

—FOR LEASE—

FORMER BIG 5 SPORTING GOODS



PRIME LOCATION IN McMinnville



ADDRESS

2525 OR-99W, McMinnville, OR 97128

AVAILABLE SPACE

10,000 SF

ASKING RENT

\$18 PSF/YR, + NNN

TRAFFIC COUNTS

Pacific Hwy 99W – 16,609 ADT ('25)

NE Lafayette Ave – 10,163 ADT ('25)

HIGHLIGHTS

- Great visibility from high-traffic 99W.
- Anchored by Walmart, WinCo and Wilco Farm Store
- Other co-tenants include Jack in the Box, Arby's, Wing Stop, Meineke and Gentle Dental.
- Nearby retailers include Safeway, Petco, HomeGoods, Ross Dress for Less, Marshalls, Panda Express, KFC, Chipotle, O'Reilly Auto Parts, Aspen Dental and Famous Footwear.
- Abundant parking.



COMMERCIAL
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FORMER BIG 5

2525 OR-99W

MCMINNIVILLE, OR

Walmart

**WinCo
FOODS**

Wilco

**AVAILABLE
10,000 SF**

Arby's

**Jack
in the box**

SUBWAY

Mazatlan

**gentle
dental**

WING-STOP

meineke

KFC

verizon

**O'Reilly
AUTO PARTS**

**PANDA EXPRESS
CHINESE KITCHEN**

MCMINNIVILLE PLAZA

**BURGER
KING**

**FAMOUS
footwear**

**ROSS
DRESS FOR LESS**

SAFeway

HomeGoods

Marshalls

petco

**ULTA
BEAUTY**

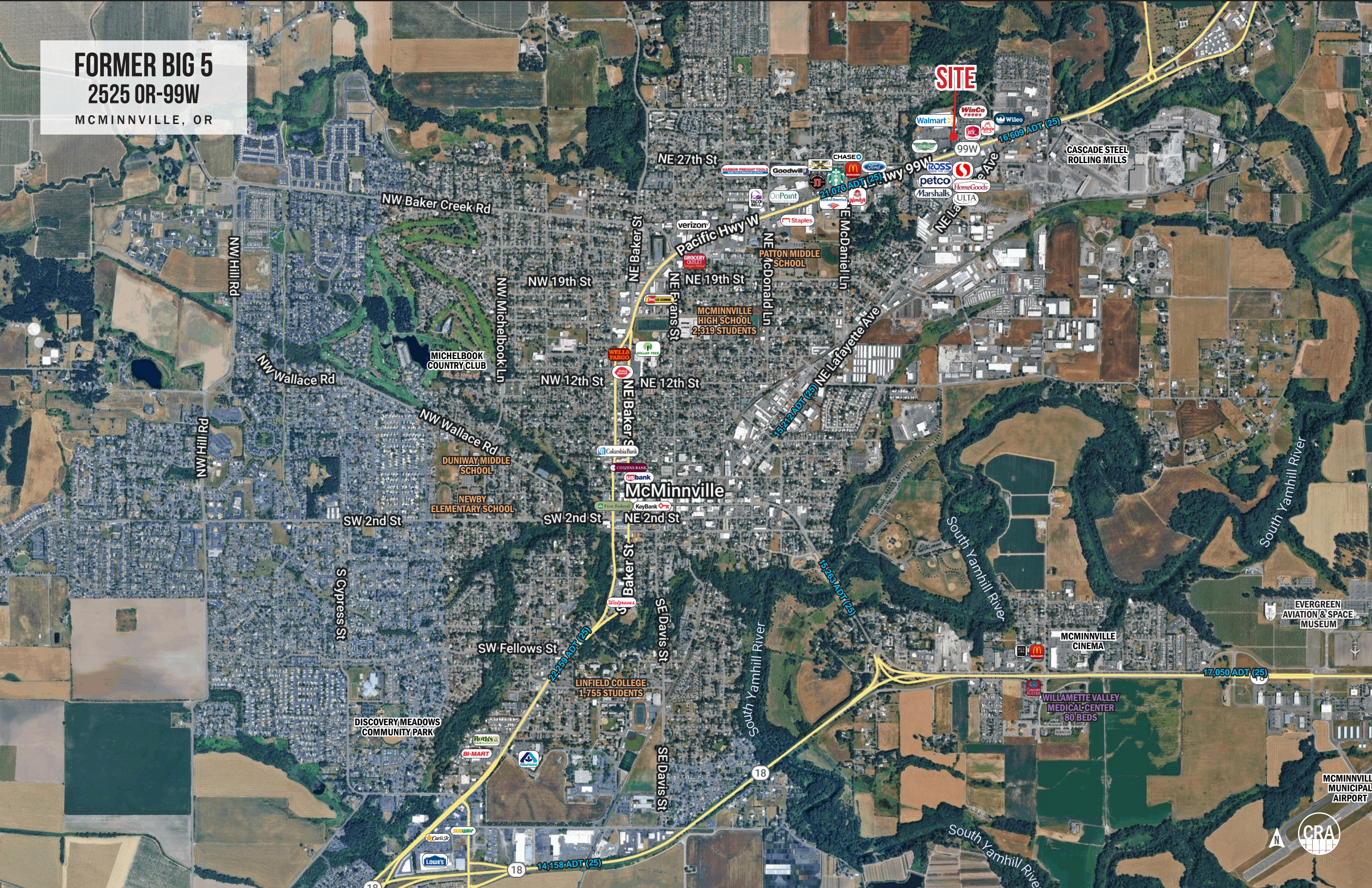
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16,609 ADT (25)

