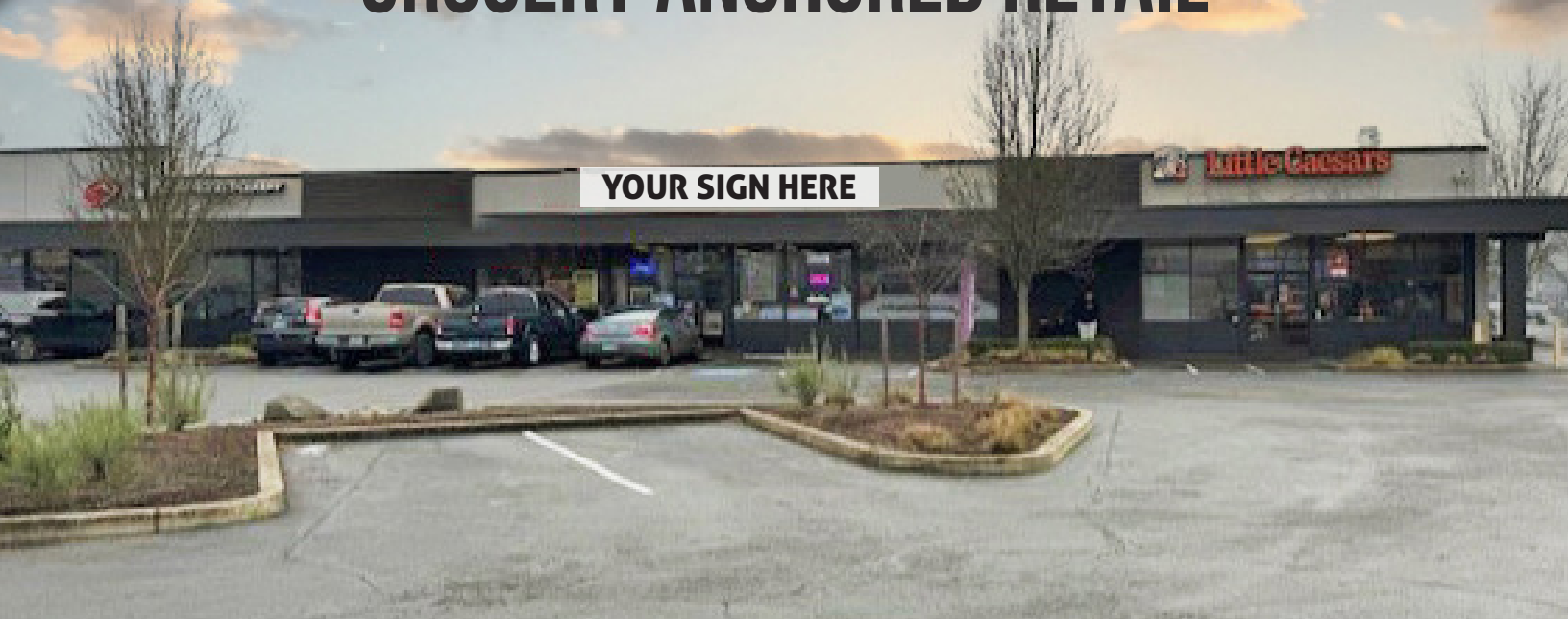


DO NOT DISTURB TENANT

— FOR LEASE —

McMINNVILLE GROCERY ANCHORED RETAIL



ADDRESS

526 OR-99W McMinnville, OR 97128

AVAILABLE SPACE

- 1,375 SF - 8,787 SF

RENTAL RATE

Call for rate

TRAFFIC COUNTS

Pacific Hwy W (OR-99W) – 25,102 ADT ('24)
NW Baker Creek Rd & Hwy 99 – 21,952 ADT ('24)

HIGHLIGHTS

- Fantastic location with easy access and strong visibility in the center of McMinnville
- Cotenants include: Grocery Outlet, Sherwin-Williams, Little Caesars, ATI Physical Therapy, and Firehouse Subs
- Pylon signage available.

