

# 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

LISTED BY



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

PROPERTY MANAGED BY





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## Property Description

- **Available Square Footage**  
Unit 05 - 1,230 SF
- **Lease Rate**  
Call Brokers for Details
- **Zoning**  
SC:EC – Commercial/Commercial (NEC)

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## Center Details

| UNIT | TENANT             | SQ. FT   |
|------|--------------------|----------|
| 03   | Perfection Nails   | 1,022 SF |
| 05   | AVAILABLE          | 1,230 SF |
| 06   | Allstate Insurance | 1,002 SF |

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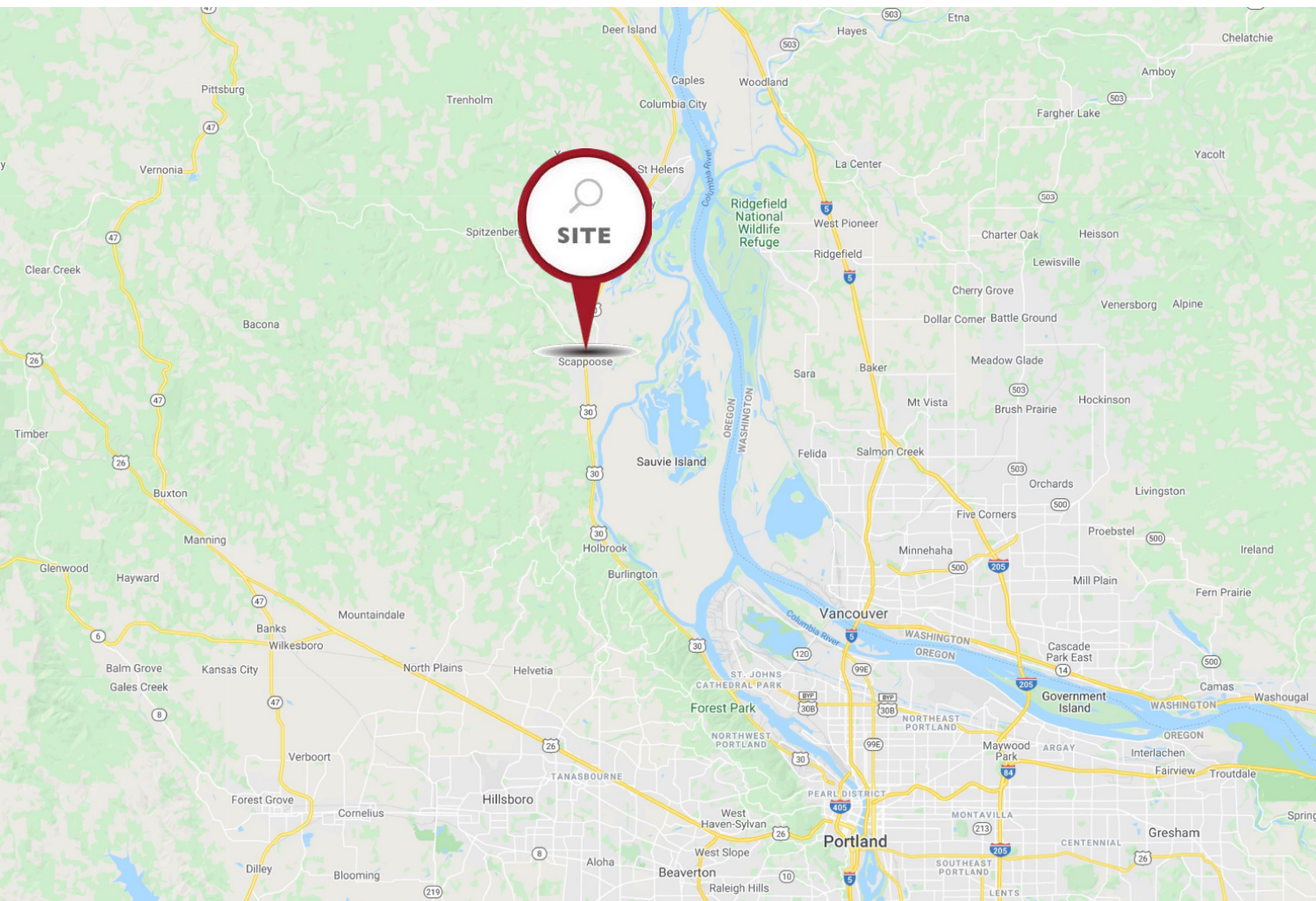
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## 2019 Demographics

### POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 4,991  | 10,829  | 12,839  |

### MEDIAN AGE

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 40.8   | 41.6    | 42.7    |

### COLLEGE EDUCATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 33.4%  | 35.4%   | 36.3%   |

### MEDIAN HH INCOME

| 1 Mile   | 3 Miles  | 5 Miles  |
|----------|----------|----------|
| \$77,347 | \$79,396 | \$80,224 |

### DAYTIME POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 2,989  | 6,013   | 6,968   |

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