

RARE DRIVE-THRU OPPORTUNITY

HWY 30 SCAPPOOSE, OREGON | FOR LEASE



ADDRESS

52381 Columbia River Hwy
Scappoose OR 97056

AVAILABLE SPACE

Drive-Thru Single Tenant Building: 2,500 SF
Land: 10,890 SF

LEASE RATE

Please call for details.

TRAFFIC COUNTS

Columbia River Hwy – 33,853 ADT ('26)

HIGHLIGHTS

- 2nd generation drive thru (Leed Silver Certified building complete remodel built in 2010).
- Located north of the signalized intersection at SW Maple and HWY 30, serving Columbia County and the Portland Metro area.
- Excellent pylon signage opportunity.
- Exclusive on-site parking.
- Available June 2027 (Tenant expanding and relocating nearby).
- Please do not disturb Tenant. Contact brokers to schedule a tour.



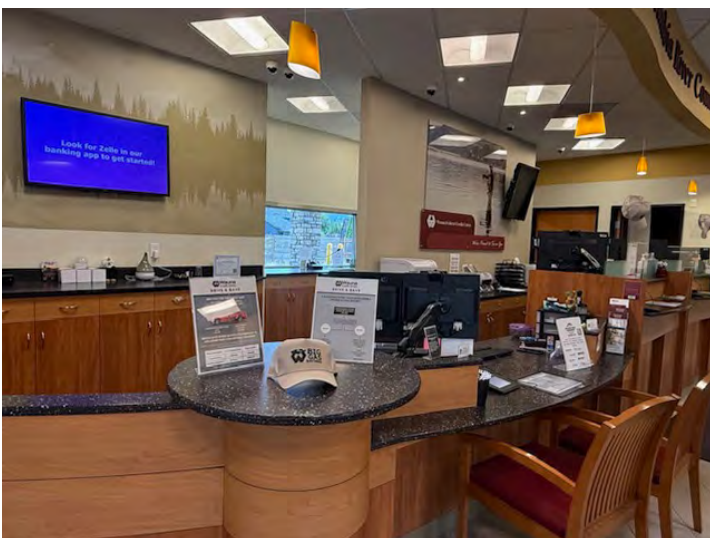
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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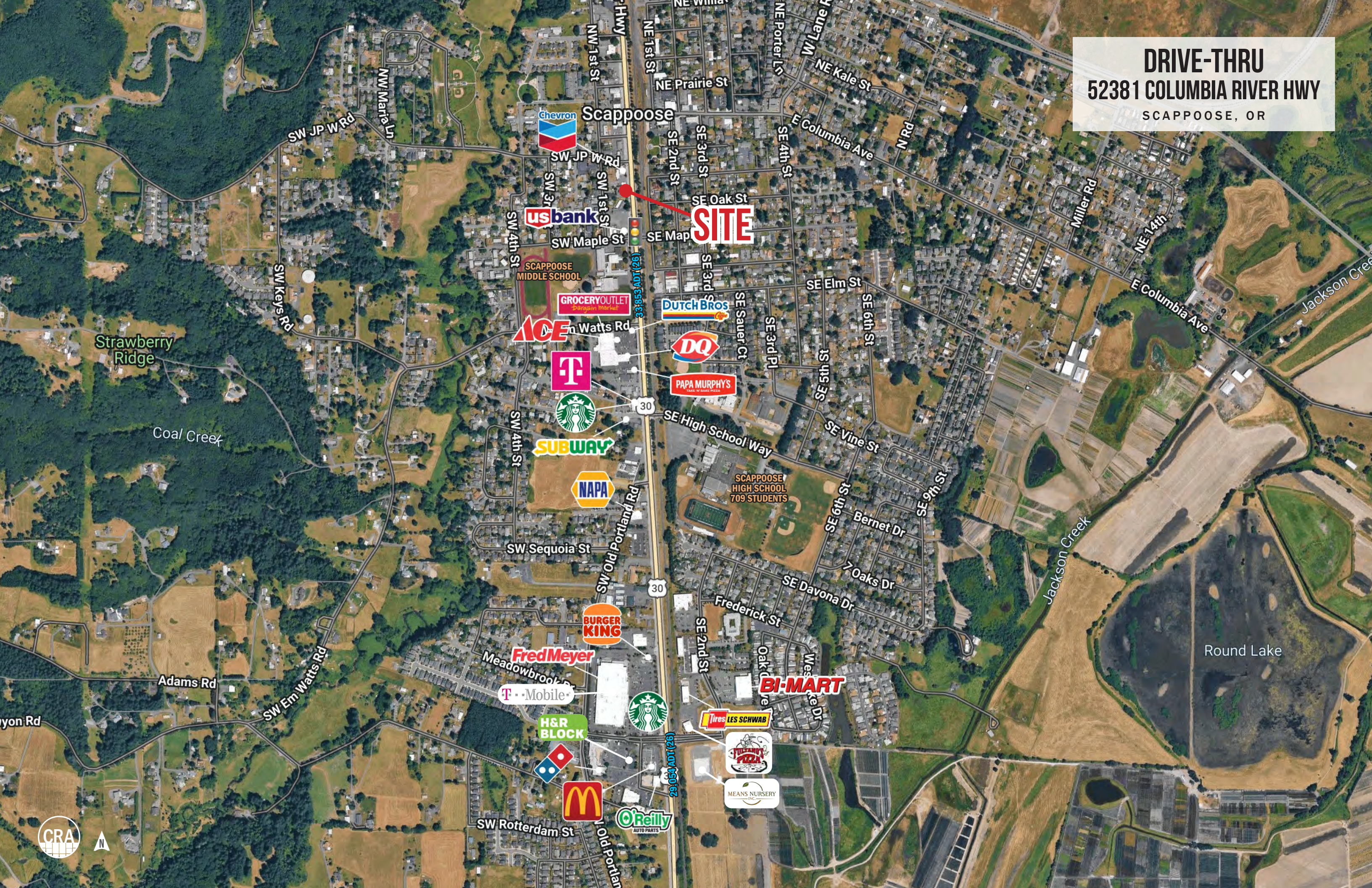
503.274.0211
www.cra-nw.com

