

» NOW OPEN «  
**CHIPOTLE**

—FOR LEASE—

# McMINNVILLE PLAZA

## PRIME LOCATION IN McMINNVILLE



### ADDRESS

2490 OR-99W in McMinnville, OR

### AVAILABLE SPACE

- 1,800 SF in-line
- 6,925 SF in-line (will divide)
- 23,406 SF (will divide)

### ASKING RENT

Please call for details

### TRAFFIC COUNTS

Pacific Hwy 99W – 14,178 ADT (18)

NE Lafayette Ave – 10,200 ADT (15)

### HIGHLIGHTS

- Great visibility from high-traffic 99W.
- Abundant parking.
- Anchored by Safeway, Petco, Ross and Marshalls.
- Other co-tenants include Panda Express, KFC, Chipotle, O'Reilly Auto Parts, Aspen Dental, T-Mobile and Famous Footwear.
- Nearby retailers include Big 5 Sporting Goods, Walmart, WinCo, BedMart and Wilco Farm Store.



COMMERCIAL  
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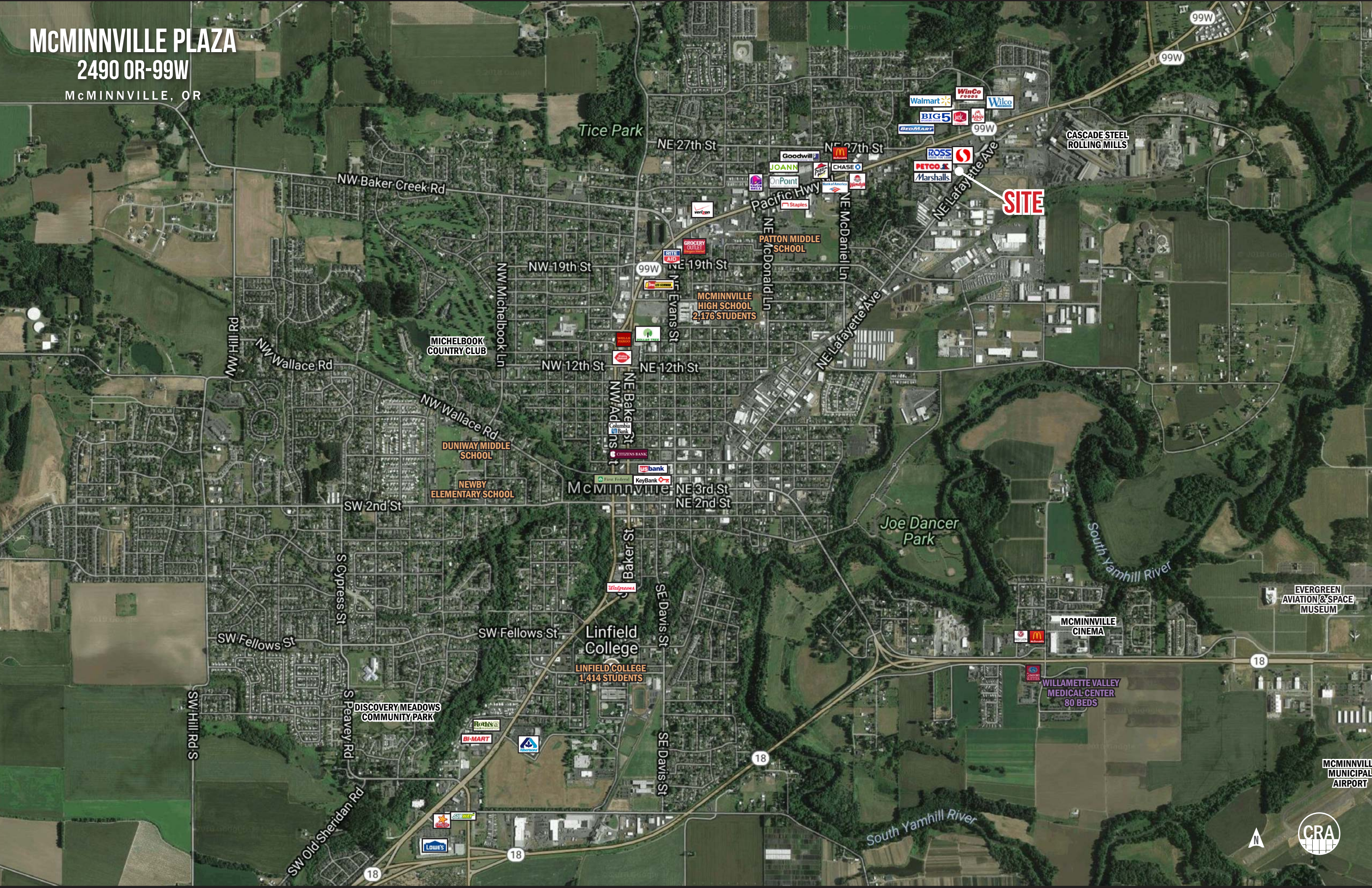
**503.274.0211**

