

HERITAGE PLAZA

FORMER RESTAURANT FOR LEASE IN ALBANY, OREGON



LOCATION Heritage Plaza | 2306 Heritage Way SE in Albany, Oregon

AVAILABLE SPACE Fully leased

RENTAL RATE \$16.00/SF/YR, NNN

COMMENTS

- Retail space located at Heritage Plaza, anchored by Safeway, Big Lots, and Grocery Outlet, and shadow anchored across the street by Heritage Mall with Target and Hobby Lobby

TRAFFIC COUNT 14th Ave SE – 10,670 ADT (11) | Geary St SE - Approx. 13,000 ADT (11)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Est. Population	16,999	47,480	58,522
Population Forecast 2021	17,822	49,690	61,334
Average HH Income	\$42,577	\$55,841	\$60,945
Employees	7,936	23,615	30,917

Source: Regis - SitesUSA (2016)

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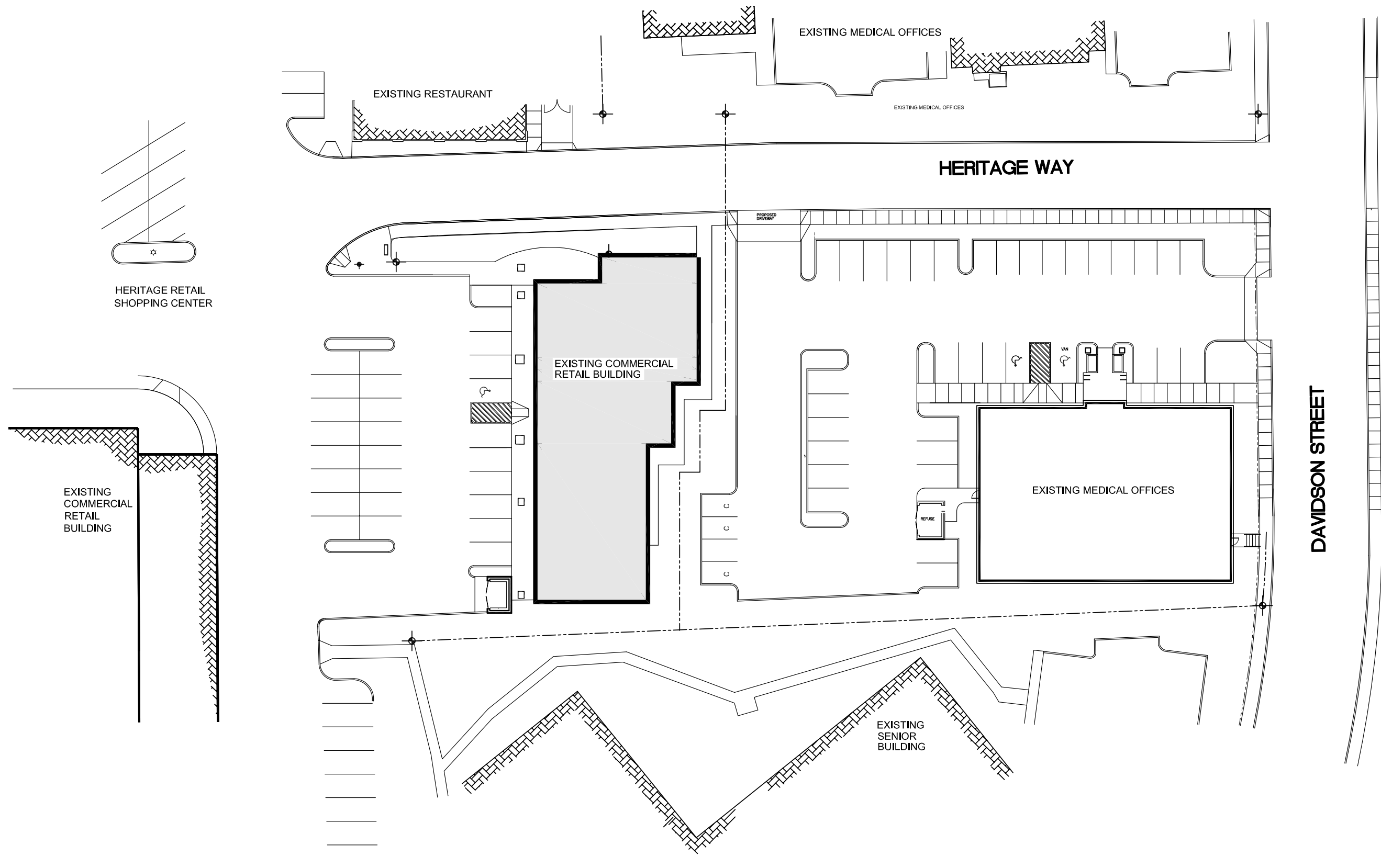
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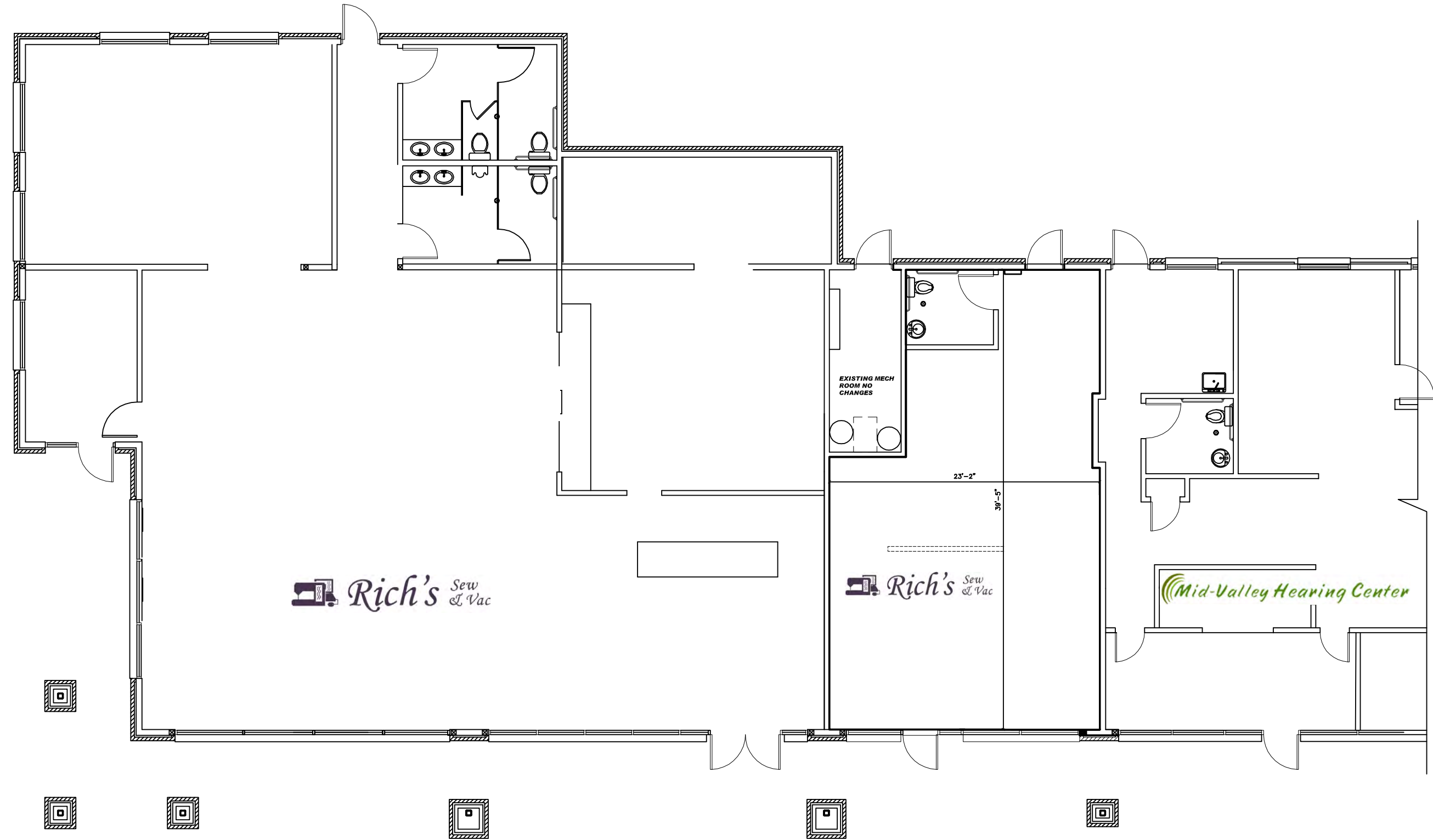
HERITAGE MALL AREA | ALBANY, OREGON



