

» OPENING 2022 «  
**ULTA** BEAUTY  
**HomeGoods**

—FOR LEASE—

# McMINNVILLE PLAZA

## PRIME LOCATION IN McMINNVILLE



### ADDRESS

2490 OR-99W in McMinnville, OR

### AVAILABLE SPACE

- 1,800 SF in-line

### ASKING RENT

Please call for details

### TRAFFIC COUNTS

Pacific Hwy 99W – 17,492 ADT ('20)

NE Lafayette Ave – 11,041 ADT ('20)

### HIGHLIGHTS

- Great visibility from high-traffic 99W.
- Abundant parking.
- Anchored by Safeway, Petco, HomeGoods, Ross Dress for Less 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  
REALTY ADVISORS  
NORTHWEST LLC

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# MCMINNVILLE PLAZA

2490 OR-99W

MCMINNVILLE, OR



**SITE**

Tice Park

CASCADE STEEL ROLLING MILLS

MCMINNVILLE HIGH SCHOOL  
2,164 STUDENTS

MICHELBOOK COUNTRY CLUB

DUNIWAY MIDDLE SCHOOL

NEWBY ELEMENTARY SCHOOL

Mcminnville

Joe Dancer Park

South Yamhill River

EVERGREEN AVIATION & SPACE MUSEUM

MCMINNVILLE CINEMA

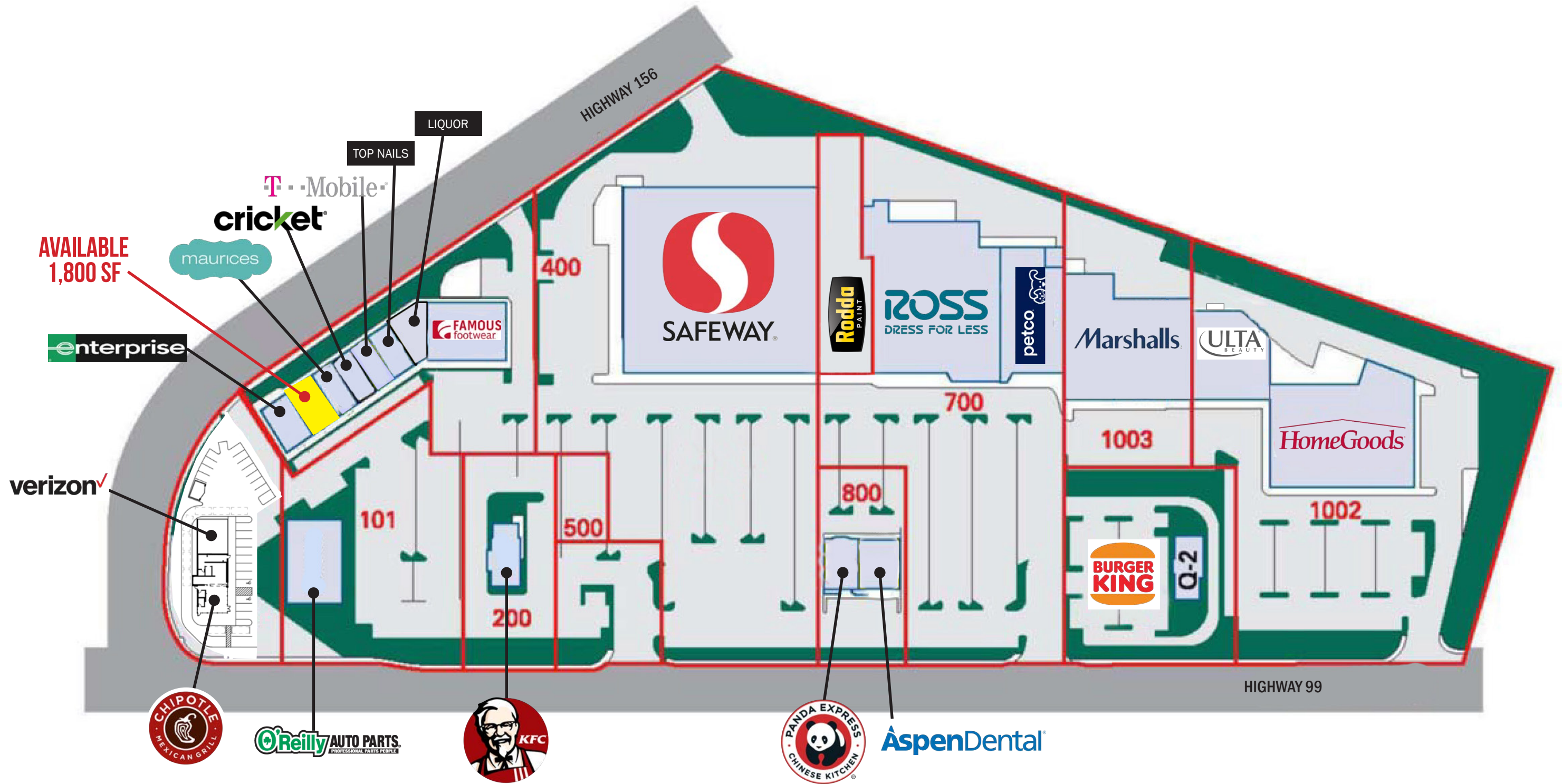
WILLAMETTE VALLEY MEDICAL CENTER  
80 BEDS

