

FOR LEASE ► NEWBERG, OR

CRESTVIEW CROSSING



PACIFIC HWY 99W & CRESTVIEW DRIVE



Encore 77 Taphouse
(coming soon!)



Newberg is the gateway to Oregon's wine country and considered one of the world's best and fastest growing communities in Oregon. With over 200 wineries, the valley is home to hiking trails, bike paths, farmer's markets, and covered bridges making the area popular for tourists and locals alike. Crestview Crossing, Newberg's first, Class A shopping center, was designed with pedestrian-friendly walkways, plazas, and fantastic exposure to serve the surrounding Willamette Valley.

ADDRESS

4105-4215 E Crestview Drive
Newberg, OR 97132

AVAILABLE SPACE

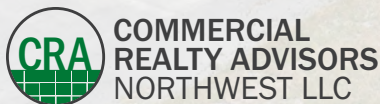
- 1,105 SF - 6,957 SF

TRAFFIC COUNTS

US Hwy 99W - 36,628 ADT ('22)

HIGHLIGHTS

- This new 36,773 SF development is located at a high-traffic signalized intersection along Hwy 99W. It has excellent access to transportation, nearby attractions such as the Allison Inn & Spa and proximity to a large regional medical center immediately across the intersection.
- Crestview Crossing provides excellent trade area visibility and access to retail, services and restaurants.



Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

Jeff Olson 503.957.1452 | jeff@cra-nw.com

Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211
www.cra-nw.com

CRESTVIEW CROSSING
4105-4215 E CRESTVIEW DR
NEWBERG, OR



MOUNTAIN VIEW MIDDLE SCHOOL

NEWBERG HIGH SCHOOL
1,389 STUDENTS

SITE

36,628 ADT (22)

BI-MART

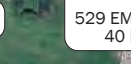
34,442 ADT

N Springbrook Rd

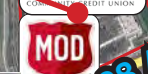
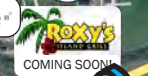
GEORGE FOX UNIVERSITY
4,200 STUDENTS

44,421 ADT (22)

E 1st St



Providence HOSPITAL
529 EMPLOYEES
40 BEDS





NEWBERG

NEWBERG HIGH SCHOOL
1,389 STUDENTS

MOUNTAIN VIEW MIDDLE SCHOOL

SPRINGBROOK
NEW DEVELOPMENT ON 450-ACRES
COMING SOON!



PACIFIC HWY 99W



PACIFIC HWY 99W

Providence HOSPITAL
529 EMPLOYEES
40 BEDS

PROVIDENCE DRIVE

Spring Meadow @ Crestview
NEW APARTMENT PROJECT
196 APARTMENT UNITS
COMING SOON!

CRESTVIEW CROSSING

- Jersey Mike's
- BEDMART
- OnPoint COMMUNITY CREDIT UNION
- FIVE GUYS BURGERS and FRIES
- MOD
- Starbucks
- T-Mobile
- Roxys COMING SOON!

E CRESTVIEW DRIVE

CRESTVIEW GREEN
NEW RESIDENTIAL PROJECT
14 LARGE LOTS
96 TOWNHOME LOTS
PAD FOR 24-UNIT APT BLDG
COMING SOON!





Calera
NAIL SPA

FIVE GUYS
BURGERS and FRIES

BEDMART

Jersey Mike's
SUBS

T-Mobile

OnPoint
COMMUNITY CREDIT UNION

MOD



Roxy's
COMING SOON!

CRESTVIEW
CROSSING

E CRESTVIEW DRIVE

36,628 ADT (22)

99W

PACIFIC HWY 99W

PROVIDENCE DRIVE



TENANTS

CRESTVIEW CROSSING
4105-4215 E CRESTVIEW DR
NEWBERG, OR



SITE PLAN

AVAILABILITY

BUILDING A

Suite 103	1,105 SF	Inline retail space
Suite 111	2,091 SF	Inline retail space
Suite 113	1,300 SF	Inline retail space

CAN COMBINE FOR 3,391 SF

BUILDING B

Suite 125	1,994 SF	Prime end-cap with operable doors and patio amenity outdoor seating space
-----------	----------	---