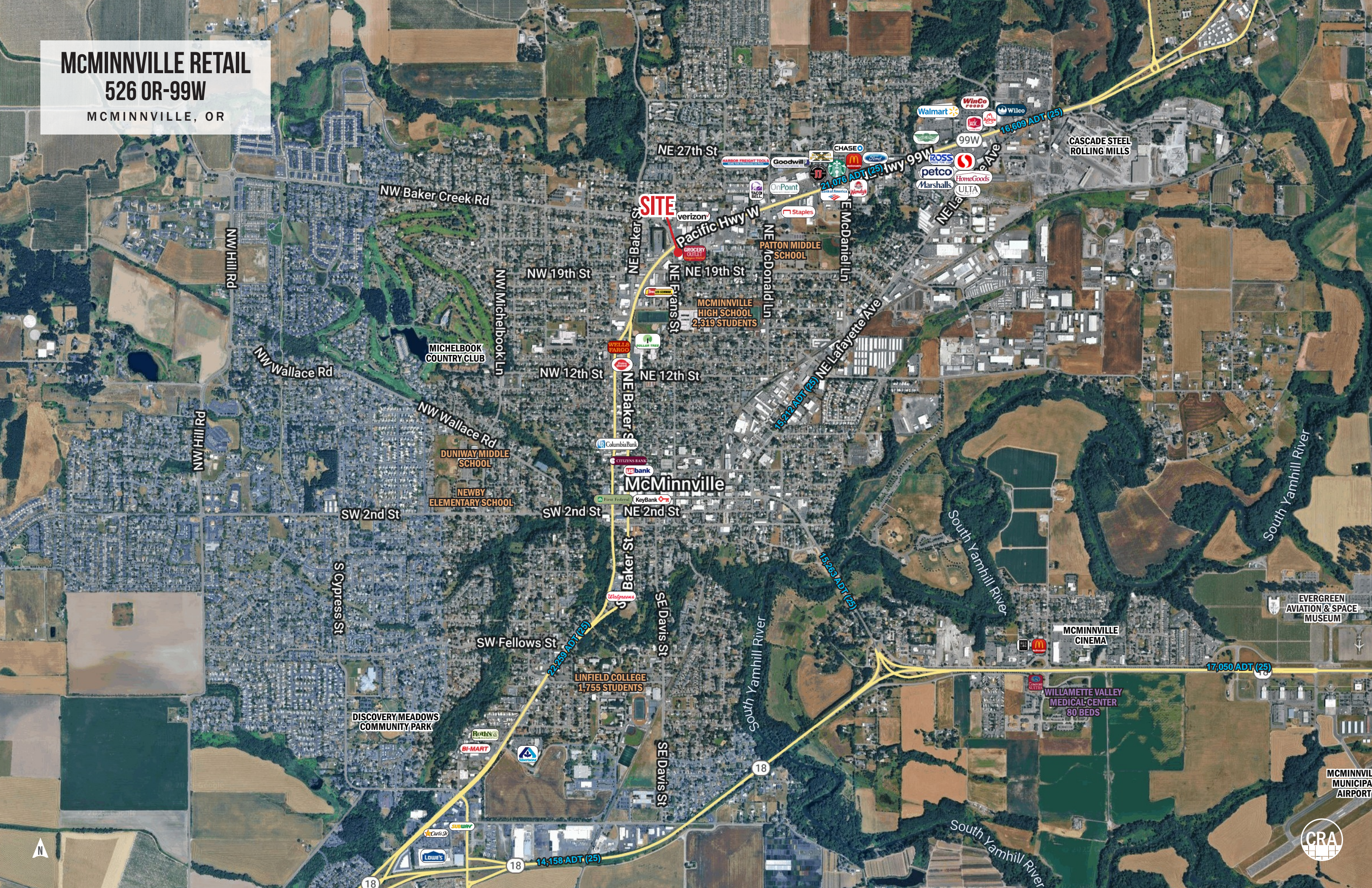


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REALTY ADVISORS
NORTHWEST LLC**

Sam LeFeber 503.866.1956 | sam@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com
Joe Casey 541.908.1708 | joe@cra-nw.com

503.274.0211
www.cra-nw.com

MCMINNVILLE RETAIL
526 OR-99W
MCMINNVILLE, OR



SITE

McMinnville

LINFIELD COLLEGE
1,755 STUDENTS

MCMINNVILLE HIGH SCHOOL
2,319 STUDENTS

MCMINNVILLE CINEMA

WILLAMETTE VALLEY MEDICAL CENTER
80 BEDS

EVERGREEN AVIATION & SPACE MUSEUM

MCMINNVILLE MUNICIPAL AIRPORT



18

18

18

17,050 ADT (25)

15,263 ADT (25)

15,212 ADT (25)

21,076 ADT (25)

16,609 ADT (25)

22,339 ADT (25)

14,158 ADT (25)

