

FOR LEASE ► NEWBERG, OR

# CRESTVIEW CROSSING



PACIFIC HWY 99W & CRESTVIEW DRIVE



**WINGSTOP**  
COMING SOON!

**GRAMOR**  
DEVELOPMENT

Newberg is the gateway to Oregon's wine country and considered one of the world's best and fastest growing communities in Oregon. With over 200 wineries, the valley is home to hiking trails, bike paths, farmer's markets, and covered bridges making the area popular for tourists and locals alike. Crestview Crossing, Newberg's first, Class A shopping center, was designed with pedestrian-friendly walkways, plazas, and fantastic exposure to serve the surrounding Willamette Valley.

## ADDRESS

4105-4215 E Crestview Drive  
Newberg, OR 97132

## AVAILABLE SPACE

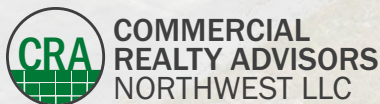
- 1,105 SF - 3,845 SF

## TRAFFIC COUNTS

US Hwy 99W - 36,753 ADT ('25)

## HIGHLIGHTS

- This new 36,773 SF development is located at a high-traffic signalized intersection along Hwy 99W. It has excellent access to transportation, nearby attractions such as the Allison Inn & Spa and proximity to a large regional medical center immediately across the intersection.
- Crestview Crossing provides excellent trade area visibility and access to retail, services and restaurants.



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**CRESTVIEW CROSSING**  
4105-4215 E CRESTVIEW DR  
NEWBERG, OR



**MOUNTAIN VIEW MIDDLE SCHOOL**

**NEWBERG HIGH SCHOOL**  
1,389 STUDENTS

**SITE**

**36,753 ADT (25)**

**34,928 ADT (25)**

**44,835 ADT (25)**

**GEORGE FOX UNIVERSITY**  
4,200 STUDENTS

**Providence HOSPITAL**  
529 EMPLOYEES  
40 BEDS

**Portland Community College**  
NEWBERG CAMPUS

Hess Creek

Spring Brook

Spring Brook

N Springbrook Rd

Hess Creek





### NEWBERG

**NEWBERG HIGH SCHOOL**  
1,389 STUDENTS

**MOUNTAIN VIEW MIDDLE SCHOOL**

**SPRINGBROOK**  
NEW DEVELOPMENT ON 450-ACRES COMING SOON!



PACIFIC HWY 99W



**Providence HOSPITAL**  
529 EMPLOYEES  
40 BEDS



PACIFIC HWY 99W

PROVIDENCE DRIVE

**Spring Meadow @ Crestview**  
NEW APARTMENT PROJECT  
196 APARTMENT UNITS  
COMING SOON!

CRESTVIEW CROSSING


E CRESTVIEW DRIVE

**CRESTVIEW GREEN**  
NEW RESIDENTIAL PROJECT  
14 LARGE LOTS  
96 TOWNHOME LOTS  
PAD FOR 24-UNIT APT BLDG  
COMING SOON!





**CRESTVIEW CROSSING**



Coloro  
NAIL SPA

**FIVE GUYS**  
BURGERS and FRIES

**BEDMART**



T-Mobile

OnPoint  
COMMUNITY CREDIT UNION



E CRESTVIEW DRIVE

36,753 ADT (25)