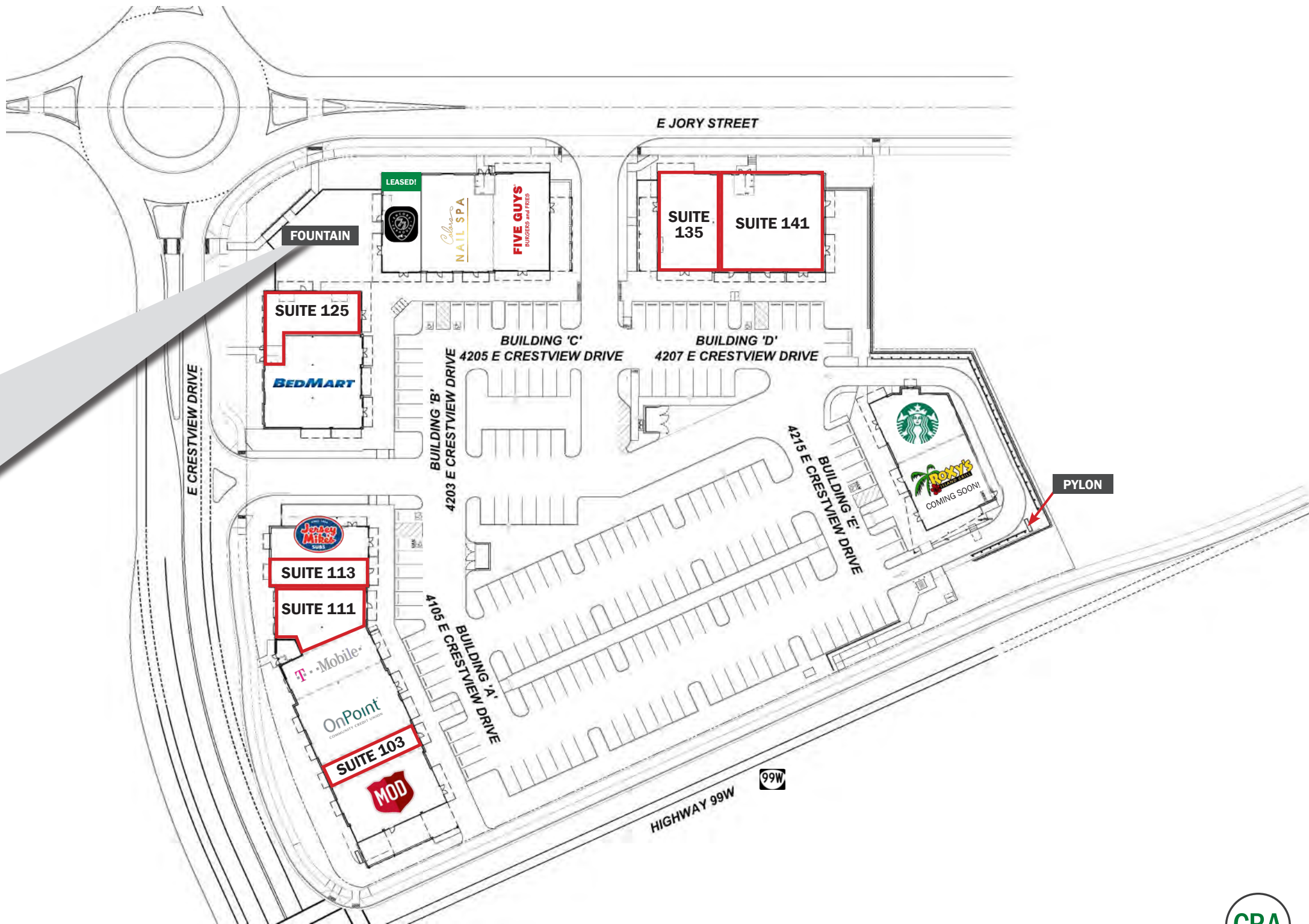
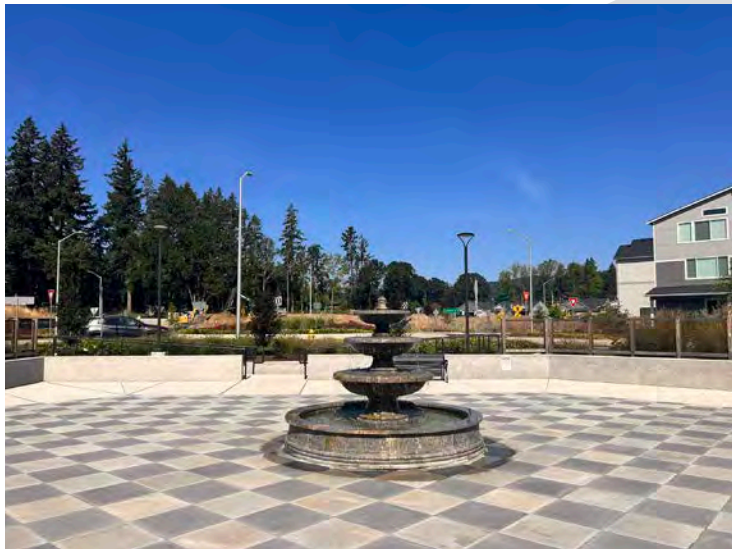
BUILDING D