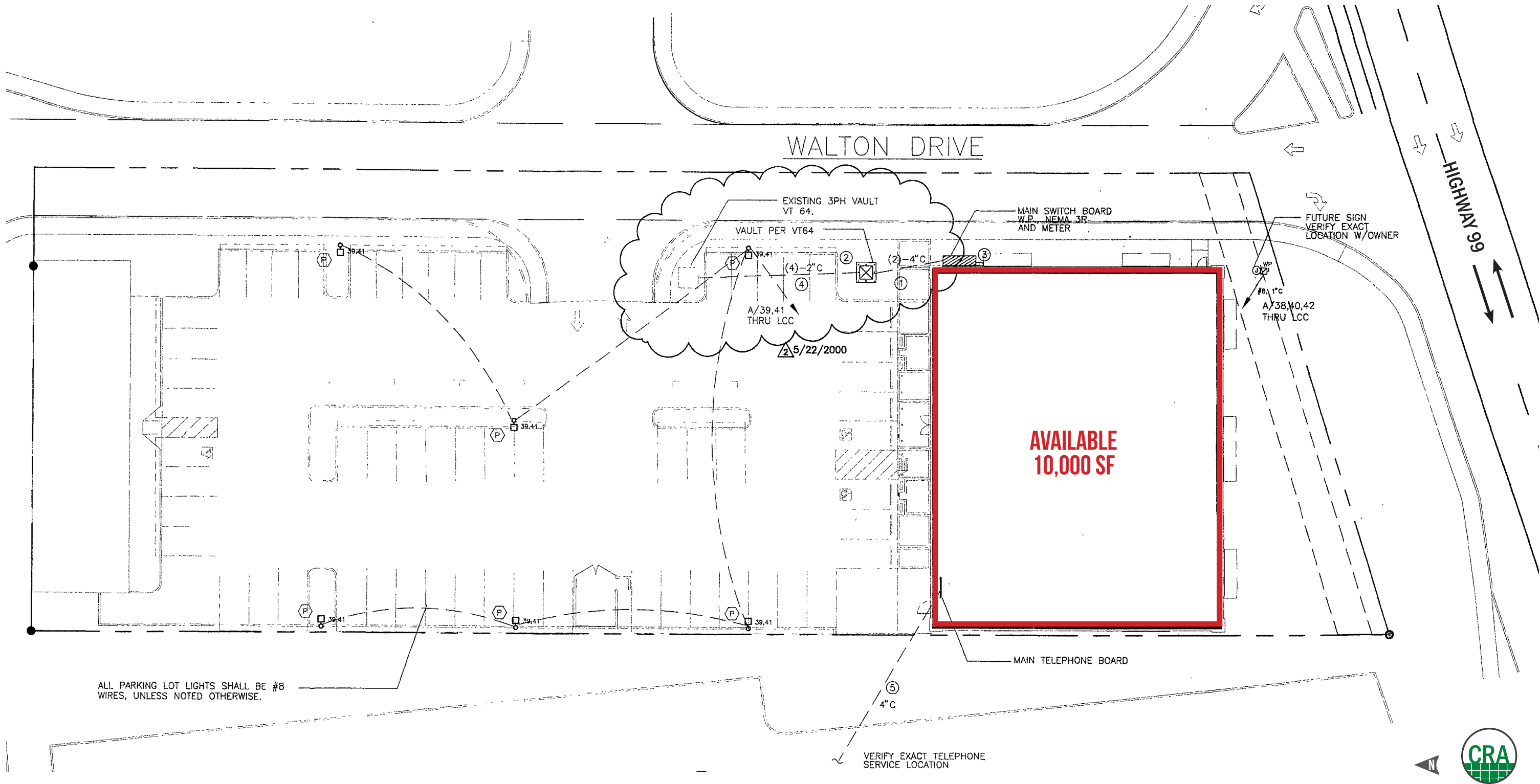
10,163 ADT (25)