99W

PACIFIC HWY 99W

PROVIDENCE DRIVE



TENANTS

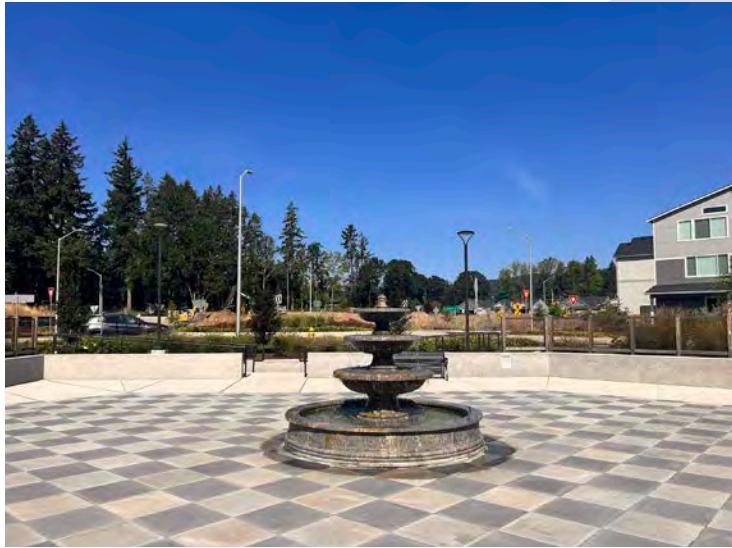
CRESTVIEW CROSSING  
4105-4215 E CRESTVIEW DR  
NEWBERG, OR



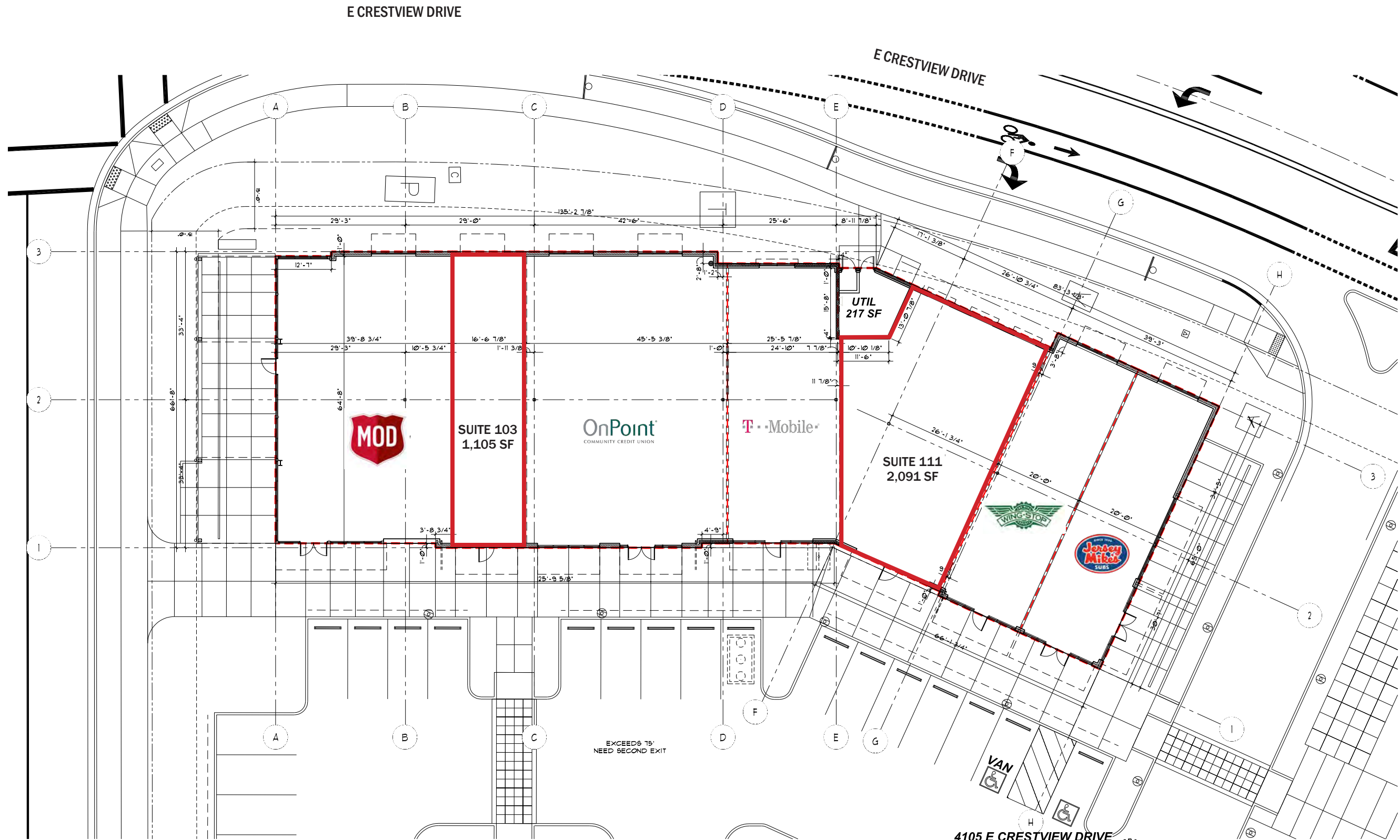
**SITE PLAN**

**AVAILABILITY**

BUILDING A		
Suite 103	1,105 SF	Inline retail space
Suite 111	2,091 SF	Inline retail space
BUILDING D		
Suite 141	1,706 SF	Prime end-cap with operable doors and patio amenity outdoor seating space
Suite 135	3,845 SF	Prime end-cap with operable doors and patio amenity outdoor seating space