Suite 141	4,300 SF	Prime end-cap with operable doors and patio amenity outdoor seating space
Suite 135	2,657 SF	Prime end-cap with operable doors and patio amenity outdoor seating space

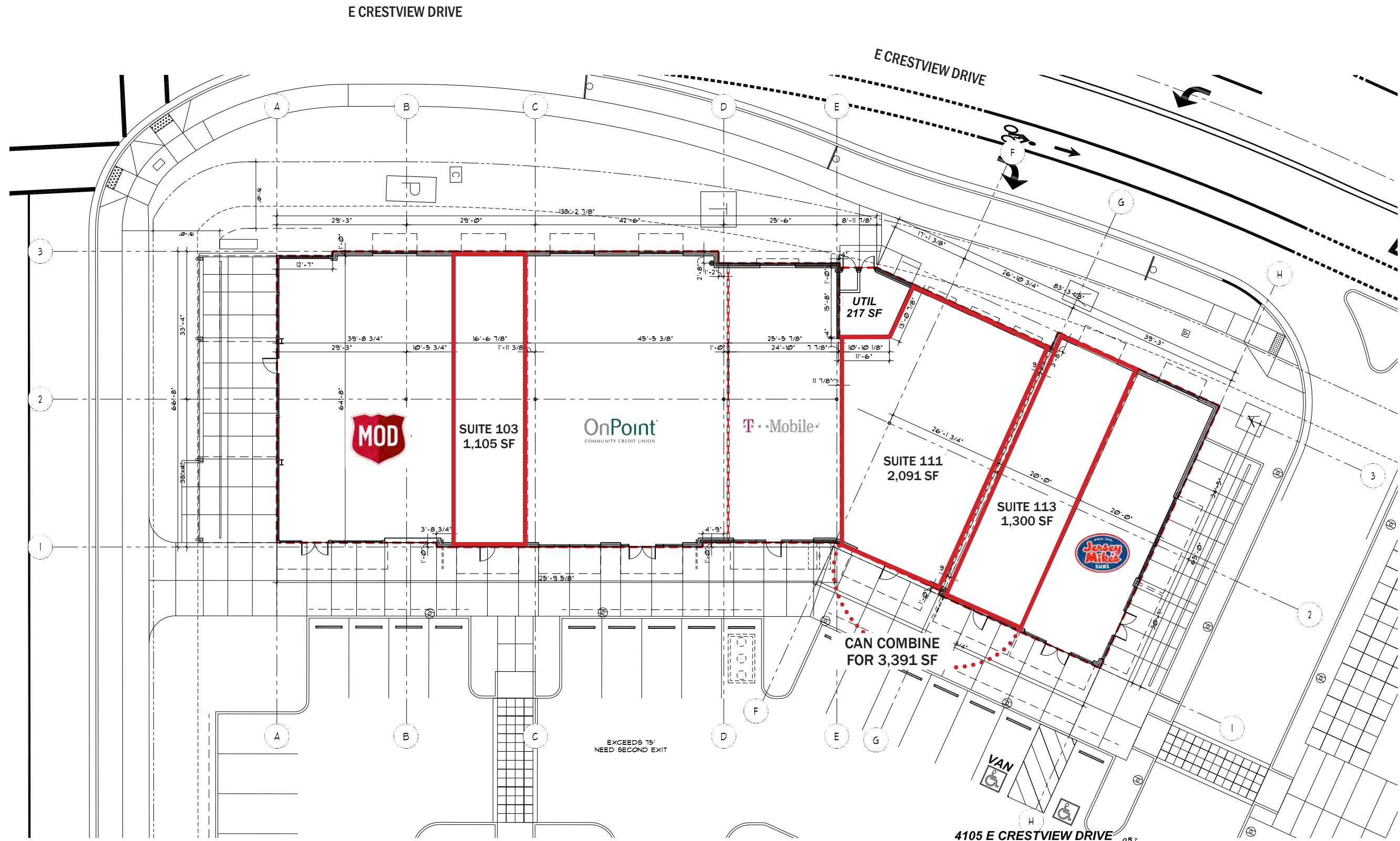
CAN COMBINE FOR 6,957 SF

BUILDING E

Suite 147	LEASED - Coming Soon
