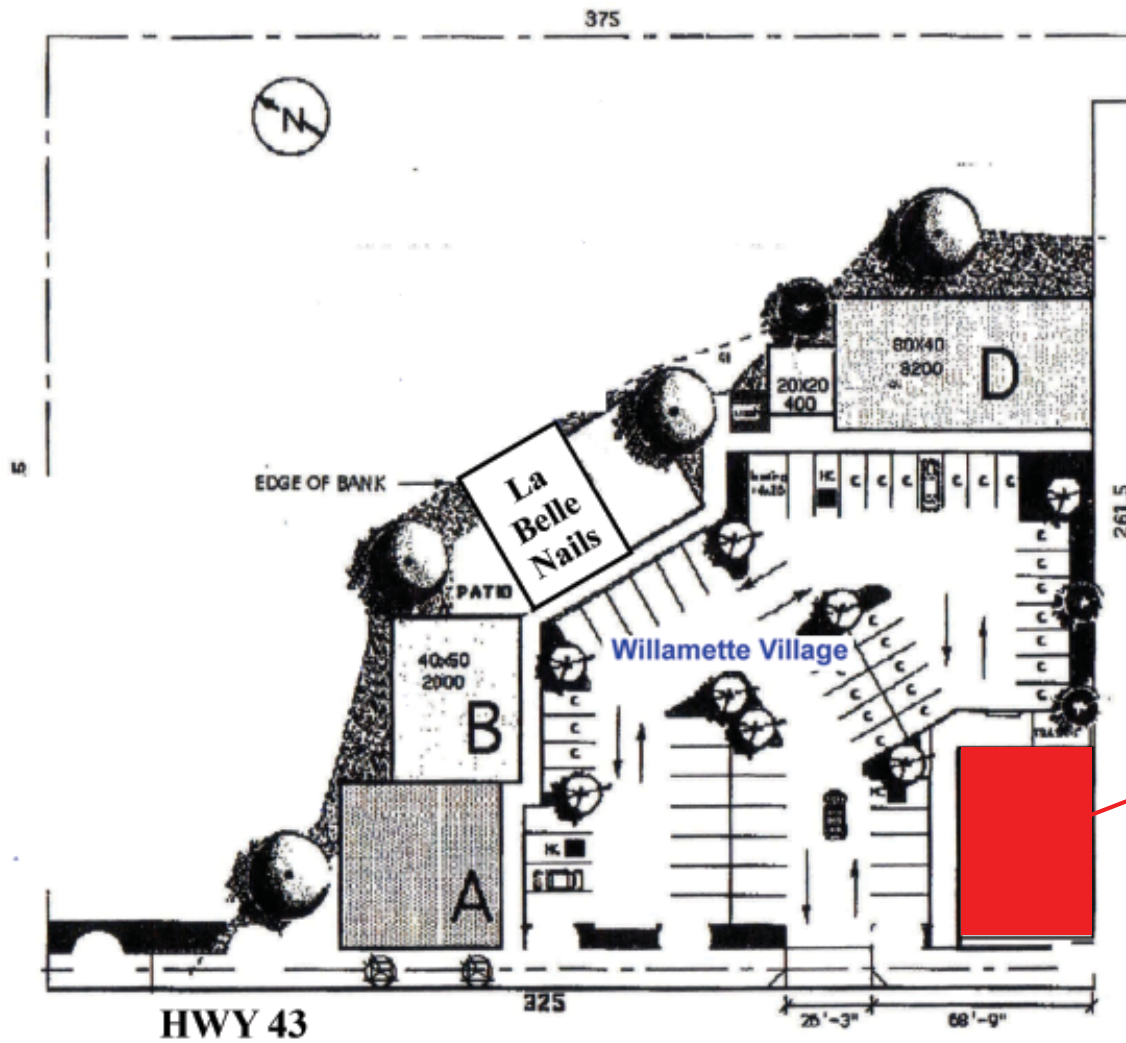
	1 Mile	3 Mile	5 Mile
Est. Population 2009	7,838	79,507	184,032
Projected Population 2014	7,722	78,056	182,180
2009 Average HH Income	\$118,070	\$93,928	\$88,790
Employees	1,579	23,450	90,054