PHOTOS

DRIVE-THRU 52381 COLUMBIA RIVER HWY SCAPPOOSE, OR



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SITE

Scappoose

GROCERY OUTLET

Fred Meyer

BI-MART

Chapman Landing

Knapp Landing

Sturgeon Lake

Sauvie Island

PORTLAND



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52381 COLUMBIA RIVER HWY
SCAPPOOSE, OR



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

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DRIVE-THRU

52381 COLUMBIA RIVER HWY

SCAPPOOSE, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	8,014	10,697	11,441
Estimated Households 2026	3,250	4,354	4,664
Average HH Income	\$117,155	\$120,656	\$122,785
Median Home Value	\$445,181	\$468,075	\$475,839
Daytime Demographics 16+	5,805	7,582	7,986
Some College or Higher	66.8%	65.8%	66.0%

\$117,155

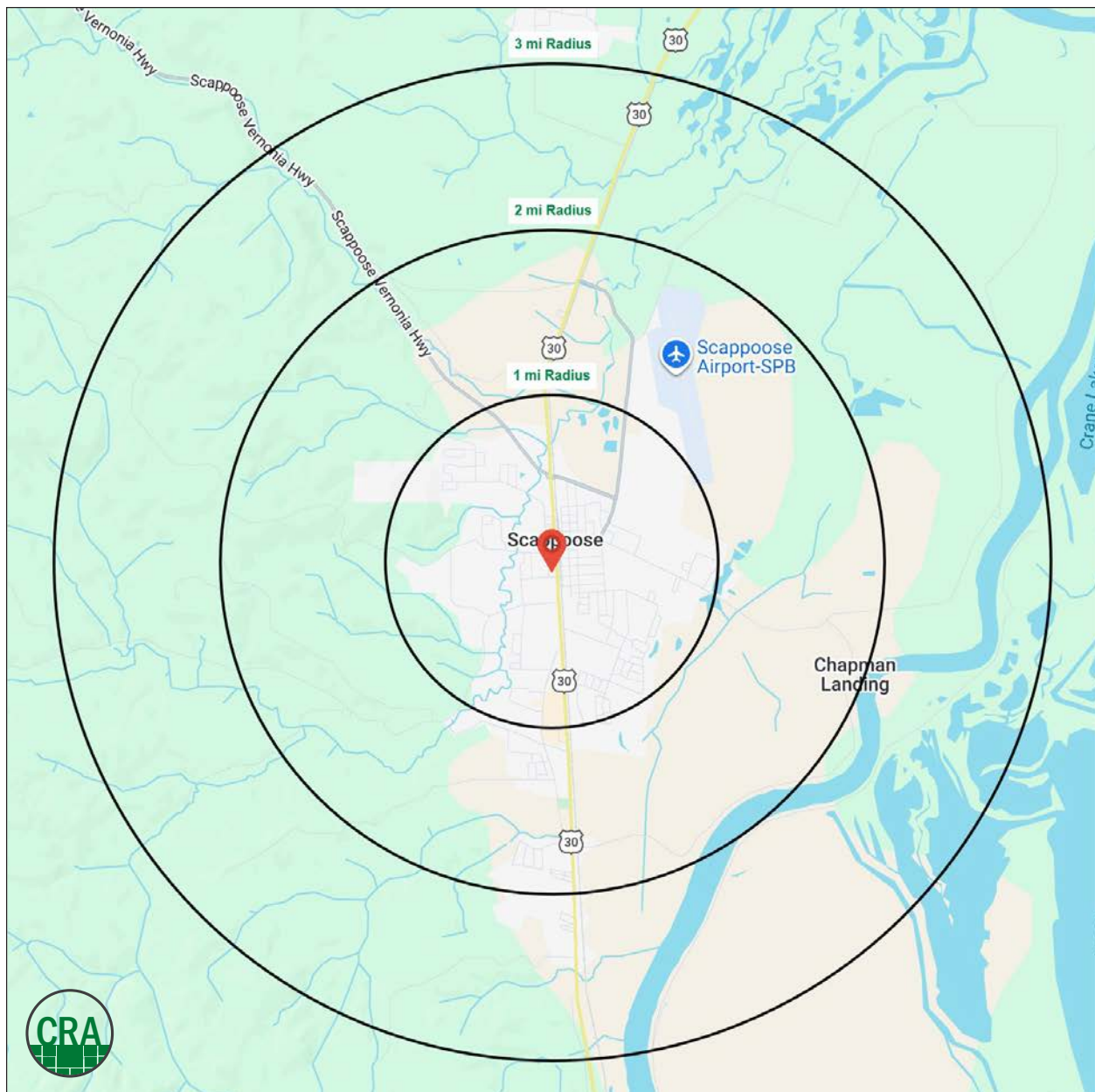
Average Household Income

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



Lat/Lon: 45.7556/-122.8783

52381 Columbia River Hwy Scappoose, OR 97056	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	8,014	10,697	11,441
2031 Projected Population	7,976	10,645	11,383
2020 Census Population	8,048	10,611	11,375
2010 Census Population	7,071	9,285	10,000
Projected Annual Growth 2026 to 2031	-	-	-0.1%
Historical Annual Growth 2010 to 2026	0.8%	1.0%	0.9%
2026 Median Age	40.8	41.9	42.2
Households			
2026 Estimated Households	3,250	4,354	4,664
2031 Projected Households	3,250	4,349	4,656
2020 Census Households	3,131	4,188	4,498