NW Hill Rd

NW Hill Rd

NW Wallace Rd

S Cypress St

SW 2nd St

SW Fellows St

SW 2nd St

NW 12th St

NW 19th St

NE 2nd St

NE 12th St

NE 19th St

NE 27th St

NE Baker St

Baker St

SE Davis St

NE McDonald Ln

NE Lafayette Ave

E McDaniel Ln

NE La

99W

CASCADE STEEL ROLLING MILLS

South Yamhill River

South Yamhill River

South Yamhill River

Walmart

WinCo

Wilco

petco

HomeGoods

Marshall's

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Staples

MCMINNVILLE RETAIL

526 OR-99W

MCMINNVILLE, OR

NE Baker Creek Rd

Pacific Hwy W

99W

Chan's
陳氏餐館

FIREHOUSE
SUBS

ORGANIC
VALLEY
CREAMERY

AVAILABLE
8,787 SF

Little Caesars

SHERWIN
WILLIAMS

GROCERY
OUTLET
Bargain Market

TEQUILA GRILL

Pacific Hwy W

NE Evans St

NE 19th St

NE 19th St

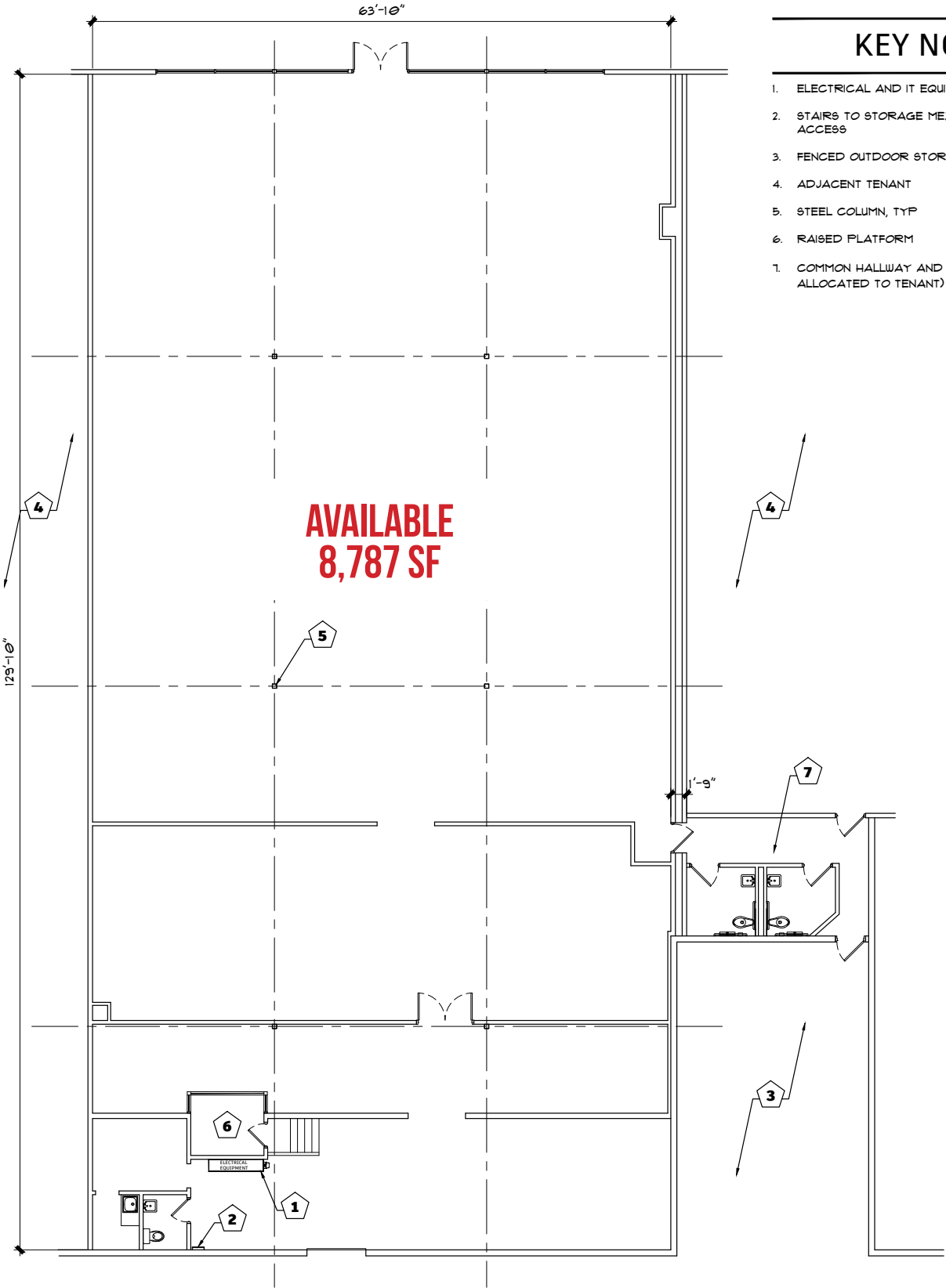


MCMINNVILLE RETAIL

526 OR-99W

MCMINNVILLE, OR

FLOOR PLAN



KEY NOTES

1

1. ELECTRICAL AND IT EQUIPMENT
2. STAIRS TO STORAGE MEZZANINE AND ROOF ACCESS
3. FENCED OUTDOOR STORAGE
4. ADJACENT TENANT
5. STEEL COLUMN, TYP
6. RAISED PLATFORM
7. COMMON HALLWAY AND RESTROOMS (50% AREA ALLOCATED TO TENANT)