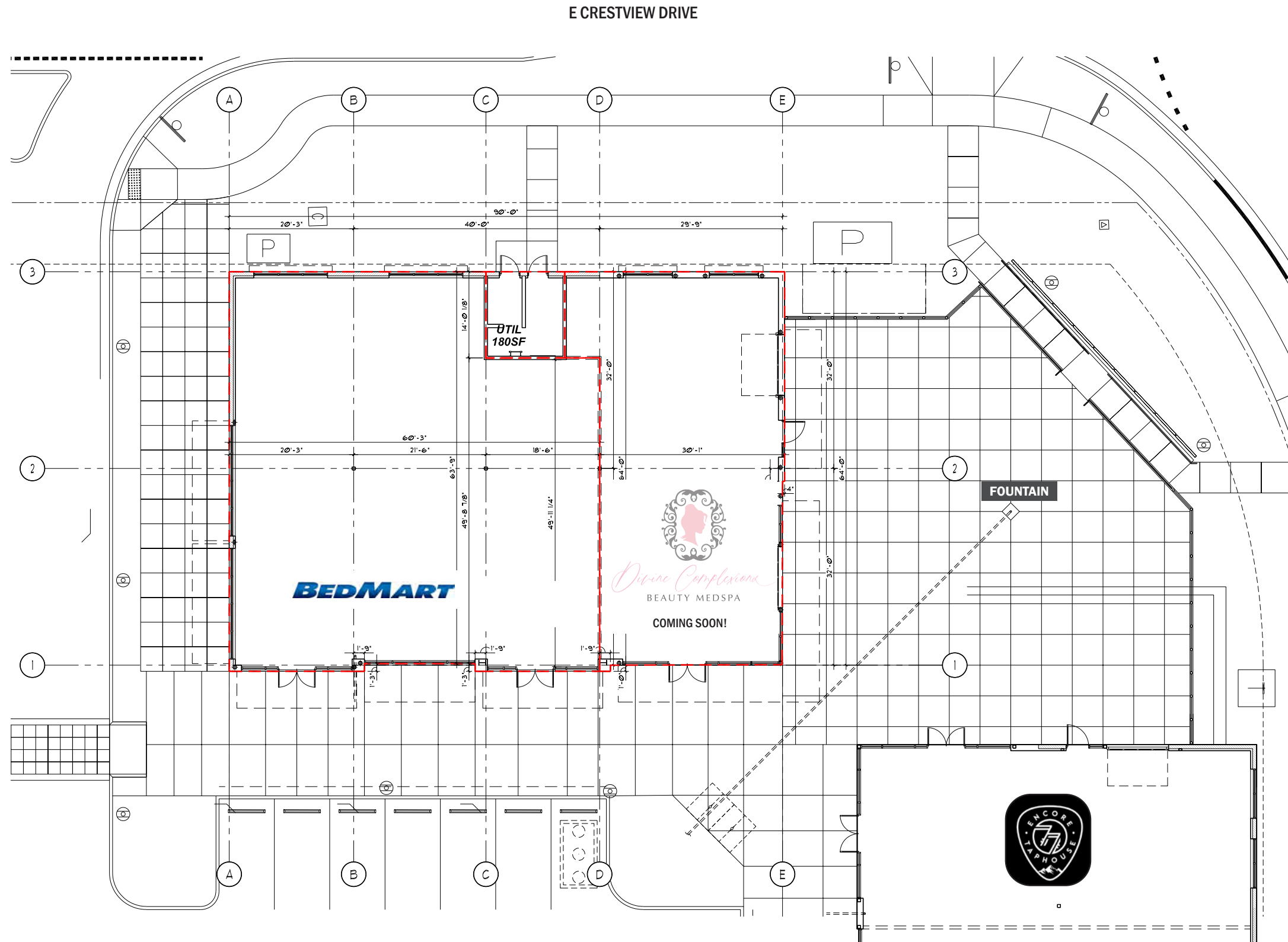
99W  
PACIFIC HWY 99W



1 BUILDING 'A' - LEASE PLAN  
3/32" = 1'-0"

4105 E CRESTVIEW DRIVE  
