

NOW LEASING

24 HOUR FITNESS[®] ANCHORED RETAIL PADS

GLADSTONE, OREGON



LOCATION

Highway 99E / McLoughlin Boulevard at W Arlington Street in Gladstone, Oregon

AVAILABLE SPACE

1,800 SF

PRICING

Please call for details

TRAFFIC COUNTS

McLoughlin Blvd – 37,075 ADT ('18)

HIGHLIGHTS

- New retail endcap available near 24 Hour Fitness, Walgreens, ATI Physical Therapy, Pacific Dental, T-Mobile and Black Rock Coffee.
- Pylon signage available on McLoughlin Boulevard & Arlington Street.
- High traffic location ideal for restaurants, banks, and other retail/services.



24 HR FITNESS ANCHORED RETAIL PADS

HWY 99E / MCLOUGHLIN BLVD @ ARLINGTON
GLADSTONE, OR



24 HR FITNESS
NOW OPEN!

HOLLYWOOD BEVERAGE

AVAILABLE 1,800 SF

LUXOR NAILS

ATI
PHYSICAL THERAPY

Walgreens

PACIFIC DENTAL SERVICES

T-Mobile

black rock
ESTATE SVCS

PYLON

BARTON AVE

W BERKELEY ST

W ARLINGTON ST

CLACKAMAS RIVER

W CLARENDON ST

US bank

Volkswagen

99E

MCLOUGHLIN BLVD

99E

36,300 ADT (17)

37,900 ADT (17)

RIVER RD

the Children's Course

TACO BELL

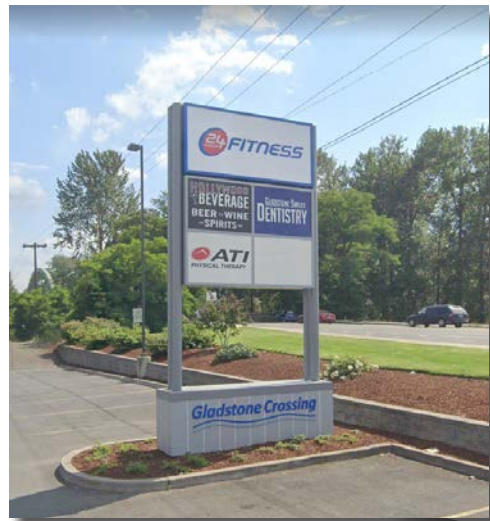


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GLADSTONE, OR

SITE PLAN

“GLADSTONE HOMES ARE MARKET STARS, WITH A LARGE PRICE SPIKE (NEARLY 20 PERCENT). SINCE 2011, THEY’VE RISEN 51 PERCENT.”
- Portland Monthly (April 2016)