Source: Regis - SitesUSA



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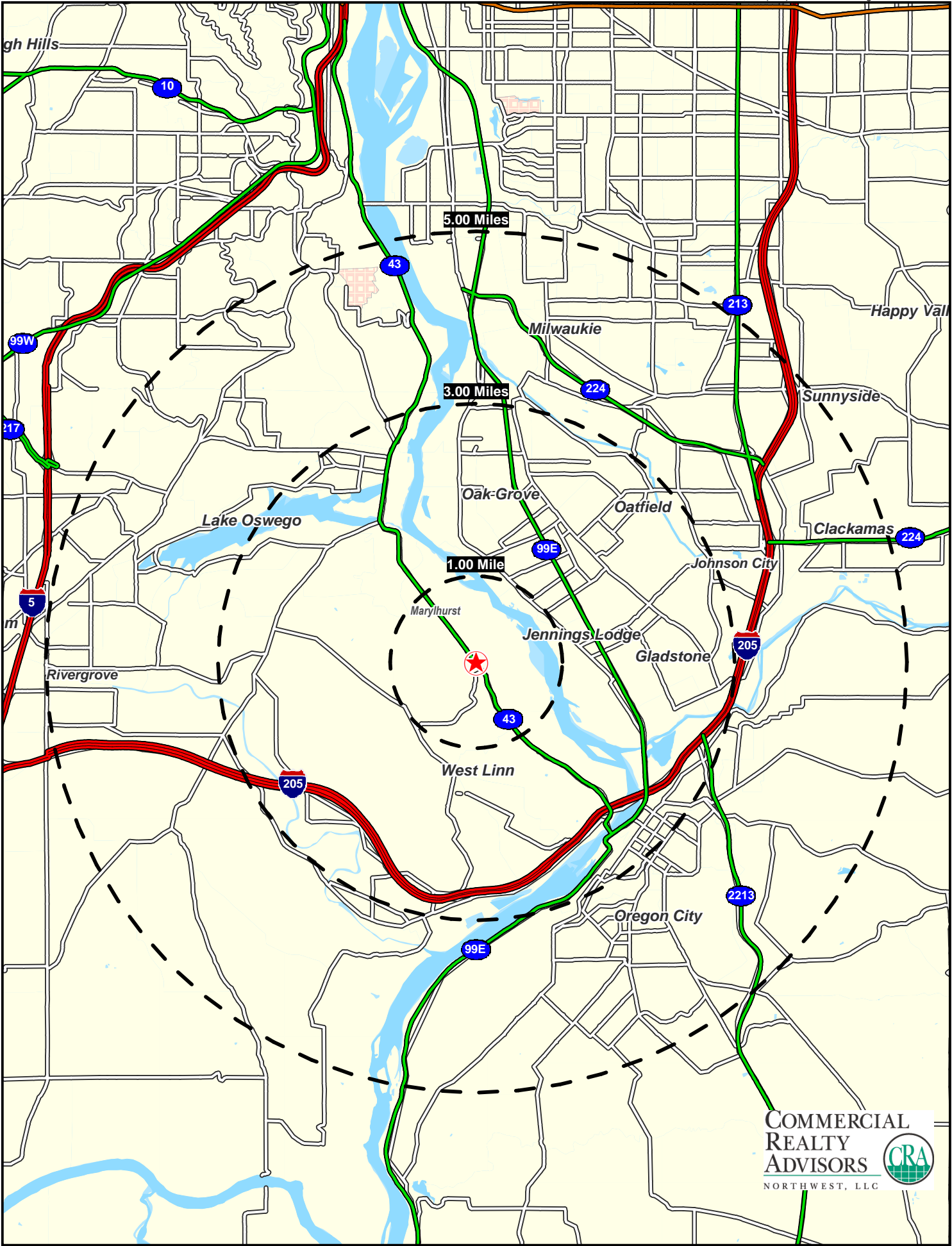
SITE INFO:

12400 sf Net Leasable
 55 Parking spaces 1:213
 28 Compact 8x16
 27 Std. 9x18 (3-handicap)
 1-loading Bay 14x20

400SF RESTAURANT-ALLOWED

SITE

Parcel Size: 7,211 SF
 Buildable to 3,500 SF with drive-thru
 Cross-access and shared parking



FULL DEMOGRAPHIC PROFILE
 1990 - 2000 Census, 2009 Estimates & 2014 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.387316/-122.64147