NEWBERG, OR 97132

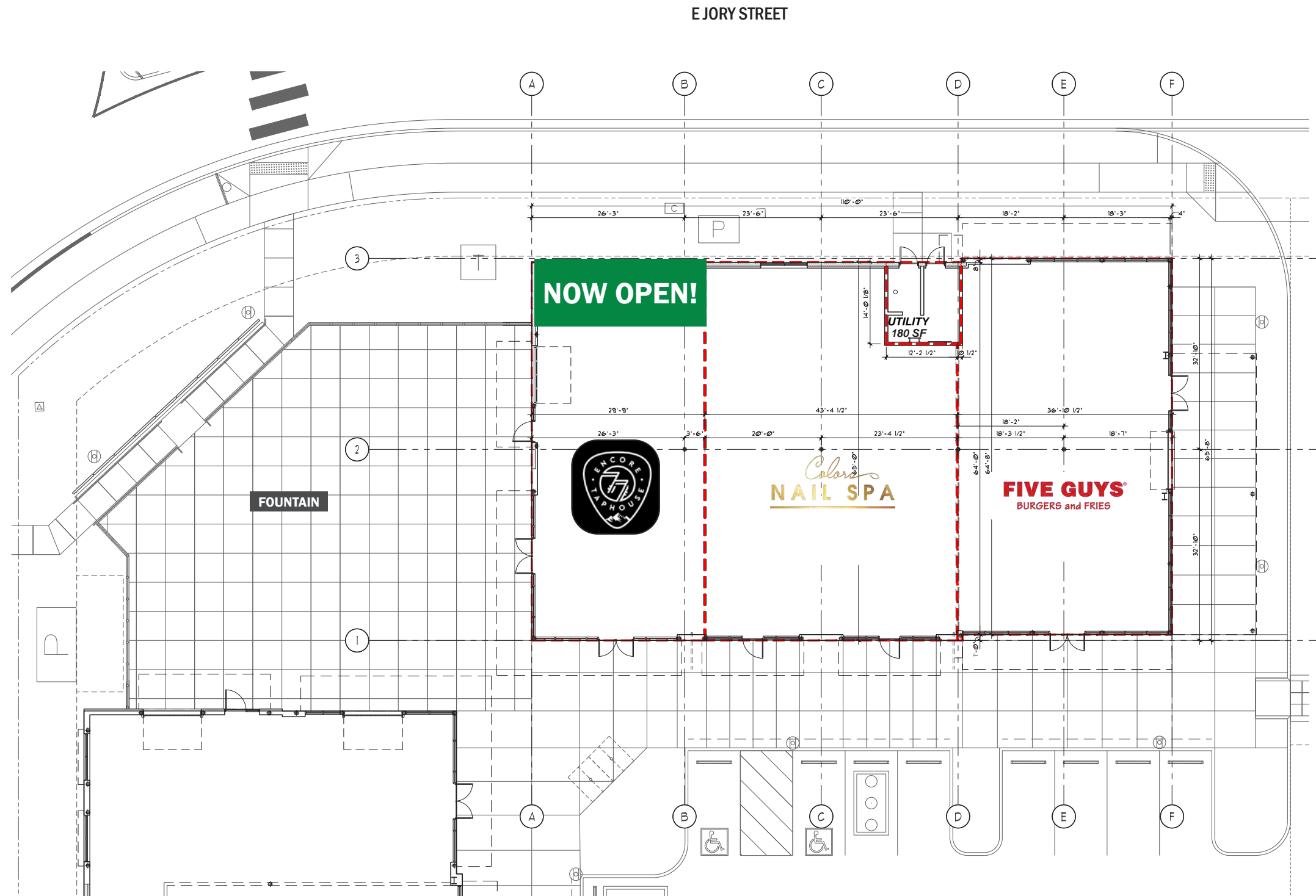




LEASE PLAN  
BUILDING 'B' - FLOOR PLAN  
1/8" = 1'-0"