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# MCMINNVILLE PLAZA

2490 OR-99W

MCMINNVILLE, OR



**SITE**

Tice Park

CASCADE STEEL ROLLING MILLS

MCMINNVILLE HIGH SCHOOL  
2,176 STUDENTS

Mcminnville

Joe Dancer Park

Linfield College  
1,414 STUDENTS

MCMINNVILLE CINEMA

WILLAMETTE VALLEY MEDICAL CENTER  
80 BEDS

EVERGREEN AVIATION & SPACE MUSEUM

MCMINNVILLE MUNICIPAL AIRPORT



# McMINNVILLE PLAZA

2490 OR-99W

McMINNVILLE, OR

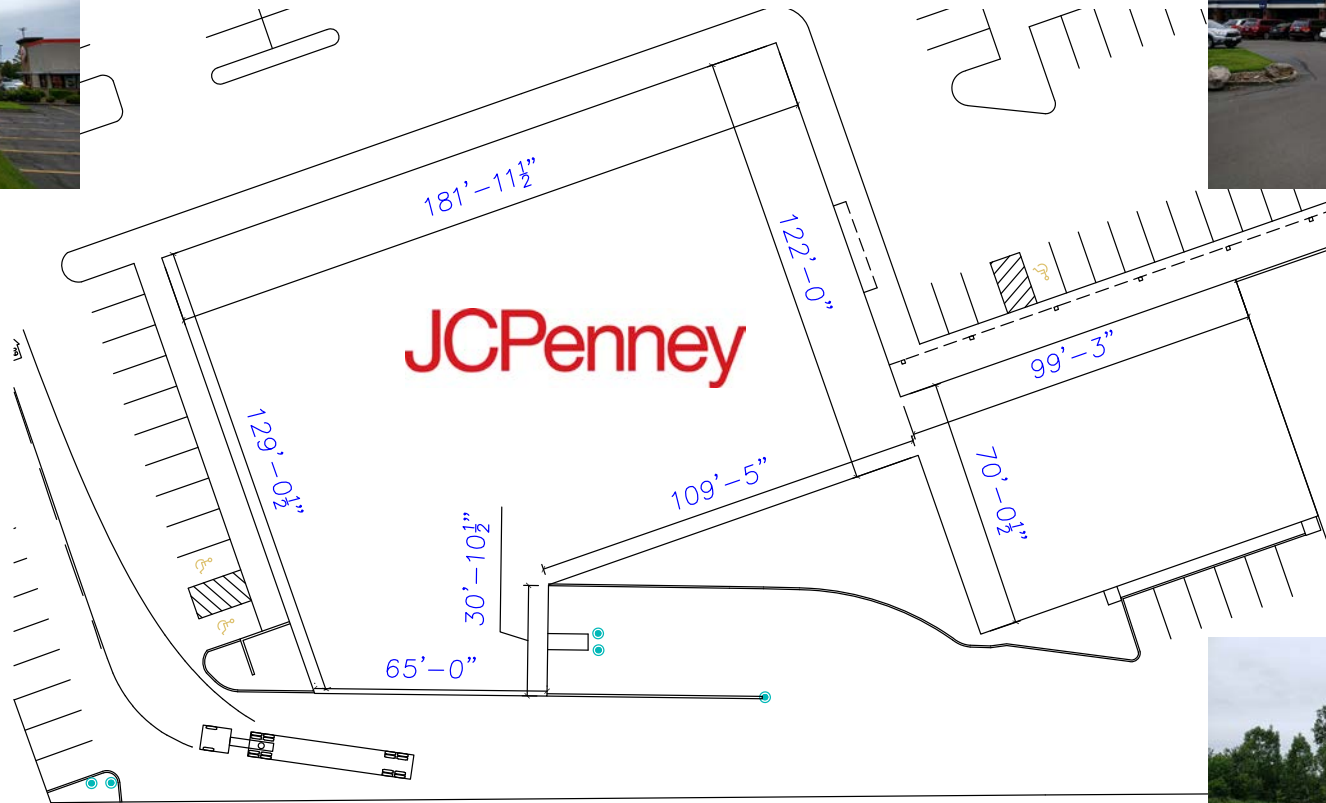
## SITE PLAN



# McMINNVILLE PLAZA 2490 OR-99W

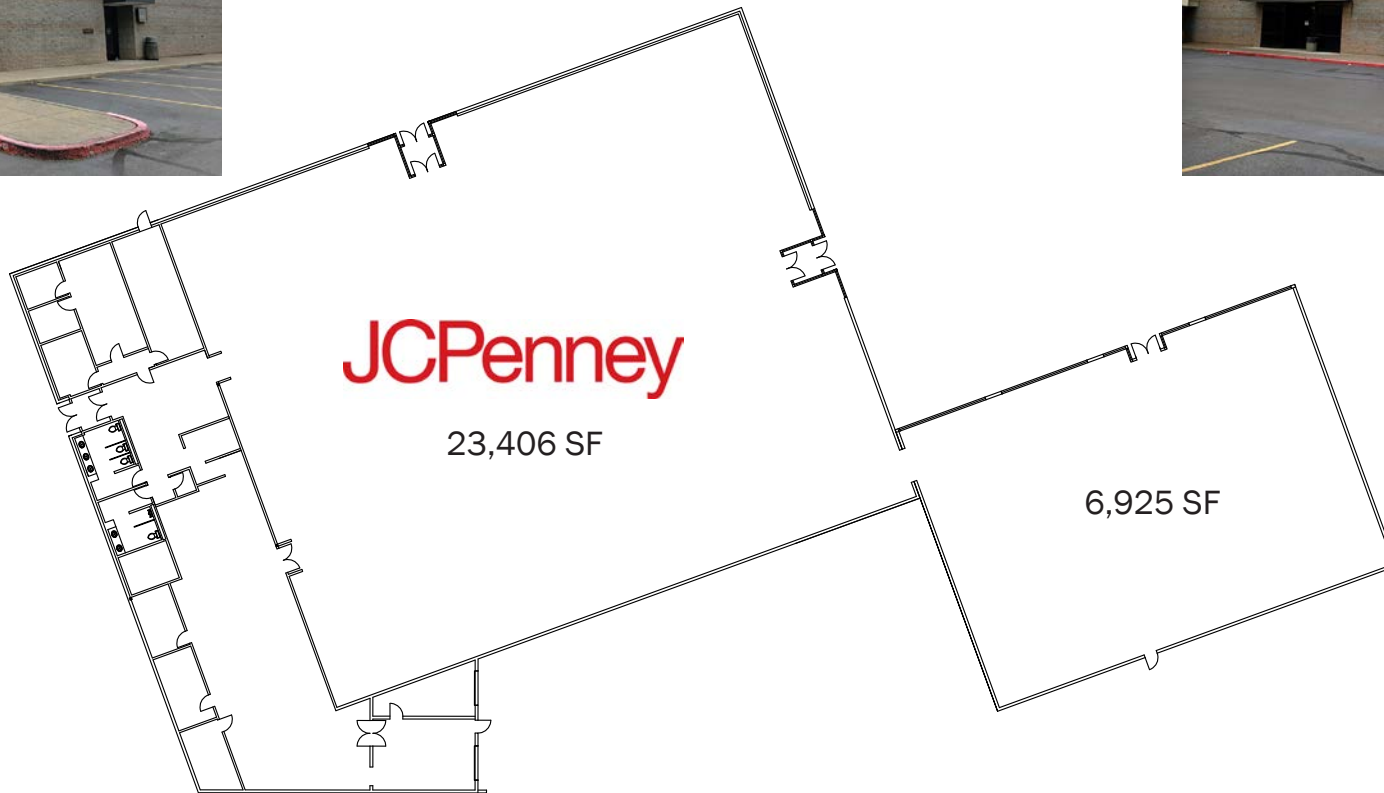
McMINNVILLE, OR