Linfield College

LINFIELD COLLEGE  
1,392 STUDENTS

MCMINNVILLE MUNICIPAL AIRPORT

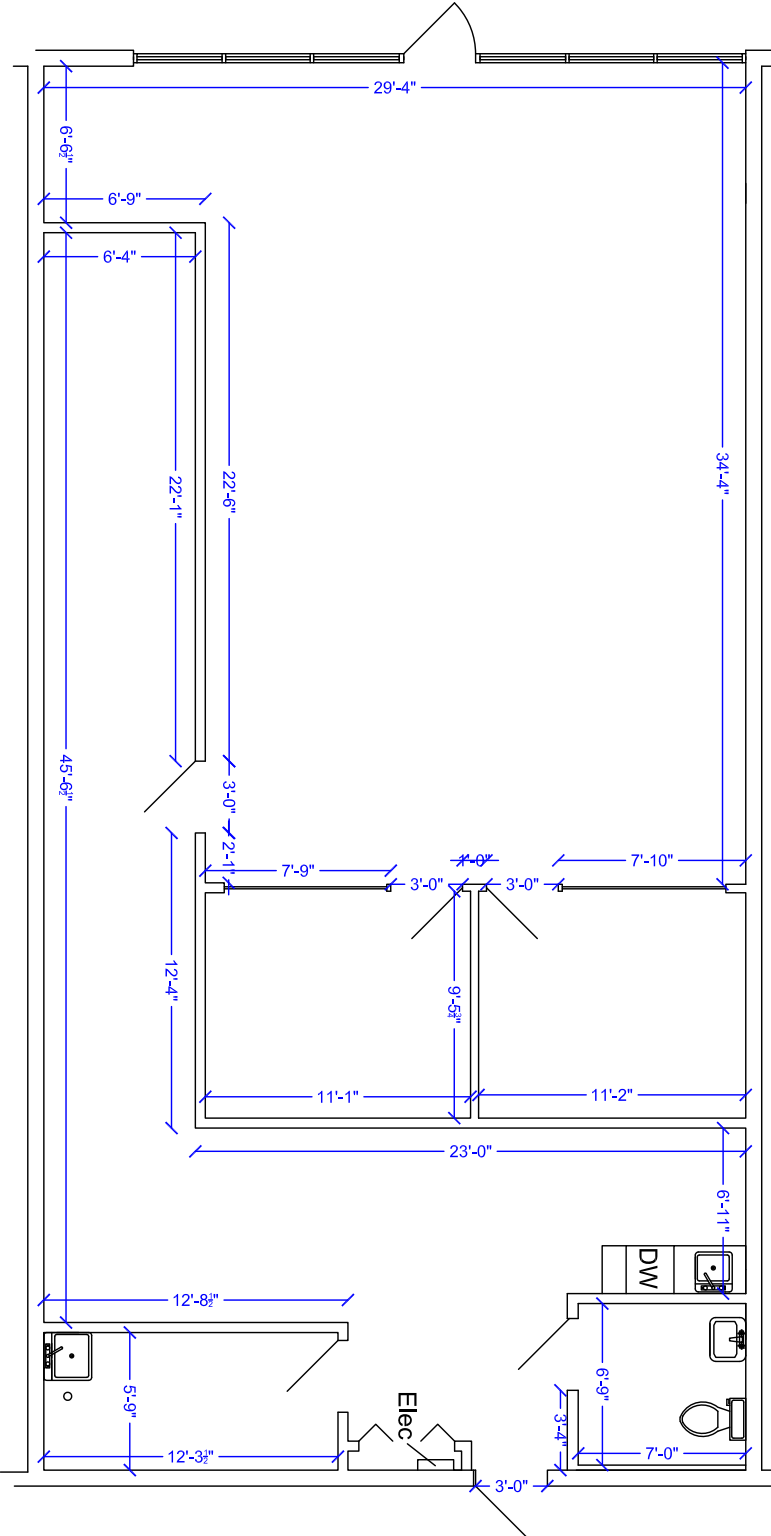




# McMINNVILLE PLAZA 2490 OR-99W

FLOOR PLAN | 1,800 SF

McMINNVILLE, OR



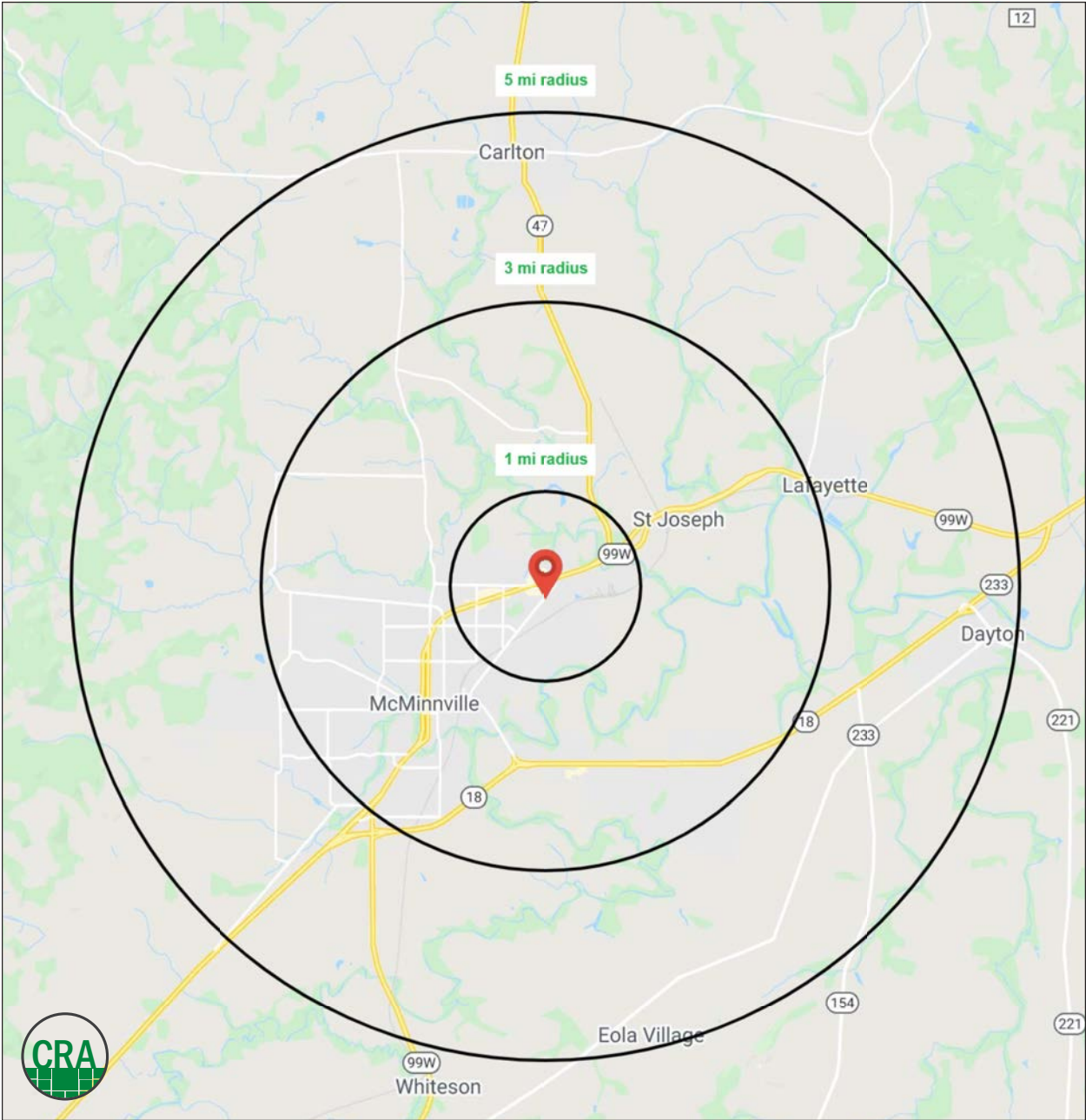
# McMINNVILLE PLAZA 2490 OR-99W

McMINNVILLE, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	5,212	31,456	47,771
Projected Population 2026	5,440	32,337	49,589
Average HH Income	\$78,196	\$84,919	\$92,397
Median Home Value	\$325,623	\$315,336	\$317,821
Daytime Demographics 16+	5,917	26,359	34,964

**1.3%**  
Historical Annual Growth  
(2010-2020)  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.2275/-123.1728

<b>McMinnville Plaza</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>McMinnville, OR 97128</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2021 Estimated Population	5,212	31,456	47,771
2026 Projected Population	5,440	32,337	49,589