4203 E CRESTVIEW DRIVE  
NEWBERG, OR 97132

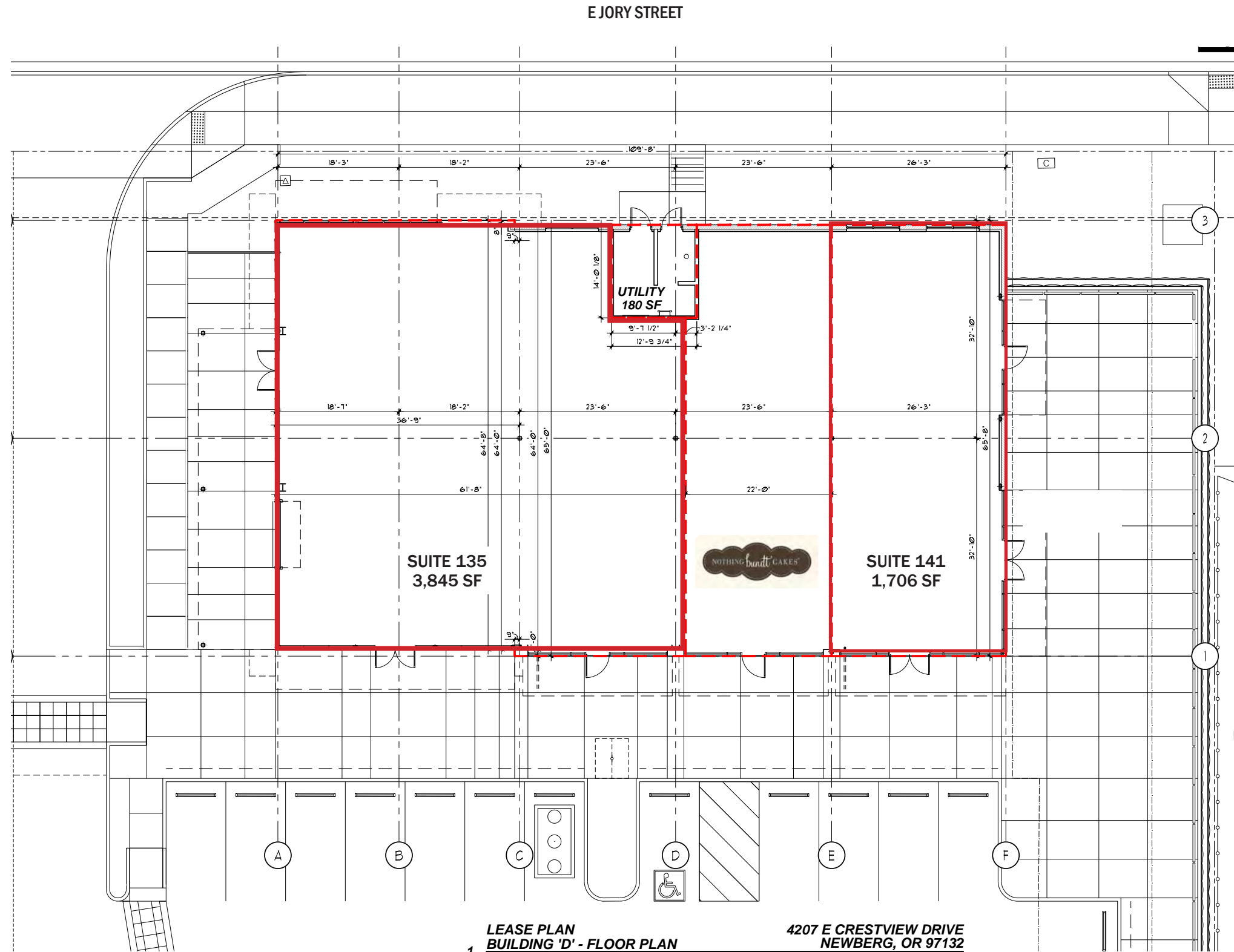




LEASE PLAN  
BUILDING 'C' - FLOOR PLAN  
1  
1/8" = 1'-0"