-----------	----------------------



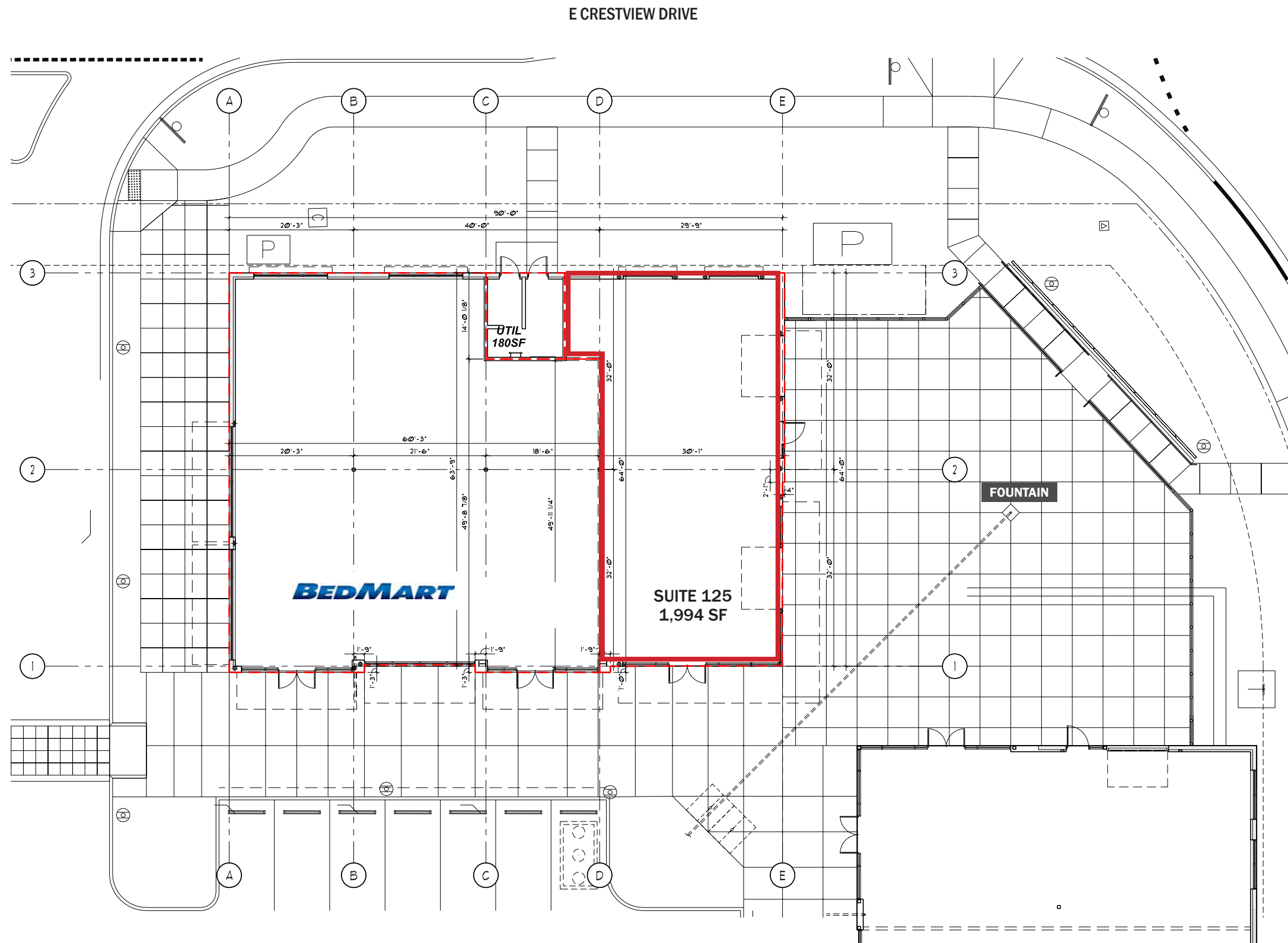
99W
PACIFIC HWY 99W



1 BUILDING 'A' - LEASE PLAN
3/32" = 1'-0"

4105 E CRESTVIEW DRIVE
NEWBERG, OR 97132

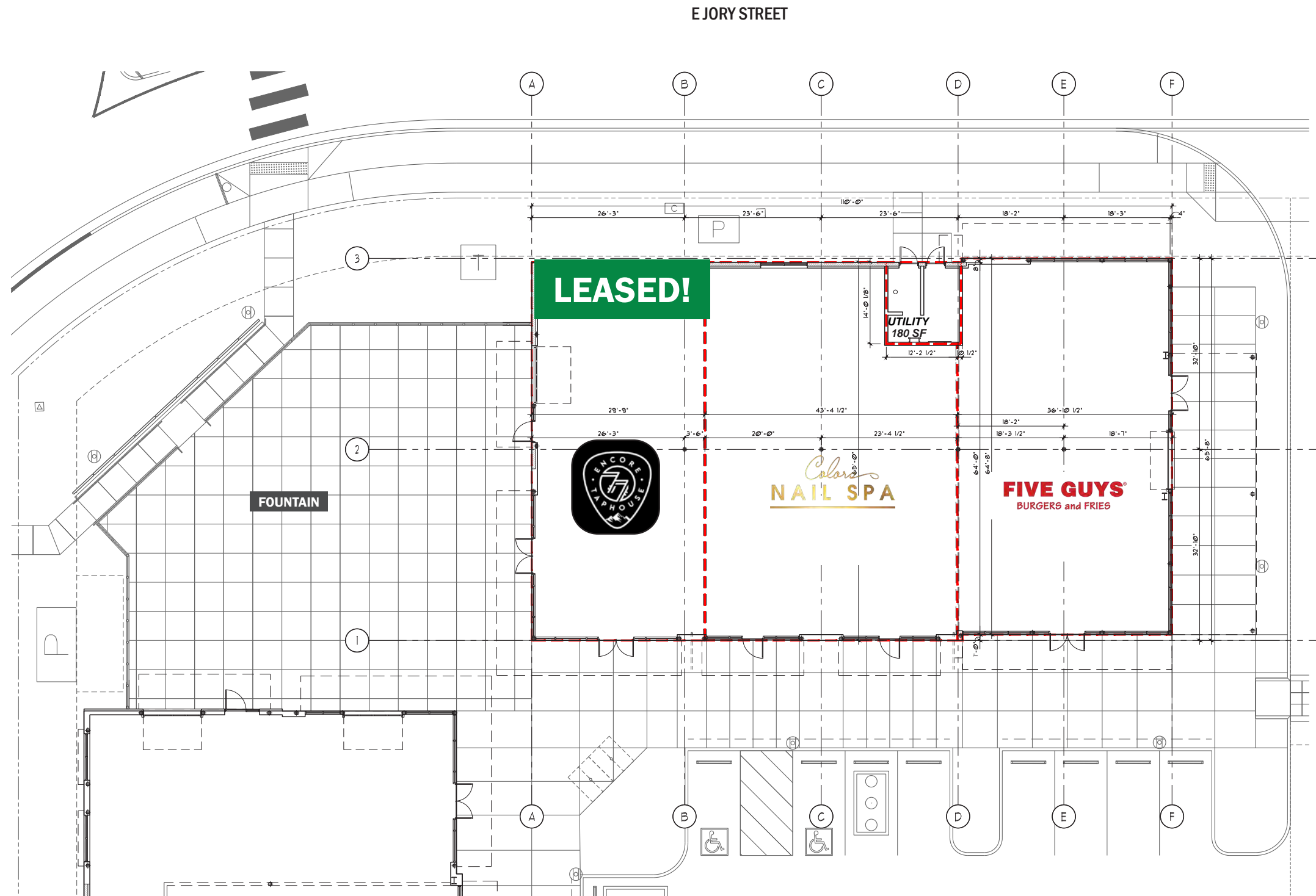




LEASE PLAN
BUILDING 'B' - FLOOR PLAN
1/8" = 1'-0"