2020 Census Population	5,021	31,267	47,459
2010 Census Population	4,463	29,446	43,810
Projected Annual Growth 2021 to 2026	0.9%	0.6%	0.8%
Historical Annual Growth 2010 to 2021	1.5%	0.6%	0.8%
2021 Median Age	37.6	38.1	38.1
<b>Households</b>			
2021 Estimated Households	1,966	11,409	17,091
2026 Projected Households	2,090	11,941	18,060
2020 Census Households	1,881	11,317	16,972
2010 Census Households	1,691	10,640	15,643
Projected Annual Growth 2021 to 2026	1.3%	0.9%	1.1%
Historical Annual Growth 2010 to 2021	1.5%	0.7%	0.8%
<b>Race and Ethnicity</b>			
2021 Estimated White	72.6%	70.6%	72.9%
2021 Estimated Black or African American	0.7%	1.0%	0.8%
2021 Estimated Asian or Pacific Islander	1.7%	4.6%	3.5%
2021 Estimated American Indian or Native Alaskan	1.4%	1.4%	1.4%
2021 Estimated Other Races	23.6%	22.4%	21.3%
2021 Estimated Hispanic	25.6%	23.3%	21.9%
<b>Income</b>			
2021 Estimated Average Household Income	\$78,196	\$84,919	\$92,397
2021 Estimated Median Household Income	\$63,935	\$61,087	\$66,685
2021 Estimated Per Capita Income	\$29,826	\$31,329	\$33,439
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	5.6%	5.5%	4.7%
2021 Estimated Some High School (Grade Level 9 to 11)	6.9%	7.1%	7.4%
2021 Estimated High School Graduate	26.0%	25.1%	25.1%
2021 Estimated Some College	26.2%	25.8%	26.9%
2021 Estimated Associates Degree Only	13.3%	10.2%	10.0%
2021 Estimated Bachelors Degree Only	12.2%	15.8%	16.0%
2021 Estimated Graduate Degree	9.8%	10.4%	9.9%
<b>Business</b>			
2021 Estimated Total Businesses	349	1,574	1,985
2021 Estimated Total Employees	3,991	14,872	18,218
2021 Estimated Employee Population per Business	11.4	9.4	9.2
2021 Estimated Residential Population per Business	14.9	20.0	24.1

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.