SITE PLAN | HERITAGE PLAZA



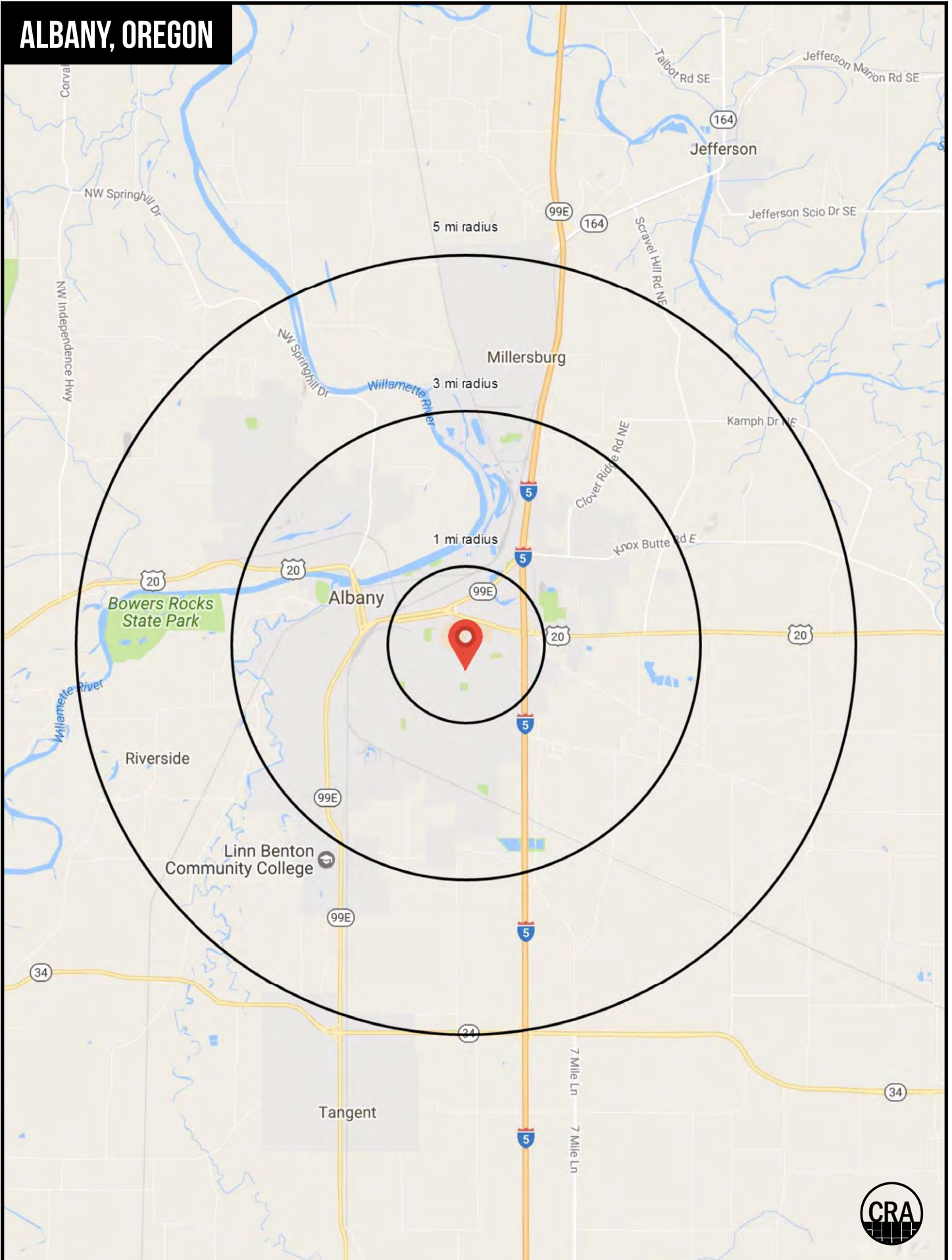
HERITAGE WAY COMMERCIAL BUILDING | FLOOR PLAN



SCALE: 1/4" = 1' - 0"