2010 Census Households	2,781	3,674	3,963
Projected Annual Growth 2026 to 2031	-	-	-
Historical Annual Growth 2010 to 2026	1.1%	1.2%	1.1%
Race and Ethnicity			
2026 Estimated White	86.4%	86.9%	86.9%
2026 Estimated Black or African American	1.3%	1.2%	1.2%
2026 Estimated Asian or Pacific Islander	2.2%	2.2%	2.2%
2026 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.9%
2026 Estimated Other Races	9.2%	8.7%	8.7%
2026 Estimated Hispanic	8.0%	7.6%	7.5%
Income			
2026 Estimated Average Household Income	\$117,155	\$120,656	\$122,785
2026 Estimated Median Household Income	\$97,362	\$103,132	\$104,908
2026 Estimated Per Capita Income	\$47,595	\$49,183	\$50,129
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.2%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	5.9%	6.3%	6.2%
2026 Estimated High School Graduate	26.2%	26.7%	26.5%
2026 Estimated Some College	30.1%	28.9%	28.8%
2026 Estimated Associates Degree Only	11.8%	11.4%	11.0%
2026 Estimated Bachelors Degree Only	19.2%	19.9%	20.1%
2026 Estimated Graduate Degree	5.6%	5.7%	6.0%
Business			
2026 Estimated Total Businesses	313	449	481
2026 Estimated Total Employees	3,198	4,068	4,213
2026 Estimated Employee Population per Business	10.2	9.1	8.8
2026 Estimated Residential Population per Business	25.6	23.8	23.8

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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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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.