4205 E CRESTVIEW DRIVE  
NEWBERG, OR 97132

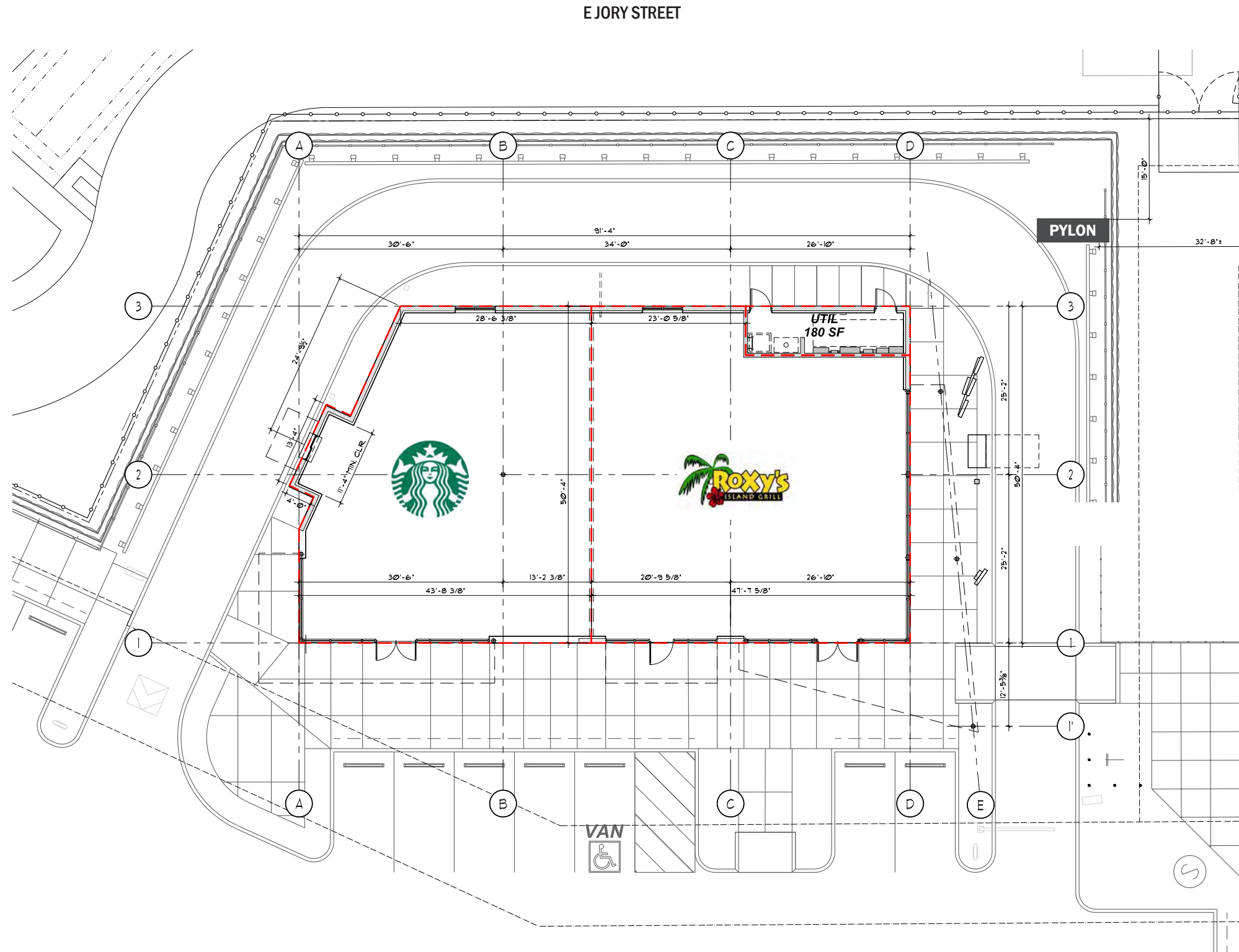




1 LEASE PLAN  
BUILDING 'D' - FLOOR PLAN  
1/8" = 1'-0"

4207 E CRESTVIEW DRIVE  
NEWBERG, OR 97132





LEASE PLAN  
BUILDING 'E' - FLOOR PLAN  
1/8" = 1'-0"