## BUILDING DIMENSIONS



# McMINNVILLE PLAZA 2490 OR-99W McMINNVILLE, OR

## FLOOR PLAN

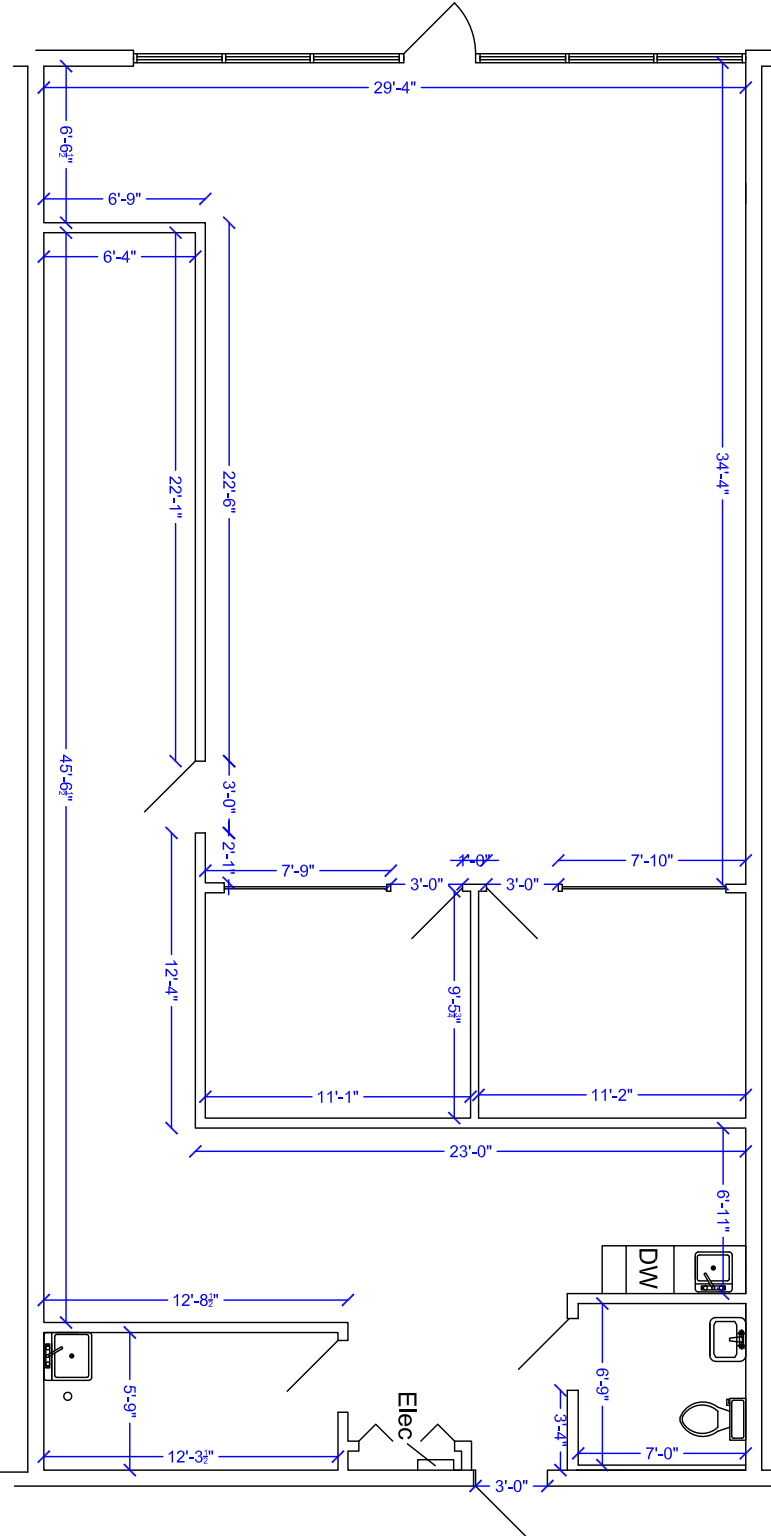


# McMINNVILLE PLAZA

2490 OR-99W

McMINNVILLE, OR

FLOOR PLAN | 1,800 SF



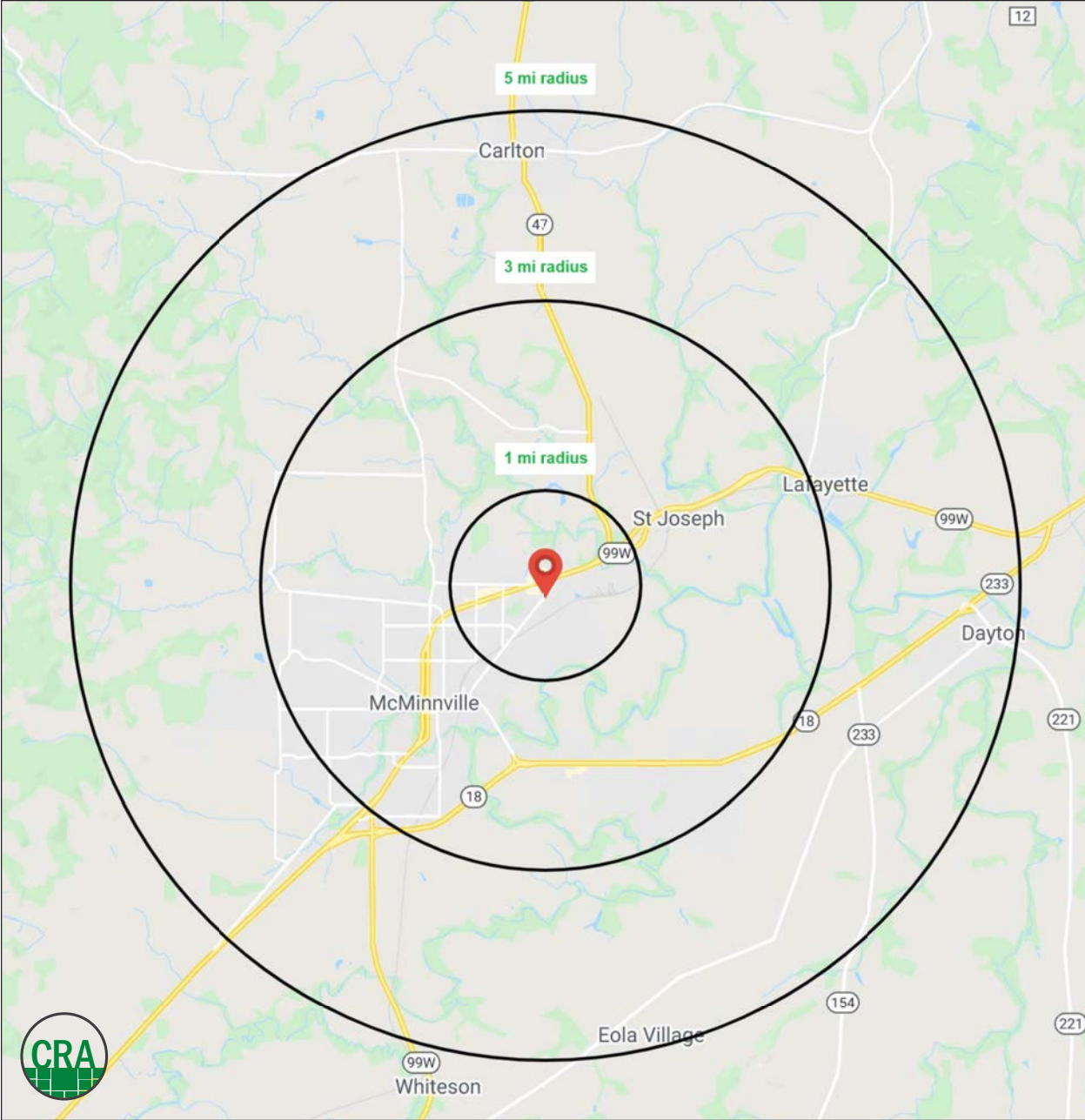
# McMINNVILLE PLAZA 2490 OR-99W

McMINNVILLE, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	5,385	31,839	48,173
Projected Population 2025	5,709	33,798	51,345
Average HH Income	\$75,940	\$79,655	\$86,765
Median Home Value	\$315,310	\$303,819	\$302,863
Daytime Demographics 16+	6,331	26,076	33,591

**2.2%**  
Historical Annual Growth  
(2010-2020)  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.22771-123.1727

RS1

McMinnville Plaza		1 mi radius	3 mi radius	5 mi radius
