HIGH VISIBILITY ATM OPPORTUNITY!



HWY 30 SCAPPOOSE, OREGON | FOR LEASE

ADDRESS

52001 Columbia River Hwy
Scappoose OR 97056

ASKING RATE

$2,000/Month

TRAFFIC COUNTS

Columbia River Hwy – 33,853 ADT ('26)

HIGHLIGHTS

- Rare ATM opportunity on the Columbia River Hwy in Scappoose adjacent to Starbucks and T-Mobile
- Pylon sign opportunity with exposure to north and southbound traffic on Columbia River Hwy and additional signage opportunity on roof above ATM location.
- Off-street parking
- Available now!



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ATM OPPORTUNITY

52001 COLUMBIA RIVER HWY

SCAPPOOSE, OR



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DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	7,809	11,422	14,227
Estimated Households 2026	3,177	4,671	5,779
Average HH Income	$115,154	$123,210	$125,303
Median Home Value	$445,988	$482,653	$498,873
Daytime Demographics 16+	5,862	7,955	9,488
Some College or Higher	66.6%	66.3%	65.9%

$115,154
Average Household Income
1 MILE RADIUS

40.8
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.7501/-122.8778

52001 Columbia River Hwy Scappoose, OR 97056	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	7,809	11,422	14,227
2031 Projected Population	7,774	11,355	14,174
2020 Census Population	7,800	11,177	13,978
2010 Census Population	6,791	9,814	12,426
Projected Annual Growth 2026 to 2031	-	-0.1%	-
Historical Annual Growth 2010 to 2026	0.9%	1.0%	0.9%
2026 Median Age	40.8	42.3	43.3
Households			
2026 Estimated Households	3,177	4,671	5,779
2031 Projected Households	3,176	4,658	5,772
2020 Census Households	3,056	4,422	5,512
2010 Census Households	2,686	3,891	4,925
Projected Annual Growth 2026 to 2031	-	-	-
Historical Annual Growth 2010 to 2026	1.1%	1.3%	1.1%
Race and Ethnicity			
2026 Estimated White	86.5%	86.8%	87.1%
2026 Estimated Black or African American	1.2%	1.2%	1.2%
2026 Estimated Asian or Pacific Islander	2.2%	2.3%	2.2%
2026 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.9%
2026 Estimated Other Races	9.1%	8.8%	8.6%
2026 Estimated Hispanic	8.0%	7.6%	7.4%
Income			
2026 Estimated Average Household Income	$115,154	$123,210	$125,303
2026 Estimated Median Household Income	$96,700	$104,756	$107,893
2026 Estimated Per Capita Income	$46,908	$50,460	$50,962
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.2%	1.5%
2026 Estimated Some High School (Grade Level 9 to 11)	5.8%	6.2%	6.7%
2026 Estimated High School Graduate	26.6%	26.3%	25.9%
2026 Estimated Some College	30.0%	28.8%	28.0%
2026 Estimated Associates Degree Only	11.6%	11.0%	10.2%
2026 Estimated Bachelors Degree Only	19.5%	20.1%	21.2%
2026 Estimated Graduate Degree	5.6%	6.4%	6.4%
Business			
2026 Estimated Total Businesses	319	475	575
2026 Estimated Total Employees	3,290	4,179	4,572
2026 Estimated Employee Population per Business	10.3	8.8	8.0
2026 Estimated Residential Population per Business	24.5	24.1	24.7

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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