4203 E CRESTVIEW DRIVE
NEWBERG, OR 97132

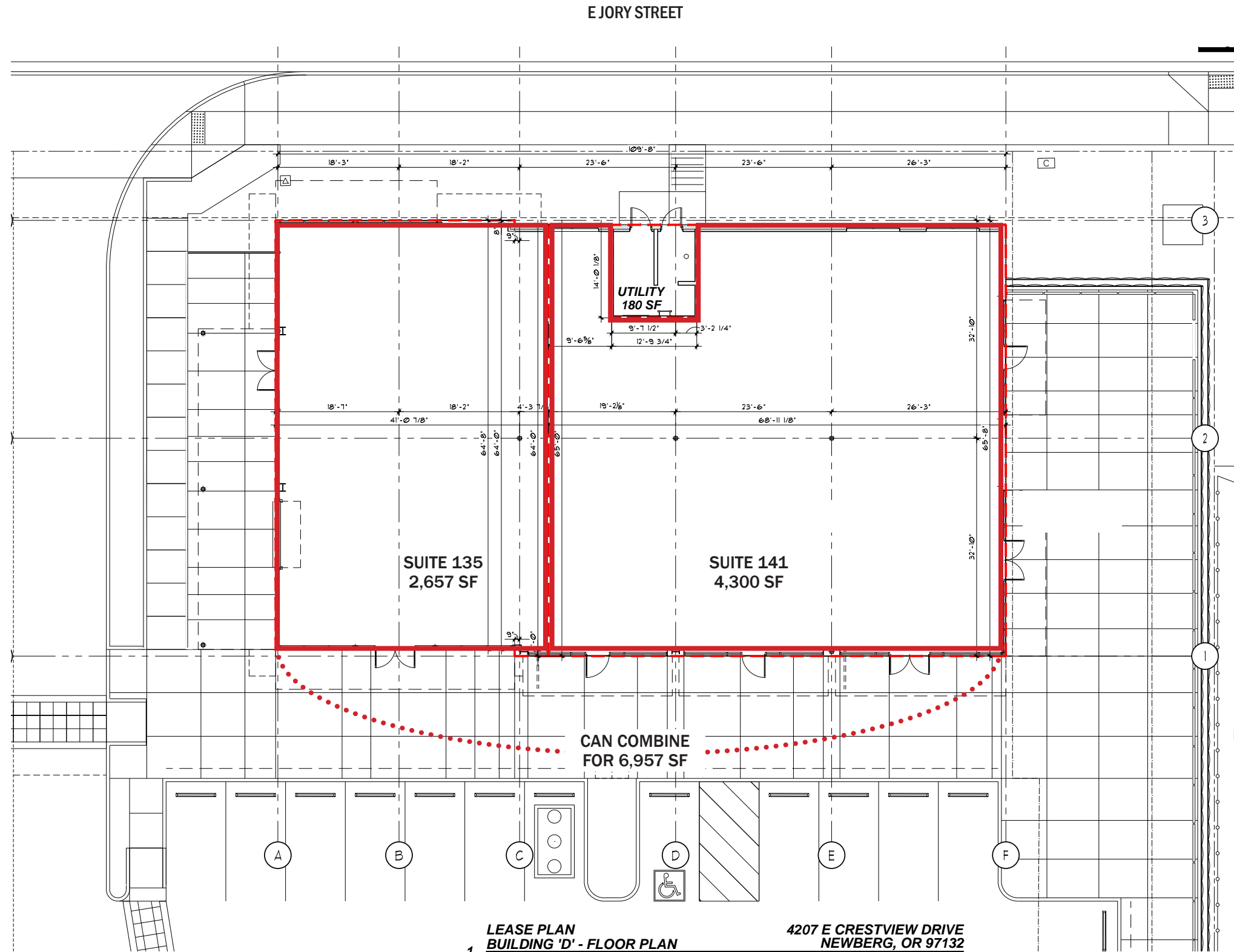




LEASE PLAN
BUILDING 'C' - FLOOR PLAN
1
1/8" = 1'-0"