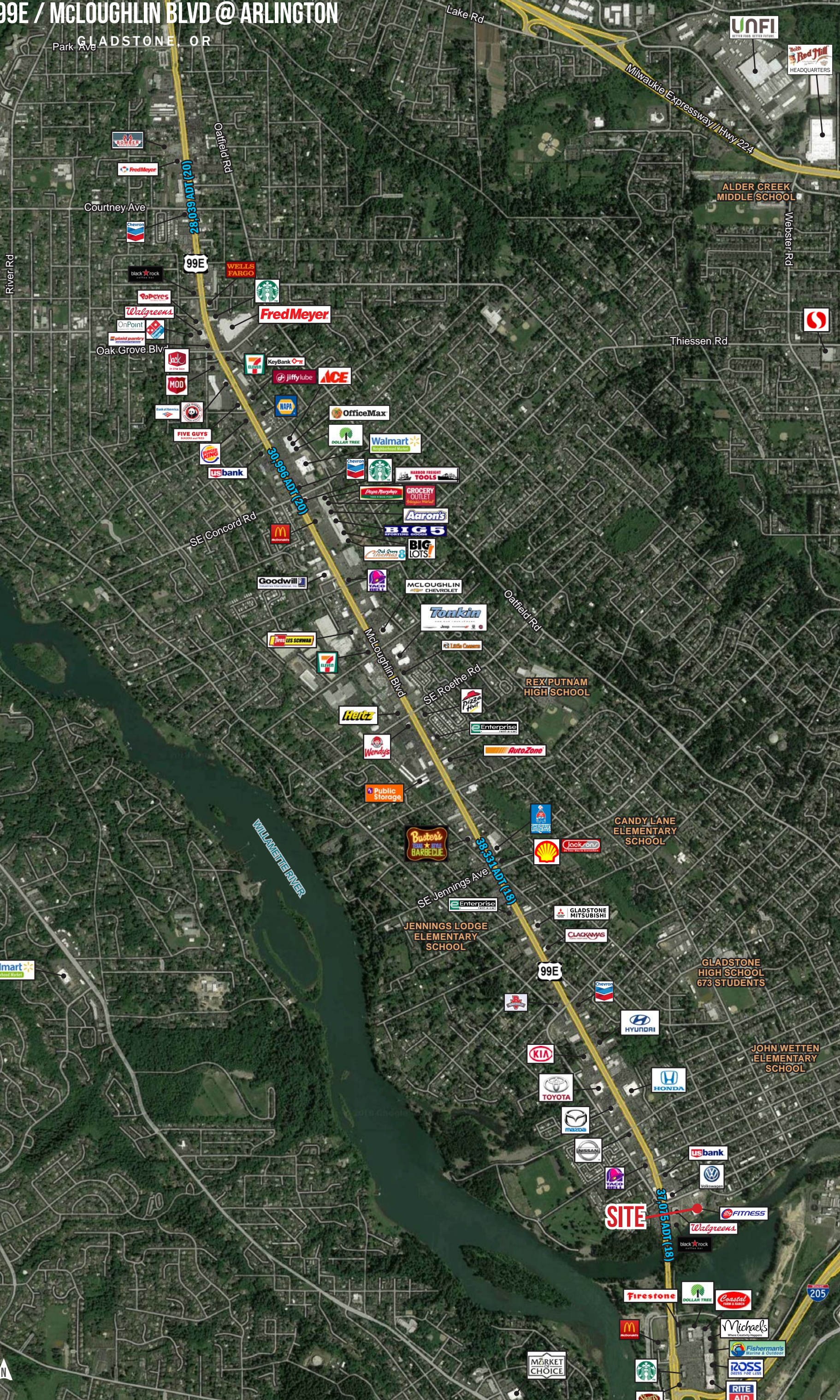


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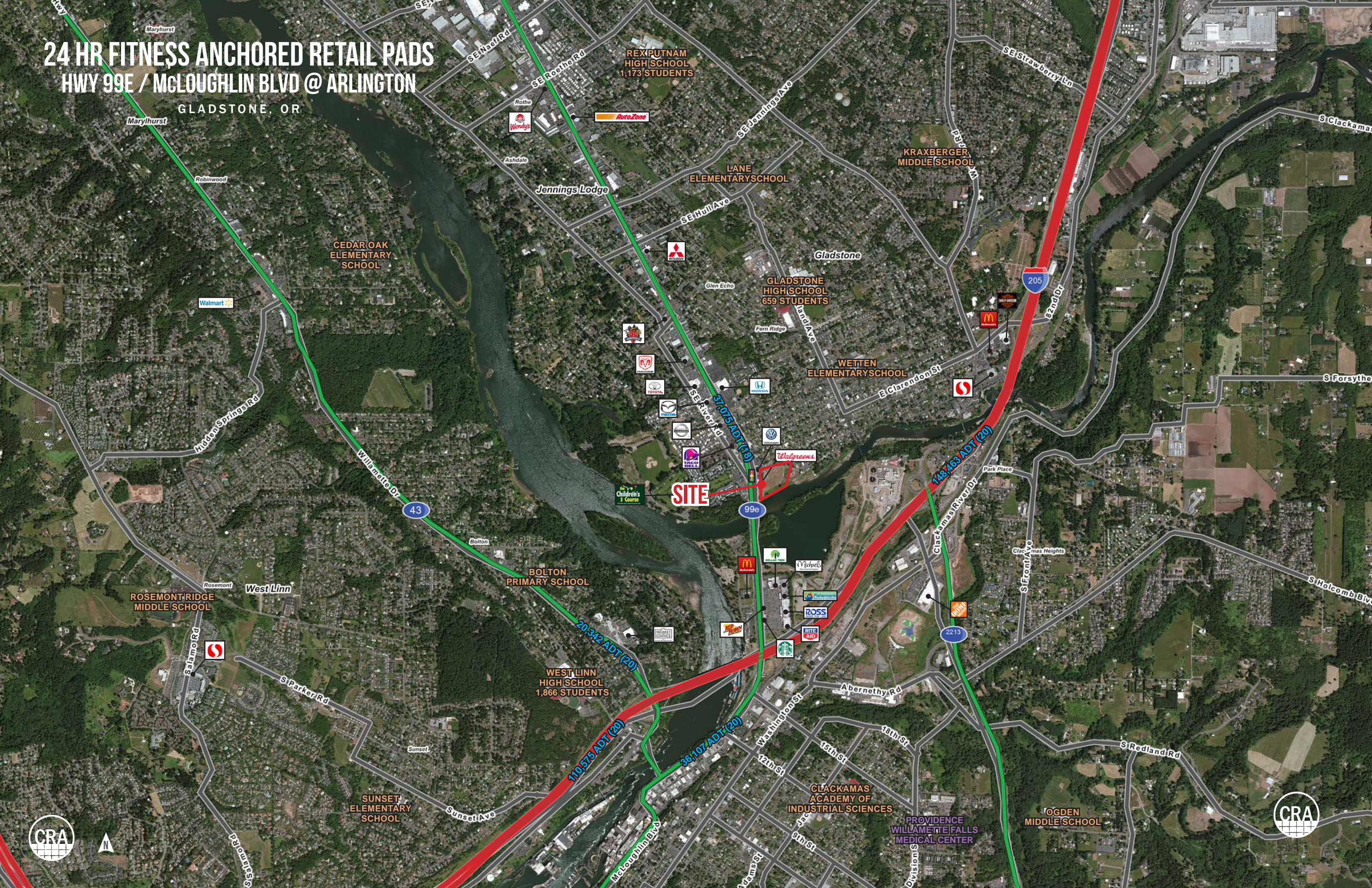
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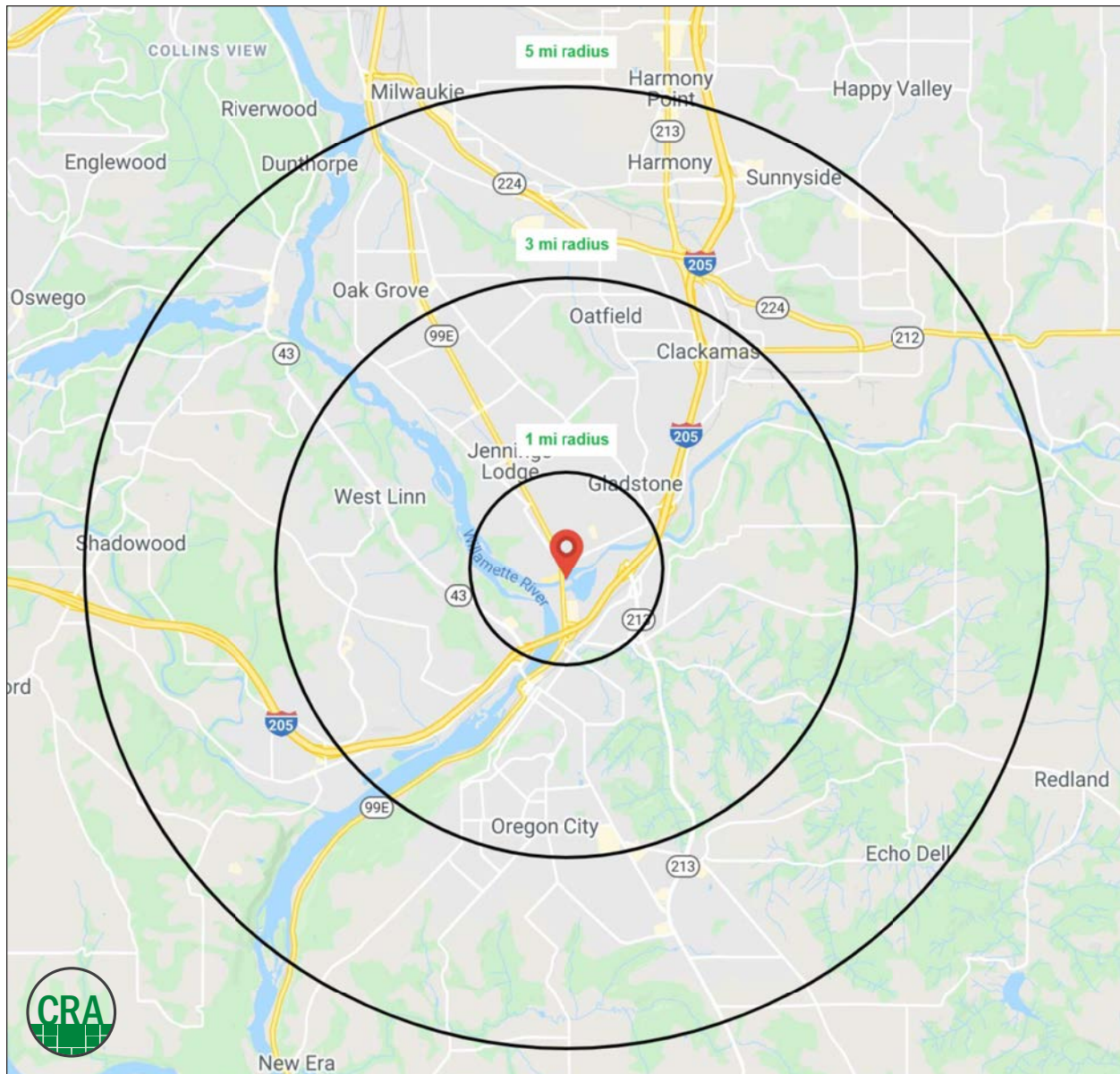
GLADSTONE, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	9,177	80,509	179,775
Projected Population 2025	9,478	83,007	185,771
Average HH Income	\$90,061	\$111,986	\$112,265
Median HH Income	\$66,740	\$89,599	\$89,977
Median Home Value	\$395,158	\$425,239	\$434,361
Daytime Demographics 16+	8,100	52,467	144,455
Some College or Higher	68.7%	71.6%	72.6%