FORMER BIG 5
2525 OR-99W
MCMINNVILLE, OR



SITE PLAN

FORMER BIG 5
2525 OR-99W
MCMINNVILLE, OR



FORMER BIG 5 2525 OR-99W

MCMINNVILLE, OR

DEMOGRAPHIC SUMMARY

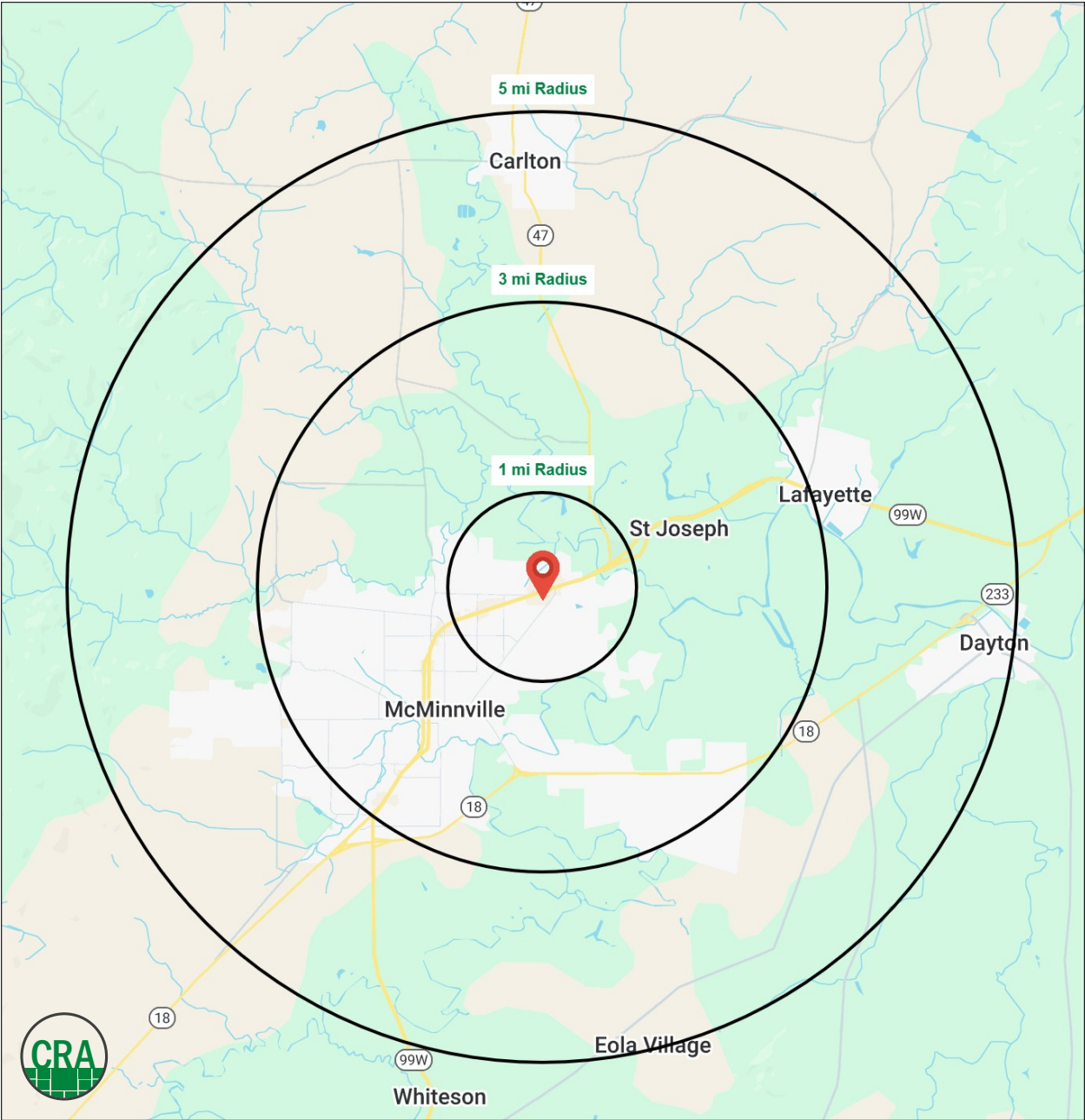
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	5,048	31,842	49,230
Projected Population 2030	5,208	32,426	50,041
Average HH Income	\$99,049	\$100,006	\$105,128
Median Home Value	\$475,563	\$442,268	\$450,484
Daytime Demographics 16+	6,207	26,096	35,679