October 2009

RF1

19084 Willamette Dr West Linn, Oregon		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	7,838	79,507	184,032
	2014 Projected Population	7,722	78,056	182,180
	2000 Census Population	6,771	73,954	172,818
	1990 Census Population	6,049	65,632	149,577
	Historical Annual Growth 1990 to 2009	1.6%	1.1%	1.2%
	Projected Annual Growth 2009 to 2014	-0.3%	-0.4%	-0.2%
HOUSEHOLDS	2009 Est. Households	2,945	31,478	73,493
	2014 Proj. Households	3,082	32,818	76,921
	2000 Census Households	2,502	28,804	68,128
	1990 Census Households	2,174	25,094	57,988
	Historical Annual Growth 1990 to 2009	1.9%	1.3%	1.4%
	Projected Annual Growth 2009 to 2014	0.9%	0.9%	0.9%
AGE	2009 Est. Population 0 to 9 Years	10.3%	10.8%	10.9%
	2009 Est. Population 10 to 19 Years	14.8%	12.9%	12.6%
	2009 Est. Population 20 to 29 Years	8.5%	11.3%	12.9%
	2009 Est. Population 30 to 44 Years	18.0%	19.0%	19.3%
	2009 Est. Population 45 to 59 Years	29.0%	25.2%	24.1%
	2009 Est. Population 60 to 74 Years	14.6%	14.5%	13.9%
	2009 Est. Population 75 Years Plus	4.8%	6.3%	6.5%
	2009 Est. Median Age	42.8	41.1	40.0
MARITAL STATUS & SEX	2009 Est. Male Population	49.2%	49.2%	49.1%
	2009 Est. Female Population	50.8%	50.8%	50.9%
	2009 Est. Never Married	20.4%	21.7%	23.2%
	2009 Est. Now Married	64.5%	58.7%	56.7%
	2009 Est. Separated or Divorced	11.0%	13.9%	14.1%
	2009 Est. Widowed	4.1%	5.7%	6.0%
INCOME	2009 Est. HH Income \$200,000 or More	13.6%	8.4%	7.5%
	2009 Est. HH Income \$150,000 to 199,999	12.2%	6.8%	6.0%
	2009 Est. HH Income \$100,000 to 149,999	20.8%	17.6%	16.2%
	2009 Est. HH Income \$75,000 to 99,999	13.2%	13.8%	13.8%
	2009 Est. HH Income \$50,000 to 74,999	16.2%	19.4%	20.0%
	2009 Est. HH Income \$35,000 to 49,999	10.2%	12.3%	13.7%
	2009 Est. HH Income \$25,000 to 34,999	5.9%	8.2%	8.4%
	2009 Est. HH Income \$15,000 to 24,999	4.2%	7.3%	7.6%
	2009 Est. HH Income \$0 to 14,999	3.6%	6.1%	6.7%
	2009 Est. Average Household Income	\$ 118,070	\$ 93,928	\$ 88,790
	2009 Est. Median HH Income	\$ 96,969	\$ 76,483	\$ 72,599
	2009 Est. Per Capita Income	\$ 44,395	\$ 37,413	\$ 35,900
	2009 Est. Number of Businesses	199	2,773	7,749
2009 Est. Total Number of Employees	1,579	23,450	90,054	

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RACE	2009 Est. White Population	91.2%	90.1%	89.4%
	2009 Est. Black Population	0.5%	0.4%	0.5%
	2009 Est. Asian & Pacific Islander	2.9%	2.4%	2.6%
	2009 Est. American Indian & Alaska Native	-	0.0%	0.1%
	2009 Est. Other Races Population	5.4%	7.1%	7.4%
HISPANIC	2009 Est. Hispanic Population	347	5,531	12,369
	2009 Est. Hispanic Population Percent	4.4%	7.0%	6.7%
	2014 Proj. Hispanic Population Percent	5.3%	8.3%	8.0%
	2000 Hispanic Population Percent	2.9%	4.5%	4.3%
EDUCATION (Adults 25 or Older)	2009 Est. Adult Population (25 Years or Older)	5,532	56,300	129,217
	2009 Est. Elementary (0 to 8)	1.5%	2.0%	2.1%
	2009 Est. Some High School (9 to 11)	2.4%	5.0%	5.2%
	2009 Est. High School Graduate (12)	13.4%	23.0%	23.8%
	2009 Est. Some College (13 to 16)	17.8%	23.1%	23.4%
	2009 Est. Associate Degree Only	7.9%	7.5%	7.4%
	2009 Est. Bachelor Degree Only	35.4%	23.5%	22.5%
	2009 Est. Graduate Degree	21.7%	15.9%	15.6%
	HOUSING	2009 Est. Total Housing Units	3,097	33,532
2009 Est. Owner Occupied Percent		76.8%	65.9%	62.4%
2009 Est. Renter Occupied Percent		18.3%	28.0%	31.7%
2009 Est. Vacant Housing Percent		4.9%	6.1%	5.9%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.1%	2.3%	1.9%
	2000 Homes Built 1995 to 1998	8.9%	7.6%	7.8%
	2000 Homes Built 1990 to 1994	11.5%	8.9%	10.1%
	2000 Homes Built 1980 to 1989	24.2%	12.9%	15.6%
	2000 Homes Built 1970 to 1979	26.3%	25.1%	24.1%
	2000 Homes Built 1960 to 1969	12.3%	15.7%	15.0%
	2000 Homes Built 1950 to 1959	9.0%	10.3%	10.1%
	2000 Homes Built Before 1949	6.8%	17.1%	15.5%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.3%	1.0%	1.3%
	2000 Home Value \$500,000 to \$999,999	6.5%	6.0%	5.6%
	2000 Home Value \$400,000 to \$499,999	8.2%	4.9%	4.7%
	2000 Home Value \$300,000 to \$399,999	14.9%	10.2%	9.9%
	2000 Home Value \$200,000 to \$299,999	42.3%	28.0%	26.3%
	2000 Home Value \$150,000 to \$199,999	19.7%	30.0%	30.2%
	2000 Home Value \$100,000 to \$149,999	7.0%	17.5%	18.9%
	2000 Home Value \$50,000 to \$99,999	0.8%	1.9%	2.6%
	2000 Home Value \$25,000 to \$49,999	0.3%	0.2%	0.2%
	2000 Home Value \$0 to \$24,999	-	0.2%	0.2%
	2000 Median Home Value	\$ 250,009	\$ 224,688	\$ 226,325
	2000 Median Rent	\$ 639	\$ 670	\$ 663