4215 E CRESTVIEW DRIVE  
NEWBERG, OR 97132



99W  
PACIFIC HWY 99W



# CRESTVIEW CROSSING 4105-4215 E CRESTVIEW DR

NEWBERG, OR

## DEMOGRAPHIC SUMMARY

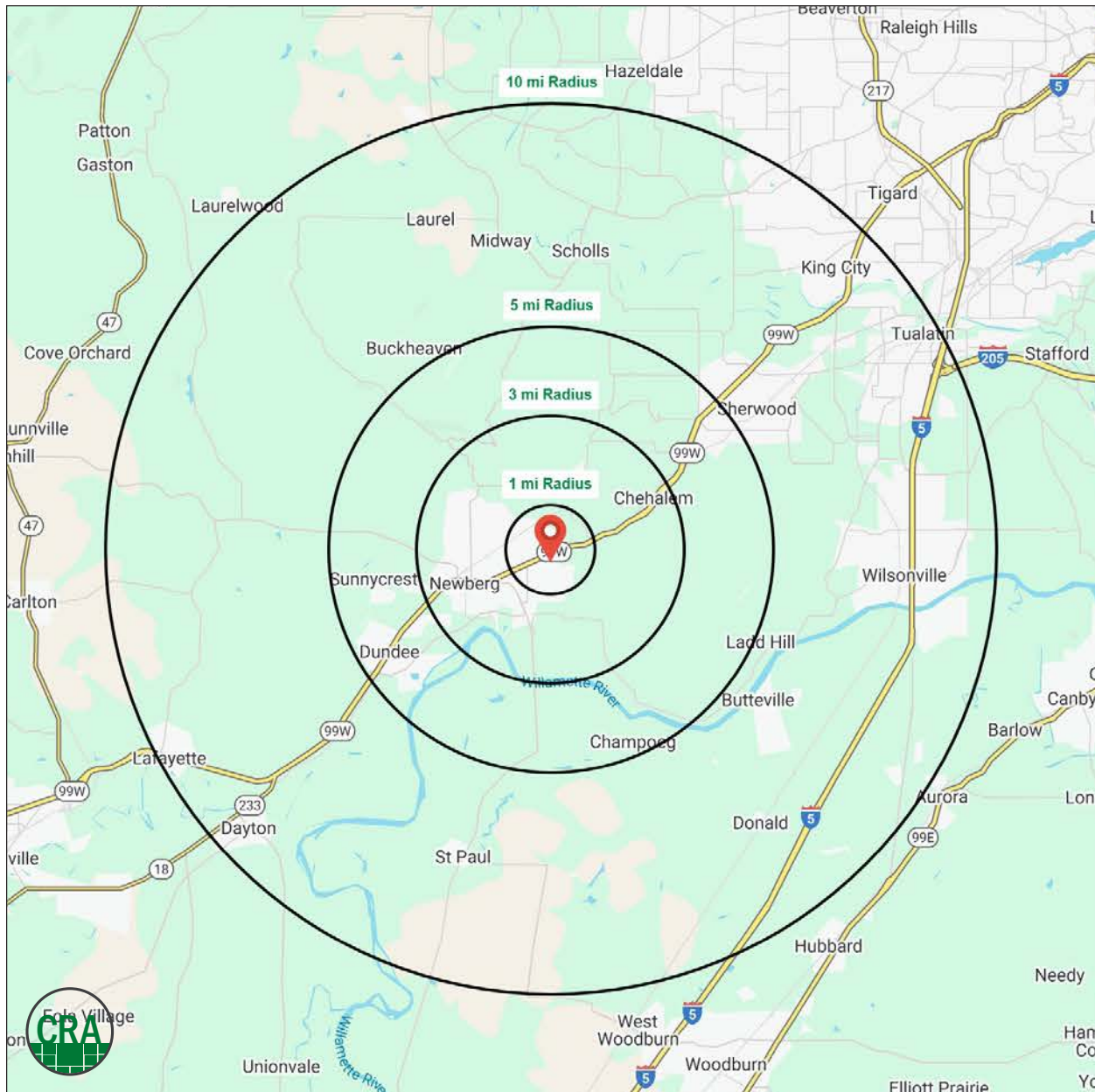
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE	10 MILE
Estimated Population 2025	6,182	30,476	44,720	172,780
Average HH Income	\$152,299	\$136,477	\$147,129	\$146,280
Median HH Income	\$134,493	\$107,416	\$116,108	\$115,950
Median Home Value	\$576,978	\$553,064	\$598,167	\$608,828
Daytime Demographics 16+	4,283	19,755	25,966	118,439
Some College or Higher	74.1%	70.5%	72.9%	75.8%