4205 E CRESTVIEW DRIVE
NEWBERG, OR 97132

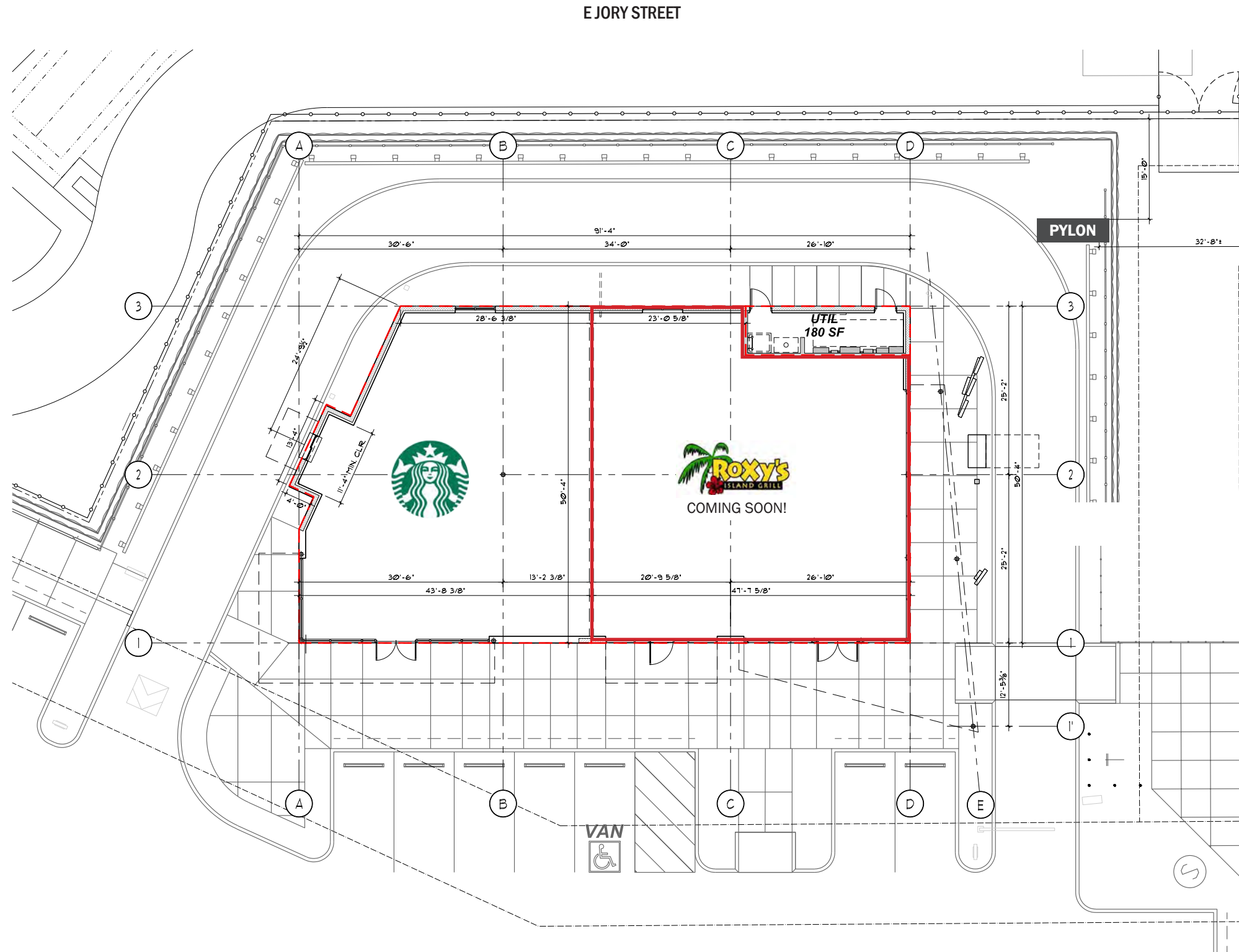




1 LEASE PLAN
BUILDING 'D' - FLOOR PLAN
1/8" = 1'-0"

4207 E CRESTVIEW DRIVE
NEWBERG, OR 97132





99W
PACIFIC HWY 99W



CRESTVIEW CROSSING 4105-4215 E CRESTVIEW DR

NEWBERG, OR

DEMOGRAPHIC SUMMARY

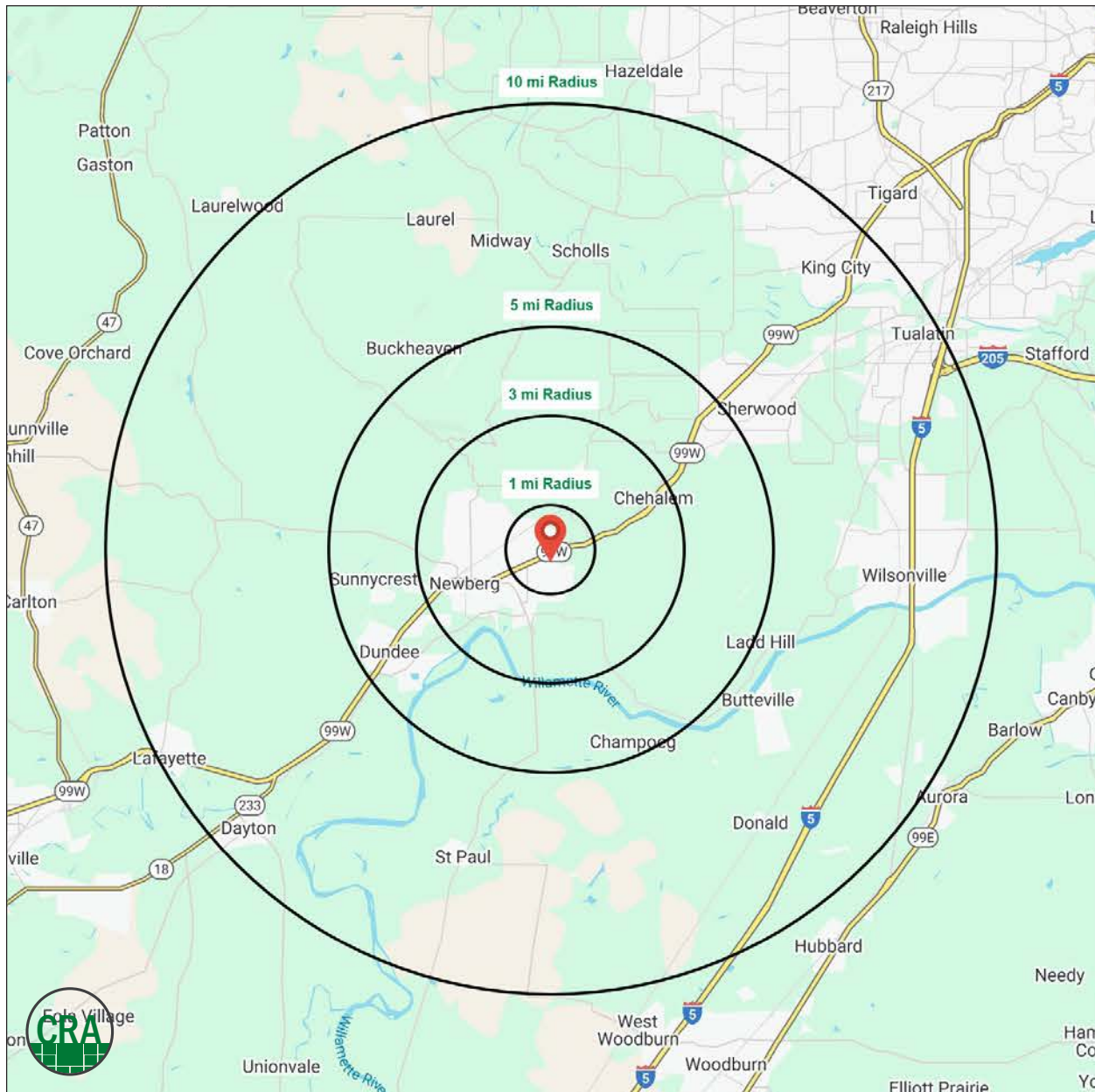
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE	10 MILE
Estimated Population 2024	5,857	29,898	44,093	169,492
Average HH Income	\$141,517	\$132,114	\$144,365	\$142,226
Median HH Income	\$115,206	\$103,300	\$112,648	\$112,288
Median Home Value	\$511,260	\$508,150	\$560,103	\$585,780
Daytime Demographics 16+	4,283	19,755	25,966	118,439
Some College or Higher	77.5%	72.2%	74.1%	76.4%