ALBANY, OREGON



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.6275/-123.0772

RF1

2306 Heritage Way SE

Albany, OR 97322

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	16,999	47,480	58,522
	2021 Projected Population	17,822	49,690	61,334
	2010 Census Population	16,332	45,904	55,930
	2000 Census Population	14,463	38,230	46,364
	Projected Annual Growth 2016 to 2021	1.0%	0.9%	1.0%
	Historical Annual Growth 2000 to 2016	1.1%	1.5%	1.6%
HOUSEHOLDS	2016 Estimated Households	6,838	18,770	23,099
	2021 Projected Households	7,083	19,417	23,948
	2010 Census Households	6,542	18,044	21,899
	2000 Census Households	5,809	15,140	18,155
	Projected Annual Growth 2016 to 2021	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2016	1.1%	1.5%	1.7%
AGE	2016 Est. Population Under 10 Years	14.1%	13.4%	12.9%
	2016 Est. Population 10 to 19 Years	12.4%	12.7%	12.7%
	2016 Est. Population 20 to 29 Years	17.6%	15.0%	14.1%
	2016 Est. Population 30 to 44 Years	19.6%	20.0%	19.7%
	2016 Est. Population 45 to 59 Years	15.9%	17.3%	17.9%
	2016 Est. Population 60 to 74 Years	13.4%	14.7%	16.0%
	2016 Est. Population 75 Years or Over	7.0%	6.8%	6.7%
	2016 Est. Median Age	33.8	36.0	37.2
MARITAL STATUS & GENDER	2016 Est. Male Population	49.0%	49.0%	49.2%
	2016 Est. Female Population	51.0%	51.0%	50.8%
	2016 Est. Never Married	29.6%	28.7%	27.7%
	2016 Est. Now Married	40.8%	45.6%	48.7%
	2016 Est. Separated or Divorced	24.8%	20.4%	18.5%
	2016 Est. Widowed	4.8%	5.2%	5.0%
INCOME	2016 Est. HH Income \$200,000 or More	0.4%	1.4%	1.9%
	2016 Est. HH Income \$150,000 to \$199,999	1.0%	2.7%	3.2%
	2016 Est. HH Income \$100,000 to \$149,999	6.3%	9.8%	12.0%
	2016 Est. HH Income \$75,000 to \$99,999	9.4%	13.6%	14.3%
	2016 Est. HH Income \$50,000 to \$74,999	15.6%	18.0%	18.6%
	2016 Est. HH Income \$35,000 to \$49,999	15.6%	15.1%	14.8%
	2016 Est. HH Income \$25,000 to \$34,999	12.2%	11.8%	10.7%
	2016 Est. HH Income \$15,000 to \$24,999	18.5%	13.8%	12.1%
	2016 Est. HH Income Under \$15,000	21.1%	13.8%	12.3%
	2016 Est. Average Household Income	\$42,577	\$55,841	\$60,945
	2016 Est. Median Household Income	\$34,142	\$47,525	\$52,263
	2016 Est. Per Capita Income	\$17,359	\$22,284	\$24,225
	2016 Est. Total Businesses	861	2,202	2,534
2016 Est. Total Employees	7,936	23,615	30,917	

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RACE	2016 Est. White	83.0%	86.2%	87.1%
	2016 Est. Black	1.3%	1.1%	1.0%
	2016 Est. Asian or Pacific Islander	1.7%	1.7%	1.8%
	2016 Est. American Indian or Alaska Native	1.3%	1.1%	1.1%
	2016 Est. Other Races	12.7%	9.9%	9.0%
HISPANIC	2016 Est. Hispanic Population	2,964	6,152	6,886
	2016 Est. Hispanic Population	17.4%	13.0%	11.8%
	2021 Proj. Hispanic Population	18.8%	14.1%	12.8%
	2010 Hispanic Population	16.4%	12.0%	10.7%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	11,021	31,757	39,721
	2016 Est. Elementary (Grade Level 0 to 8)	4.1%	3.1%	2.9%
	2016 Est. Some High School (Grade Level 9 to 11)	10.4%	7.6%	7.2%
	2016 Est. High School Graduate	29.4%	26.2%	25.1%
	2016 Est. Some College	31.0%	30.9%	29.9%
	2016 Est. Associate Degree Only	10.7%	11.2%	10.8%
	2016 Est. Bachelor Degree Only	10.9%	14.2%	15.5%
	2016 Est. Graduate Degree	3.5%	6.8%	8.5%
HOUSING	2016 Est. Total Housing Units	7,053	19,417	23,878
	2016 Est. Owner-Occupied	40.3%	54.6%	59.5%
	2016 Est. Renter-Occupied	56.6%	42.1%	37.3%
	2016 Est. Vacant Housing	3.0%	3.3%	3.3%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	5.8%	9.7%	9.9%
	2010 Homes Built 2000 to 2004	8.0%	8.9%	9.5%
	2010 Homes Built 1990 to 1999	17.3%	16.9%	16.6%
	2010 Homes Built 1980 to 1989	10.1%	9.0%	8.4%
	2010 Homes Built 1970 to 1979	24.7%	22.0%	22.5%
	2010 Homes Built 1960 to 1969	9.7%	10.2%	10.3%
	2010 Homes Built 1950 to 1959	11.9%	8.9%	8.5%
	2010 Homes Built Before 1949	12.6%	14.4%	14.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.4%	0.5%
	2010 Home Value \$500,000 to \$999,999	1.5%	2.0%	2.8%
	2010 Home Value \$400,000 to \$499,999	0.8%	1.5%	3.4%
	2010 Home Value \$300,000 to \$399,999	3.8%	7.6%	10.5%
	2010 Home Value \$200,000 to \$299,999	19.6%	25.8%	28.6%
	2010 Home Value \$150,000 to \$199,999	25.6%	28.0%	25.0%
	2010 Home Value \$100,000 to \$149,999	33.1%	22.5%	18.7%
	2010 Home Value \$50,000 to \$99,999	5.1%	4.1%	3.5%
	2010 Home Value \$25,000 to \$49,999	1.1%	3.5%	2.9%
	2010 Home Value Under \$25,000	9.2%	4.6%	4.1%
	2010 Median Home Value	\$157,767	\$179,934	\$198,855
	2010 Median Rent	\$635	\$638	\$645