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LABOR FORCE	2009 Est. Labor: Population Age 16+	6,293	64,816	150,565
	2009 Est. Civilian Employed	60.3%	60.2%	59.9%
	2009 Est. Civilian Unemployed	7.4%	7.1%	7.3%
	2009 Est. in Armed Forces	0.0%	0.0%	0.0%
	2009 Est. not in Labor Force	32.2%	32.6%	32.8%
	2009 Labor Force: Males	48.7%	48.8%	48.6%
	2009 Labor Force: Females	51.3%	51.2%	51.4%
OCCUPATION	2000 Occupation: Population Age 16+	3,391	37,485	87,697
	2000 Mgmt, Business, & Financial Operations	27.1%	17.6%	17.6%
	2000 Professional and Related	24.3%	20.8%	20.4%
	2000 Service	7.3%	11.8%	12.1%
	2000 Sales and Office	29.0%	29.7%	29.7%
	2000 Farming, Fishing, and Forestry	0.1%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	5.3%	8.5%	8.5%
	2000 Production, Transport, & Material Moving	6.9%	11.3%	11.5%
	2000 Percent White Collar Workers	80.4%	68.1%	67.7%
2000 Percent Blue Collar Workers	19.6%	31.9%	32.3%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	77.0%	77.3%	77.1%
	2000 Drive to Work in Carpool	9.2%	10.0%	10.0%
	2000 Travel to Work by Public Transportation	3.6%	4.1%	4.2%
	2000 Drive to Work on Motorcycle	0.2%	0.0%	0.1%
	2000 Walk or Bicycle to Work	1.7%	2.4%	2.6%
	2000 Other Means	0.6%	0.3%	0.4%
	2000 Work at Home	7.8%	5.8%	5.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	18.0%	24.3%	26.2%
	2000 Travel to Work in 15 to 29 Minutes	51.3%	42.4%	41.6%
	2000 Travel to Work in 30 to 59 Minutes	27.9%	29.3%	28.3%
	2000 Travel to Work in 60 Minutes or More	2.9%	3.9%	3.9%
	2000 Average Travel Time to Work	21.7	22.0	21.9
CONSUMER EXPENDITURE	2009 Est. Total Household Expenditure (in Millions)	\$ 233.9	\$ 2,107.6	\$ 4,728.0
	2009 Est. Apparel	\$ 11.3	\$ 101.3	\$ 227.2
	2009 Est. Contributions & Gifts	\$ 17.6	\$ 147.7	\$ 326.8
	2009 Est. Education & Reading	\$ 7.5	\$ 63.0	\$ 139.3
	2009 Est. Entertainment	\$ 13.3	\$ 119.1	\$ 266.6
	2009 Est. Food, Beverages & Tobacco	\$ 35.2	\$ 325.5	\$ 733.9
	2009 Est. Furnishings And Equipment	\$ 10.9	\$ 96.0	\$ 214.2
	2009 Est. Health Care & Insurance	\$ 15.8	\$ 146.1	\$ 329.6
	2009 Est. Household Operations & Shelter & Utilities	\$ 70.2	\$ 631.0	\$ 1,414.6
	2009 Est. Miscellaneous Expenses	\$ 3.7	\$ 34.2	\$ 77.2
	2009 Est. Personal Care	\$ 3.3	\$ 30.3	\$ 68.0
	2009 Est. Transportation	\$ 45.0	\$ 413.5	\$ 930.7

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