

RETAIL at FRED MEYER – SCAPPOOSE

51501 COLUMBIA RIVER HWY, SCAPPOOSE, OR 97056



About The Property

- Fred Meyer Anchored Retail
- Located off Hwy 30 in the town of Scappoose. The trade area is nestled along the Columbia River with limited retail competition and includes several neighboring small towns.
- Abundant Parking
- Ideal Location for Retail or Office Uses

RETAIL SPACE NEXT TO FRED MEYER AVAILABLE FOR LEASE

Alex MacLean
503-595-7563
Alex@cra-nw.com

Jeff Olson
503-595-7567
Jeff@cra-nw.com

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COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

PROPERTY MANAGED BY



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Property Description

- **Available Square Footage**
Suite 6 – 1,002 SF
- **Lease Rate**
Call Brokers for Details
- **Zoning**
SC:EC – Commercial/Commercial (NEC)

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Center Details

UNIT	TENANT	SQ. FT
02	OnPoint Credit Union	1,756 SF
03	Perfection Nails	1,022 SF
05	Arrow Dental	1,230 SF
06	Allstate Insurance	1,002 SF



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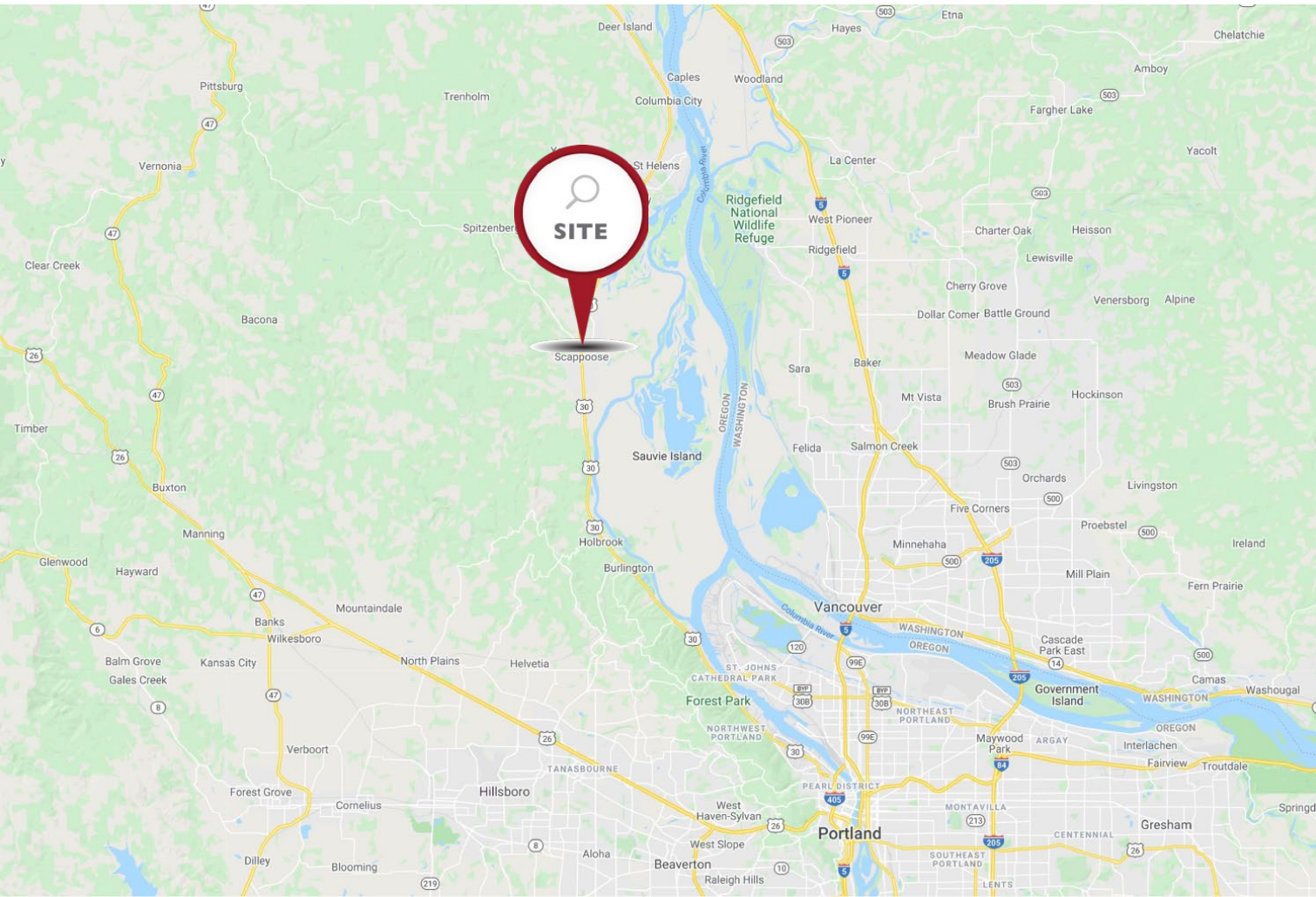


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2023 Demographics

POPULATION			
	1 Mile	3 Miles	5 Miles
	5,052	11,309	13,328
MEDIAN AGE			
	1 Mile	3 Miles	5 Miles
	40.2	41.4	42.3
COLLEGE EDUCATION			
	1 Mile	3 Miles	5 Miles
	23.8%	25.5%	26.6%
MEDIAN HH INCOME			
	1 Mile	3 Miles	5 Miles
	\$92,152	\$93,167	\$95,355
DAYTIME POPULATION			
	1 Mile	3 Miles	5 Miles
	3,167	6,459	7,463

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