**\$136,477**

Average Household Income  
3 MILE RADIUS

**39.7**

Median Age  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3106/-122.9354

<b>Crestview Crossing Newberg, OR 97132</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	<b>10 mi radius</b>
<b>Population</b>				
2025 Estimated Population	6,182	30,476	44,720	172,780
2030 Projected Population	6,349	30,775	44,976	170,975
2020 Census Population	6,172	29,448	43,666	169,081
2010 Census Population	4,933	25,764	39,064	146,231
Projected Annual Growth 2025 to 2030	0.5%	0.2%	0.1%	-0.2%
Historical Annual Growth 2010 to 2025	1.7%	1.2%	1.0%	1.2%
2025 Median Age	39.7	36.5	38.4	40.4
<b>Households</b>				
2025 Estimated Households	2,456	11,158	16,202	65,984
2030 Projected Households	2,548	11,422	16,531	66,329
2020 Census Households	2,290	10,545	15,427	63,067
2010 Census Households	1,764	9,069	13,708	55,155
Projected Annual Growth 2025 to 2030	0.7%	0.5%	0.4%	0.1%
Historical Annual Growth 2010 to 2025	2.6%	1.5%	1.2%	1.3%
<b>Race and Ethnicity</b>				
2025 Estimated White	79.4%	78.9%	79.7%	75.1%
2025 Estimated Black or African American	1.5%	1.5%	1.2%	2.0%
2025 Estimated Asian or Pacific Islander	4.7%	3.2%	3.8%	7.8%
2025 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%	0.8%
2025 Estimated Other Races	13.4%	15.5%	14.4%	14.3%
2025 Estimated Hispanic	16.0%	17.0%	15.8%	15.2%
<b>Income</b>				
2025 Estimated Average Household Income	\$152,299	\$136,477	\$147,129	\$146,280
2025 Estimated Median Household Income	\$134,493	\$107,416	\$116,108	\$115,950
2025 Estimated Per Capita Income	\$60,686	\$50,333	\$53,571	\$55,997
<b>Education (Age 25+)</b>				
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.4%	2.5%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.1%	4.4%	3.1%
2025 Estimated High School Graduate	19.4%	22.1%	20.2%	18.2%
2025 Estimated Some College	20.5%	22.5%	22.5%	21.7%
2025 Estimated Associates Degree Only	6.8%	8.1%	8.2%	8.5%
2025 Estimated Bachelors Degree Only	33.2%	26.9%	27.4%	29.6%
2025 Estimated Graduate Degree	13.6%	12.9%	14.8%	15.9%
<b>Business</b>				
2025 Estimated Total Businesses	356	1,446	2,045	8,689
2025 Estimated Total Employees	2,471	11,027	13,460	68,740
2025 Estimated Employee Population per Business	6.9	7.6	6.6	7.9
2025 Estimated Residential Population per Business	17.3	21.1	21.9	19.9

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*KNOWLEDGE*

*RELATIONSHIPS*

*EXPERIENCE*

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