\$111,986
Average Household Income
3 MILE RADIUS

39.7
Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.375/-122.6008

RS1

20140 McLoughlin Blvd		1 mi radius	3 mi radius	5 mi radius
Gladstone, OR 97027				
POPULATION	2020 Estimated Population	9,177	80,509	179,775
	2025 Projected Population	9,478	83,007	185,771
	2010 Census Population	8,317	74,625	161,623
	2000 Census Population	7,943	70,007	148,810
	Projected Annual Growth 2020 to 2025	0.7%	0.6%	0.7%
	Historical Annual Growth 2000 to 2020	0.8%	0.8%	1.0%
	2020 Median Age	39.7	41.5	41.4
HOUSEHOLDS	2020 Estimated Households	3,829	31,604	71,555
	2025 Projected Households	4,039	33,307	75,613
	2010 Census Households	3,471	29,238	64,217
	2000 Census Households	3,163	26,601	57,717
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	1.1%	0.9%	1.2%
	2020 Estimated White	86.5%	87.6%	85.5%
RACE AND ETHNICITY	2020 Estimated Black or African American	1.6%	1.2%	1.6%
	2020 Estimated Asian or Pacific Islander	2.6%	3.5%	4.6%
	2020 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.8%
	2020 Estimated Other Races	8.2%	6.9%	7.4%
	2020 Estimated Hispanic	9.6%	8.0%	8.9%
	2020 Estimated Average Household Income	\$90,061	\$111,986	\$112,265
INCOME	2020 Estimated Median Household Income	\$66,740	\$89,599	\$89,977
	2020 Estimated Per Capita Income	\$37,645	\$44,103	\$44,829
	2020 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.8%	1.9%
EDUCATION (AGE 25+)	2020 Estimated Some High School (Grade Level 9 to 11)	4.7%	4.4%	4.2%
	2020 Estimated High School Graduate	24.5%	22.2%	21.4%
	2020 Estimated Some College	30.3%	24.5%	24.8%
	2020 Estimated Associates Degree Only	10.1%	9.8%	9.5%
	2020 Estimated Bachelors Degree Only	20.0%	24.3%	24.5%
	2020 Estimated Graduate Degree	8.2%	13.1%	13.7%
	2020 Estimated Total Businesses	595	3,320	8,262
BUSINESS	2020 Estimated Total Employees	5,063	25,434	84,228
	2020 Estimated Employee Population per Business	8.5	7.7	10.2
	2020 Estimated Residential Population per Business	15.4	24.3	21.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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RELATIONSHIPS

EXPERIENCE



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