\$100,006

Average Household Income
3 MILE RADIUS

31,842

Estimated 2025 Population
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.2291/-123.1734

2525 OR-99W McMinnville, OR 97128	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,048	31,842	49,230
2030 Projected Population	5,208	32,426	50,041
2020 Census Population	5,252	30,452	47,396
2010 Census Population	4,581	29,021	43,981
Projected Annual Growth 2025 to 2030	0.6%	0.4%	0.3%
Historical Annual Growth 2010 to 2025	0.7%	0.6%	0.8%
2025 Median Age	39.5	39.0	38.9
Households			
2025 Estimated Households	1,998	11,847	18,058
2030 Projected Households	2,088	12,228	18,584
2020 Census Households	1,945	11,062	16,978
2010 Census Households	1,725	10,509	15,708
Projected Annual Growth 2025 to 2030	0.9%	0.6%	0.6%
Historical Annual Growth 2010 to 2025	1.1%	0.8%	1.0%
Race and Ethnicity			
2025 Estimated White	79.0%	76.9%	77.7%
2025 Estimated Black or African American	0.7%	1.0%	0.9%
2025 Estimated Asian or Pacific Islander	1.8%	2.0%	2.0%
2025 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.2%
2025 Estimated Other Races	17.4%	19.0%	18.2%
2025 Estimated Hispanic	21.9%	21.8%	21.0%
Income			
2025 Estimated Average Household Income	\$99,049	\$100,006	\$105,128
2025 Estimated Median Household Income	\$79,286	\$74,338	\$79,756
2025 Estimated Per Capita Income	\$39,579	\$37,708	\$38,924
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	4.5%	5.1%
2025 Estimated Some High School (Grade Level 9 to 11)	5.6%	7.3%	6.6%
2025 Estimated High School Graduate	31.4%	24.8%	24.9%
2025 Estimated Some College	28.8%	26.9%	27.3%
2025 Estimated Associates Degree Only	9.5%	8.3%	8.2%
2025 Estimated Bachelors Degree Only	14.1%	17.8%	18.0%
2025 Estimated Graduate Degree	8.8%	10.3%	9.9%
Business			
2025 Estimated Total Businesses	395	1,617	2,114
2025 Estimated Total Employees	4,349	13,524	17,054
2025 Estimated Employee Population per Business	11.0	8.4	8.1
2025 Estimated Residential Population per Business	12.8	19.7	23.3

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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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