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	13,365	37,553	46,608
	2016 Est. Civilian Employed	53.5%	55.9%	56.6%
	2016 Est. Civilian Unemployed	3.4%	3.5%	3.2%
	2016 Est. in Armed Forces	0.1%	0.3%	0.2%
	2016 Est. not in Labor Force	42.9%	40.3%	39.9%
	2016 Labor Force Males	48.5%	48.4%	48.7%
	2016 Labor Force Females	51.5%	51.6%	51.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,727	19,528	24,107
	2010 Mgmt, Business, & Financial Operations	9.0%	11.7%	12.6%
	2010 Professional, Related	13.4%	17.1%	17.8%
	2010 Service	26.0%	22.9%	21.3%
	2010 Sales, Office	24.9%	24.0%	24.8%
	2010 Farming, Fishing, Forestry	1.8%	1.4%	1.4%
	2010 Construction, Extraction, Maintenance	8.3%	7.7%	7.8%
	2010 Production, Transport, Material Moving	16.7%	15.0%	14.3%
	2010 White Collar Workers	47.3%	52.9%	55.1%
	2010 Blue Collar Workers	52.7%	47.1%	44.9%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	75.2%	77.9%	78.2%
	2010 Drive to Work in Carpool	9.4%	8.9%	8.5%
	2010 Travel to Work by Public Transportation	0.7%	0.9%	0.9%
	2010 Drive to Work on Motorcycle	0.6%	0.5%	0.6%
	2010 Walk or Bicycle to Work	8.4%	5.3%	4.7%
	2010 Other Means	0.5%	0.6%	0.6%
	2010 Work at Home	5.1%	6.0%	6.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	48.1%	45.8%	43.8%
	2010 Travel to Work in 15 to 29 Minutes	34.1%	35.6%	37.2%
	2010 Travel to Work in 30 to 59 Minutes	14.5%	15.5%	15.7%
	2010 Travel to Work in 60 Minutes or More	3.4%	3.1%	3.4%
	2010 Average Travel Time to Work	15.1	15.6	15.9
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$269 M	\$880 M	\$1.15 B
	2016 Est. Apparel	\$9.28 M	\$30.5 M	\$39.8 M
	2016 Est. Contributions, Gifts	\$15.8 M	\$54.9 M	\$73.2 M
	2016 Est. Education, Reading	\$9.19 M	\$31.3 M	\$41.6 M
	2016 Est. Entertainment	\$14.7 M	\$48.8 M	\$64.0 M
	2016 Est. Food, Beverages, Tobacco	\$43.0 M	\$138 M	\$179 M
	2016 Est. Furnishings, Equipment	\$8.62 M	\$29.4 M	\$38.9 M
	2016 Est. Health Care, Insurance	\$25.0 M	\$79.6 M	\$103 M
	2016 Est. Household Operations, Shelter, Utilities	\$84.1 M	\$273 M	\$356 M
	2016 Est. Miscellaneous Expenses	\$4.12 M	\$13.2 M	\$17.2 M
	2016 Est. Personal Care	\$3.52 M	\$11.5 M	\$15.0 M
2016 Est. Transportation	\$51.7 M	\$170 M	\$222 M	

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