\$132,114

Average Household Income
3 MILE RADIUS

39.2

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3106/-122.9354

Crestview Crossing Newberg, OR 97132	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2024 Estimated Population	5,857	29,898	44,093	169,492
2029 Projected Population	5,917	30,340	44,593	168,132
2020 Census Population	6,172	29,448	43,666	169,081
2010 Census Population	4,933	25,764	39,064	146,231
Projected Annual Growth 2024 to 2029	0.2%	0.3%	0.2%	-0.2%
Historical Annual Growth 2010 to 2024	1.3%	1.1%	0.9%	1.1%
2024 Median Age	39.2	36.3	38.3	40.2
Households				
2024 Estimated Households	2,327	11,020	16,057	65,235
2029 Projected Households	2,357	11,232	16,327	65,237
2020 Census Households	2,290	10,545	15,427	63,067
2010 Census Households	1,764	9,069	13,708	55,155
Projected Annual Growth 2024 to 2029	0.3%	0.4%	0.3%	-
Historical Annual Growth 2010 to 2024	2.3%	1.5%	1.2%	1.3%
Race and Ethnicity				
2024 Estimated White	80.5%	79.9%	80.8%	76.5%
2024 Estimated Black or African American	1.4%	1.4%	1.1%	1.8%
2024 Estimated Asian or Pacific Islander	4.2%	2.9%	3.4%	7.1%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%	0.8%
2024 Estimated Other Races	12.9%	15.0%	13.9%	13.9%
2024 Estimated Hispanic	15.2%	16.3%	15.0%	14.5%
Income				
2024 Estimated Average Household Income	\$141,517	\$132,114	\$144,365	\$142,226
2024 Estimated Median Household Income	\$115,206	\$103,300	\$112,648	\$112,288
2024 Estimated Per Capita Income	\$56,390	\$49,028	\$52,813	\$54,861
Education (Age 25+)				
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.8%	2.6%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	3.3%	4.3%	4.0%	2.9%
2024 Estimated High School Graduate	18.0%	20.7%	19.3%	18.0%
2024 Estimated Some College	17.9%	21.9%	21.7%	21.2%
2024 Estimated Associates Degree Only	7.1%	8.1%	8.9%	8.5%
2024 Estimated Bachelors Degree Only	34.2%	27.0%	27.3%	30.3%
2024 Estimated Graduate Degree	18.4%	15.2%	16.3%	16.4%
Business				
2024 Estimated Total Businesses	380	1,451	2,033	8,486
2024 Estimated Total Employees	2,528	11,089	13,425	67,259
2024 Estimated Employee Population per Business	6.7	7.6	6.6	7.9
2024 Estimated Residential Population per Business	15.4	20.6	21.7	20.0

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAKS 503.680.3765 | kelli@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224

 www.cra-nw.com  **503.274.0211**

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.