McMinnville, OR 97128				
POPULATION	2020 Estimated Population	5,385	31,839	48,173
	2025 Projected Population	5,709	33,798	51,345
	2010 Census Population	4,418	29,451	43,803
	2000 Census Population	3,682	25,709	36,169
	Projected Annual Growth 2020 to 2025	1.2%	1.2%	1.3%
	Historical Annual Growth 2000 to 2020	2.3%	1.2%	1.7%
	2020 Median Age	37.6	37.3	37.6
HOUSEHOLDS	2020 Estimated Households	2,075	11,767	17,543
	2025 Projected Households	2,141	12,176	18,206
	2010 Census Households	1,674	10,642	15,641
	2000 Census Households	1,476	9,114	12,608
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.8%
	Historical Annual Growth 2000 to 2020	2.0%	1.5%	2.0%
RACE AND ETHNICITY	2020 Estimated White	79.0%	79.8%	81.3%
	2020 Estimated Black or African American	1.4%	1.4%	1.3%
	2020 Estimated Asian or Pacific Islander	2.2%	2.2%	2.1%
	2020 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.2%
	2020 Estimated Other Races	16.1%	15.3%	14.1%
	2020 Estimated Hispanic	22.2%	22.8%	21.1%
INCOME	2020 Estimated Average Household Income	\$75,940	\$79,655	\$86,765
	2020 Estimated Median Household Income	\$64,967	\$58,493	\$63,093
	2020 Estimated Per Capita Income	\$29,393	\$29,940	\$31,950
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	7.9%	6.5%	5.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.3%	8.0%	8.3%
	2020 Estimated High School Graduate	22.4%	25.3%	25.1%
	2020 Estimated Some College	28.5%	25.3%	26.0%
	2020 Estimated Associates Degree Only	12.1%	9.6%	10.1%
	2020 Estimated Bachelors Degree Only	12.6%	15.5%	15.4%
	2020 Estimated Graduate Degree	10.2%	9.8%	9.4%
BUSINESS	2020 Estimated Total Businesses	358	1,677	2,038
	2020 Estimated Total Employees	4,516	15,004	17,535
	2020 Estimated Employee Population per Business	12.6	8.9	8.6
	2020 Estimated Residential Population per Business	15.1	19.0	23.6

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



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