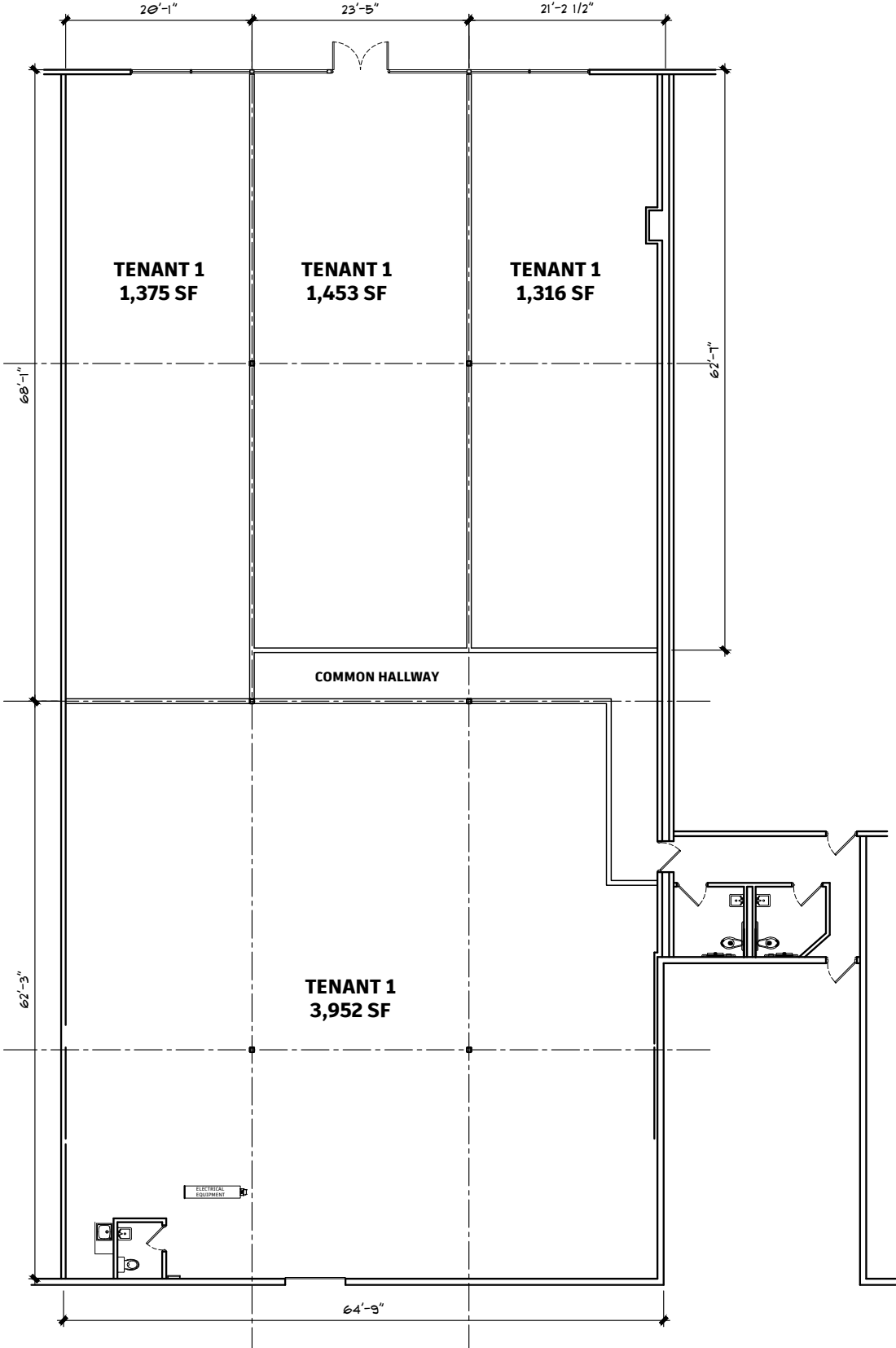


McMINNVILLE RETAIL

526 OR-99W

McMINNVILLE, OR

POTENTIAL DEMISING PLAN



McMINNVILLE RETAIL

526 OR-99W

McMINNVILLE, OR

DEMOGRAPHIC SUMMARY

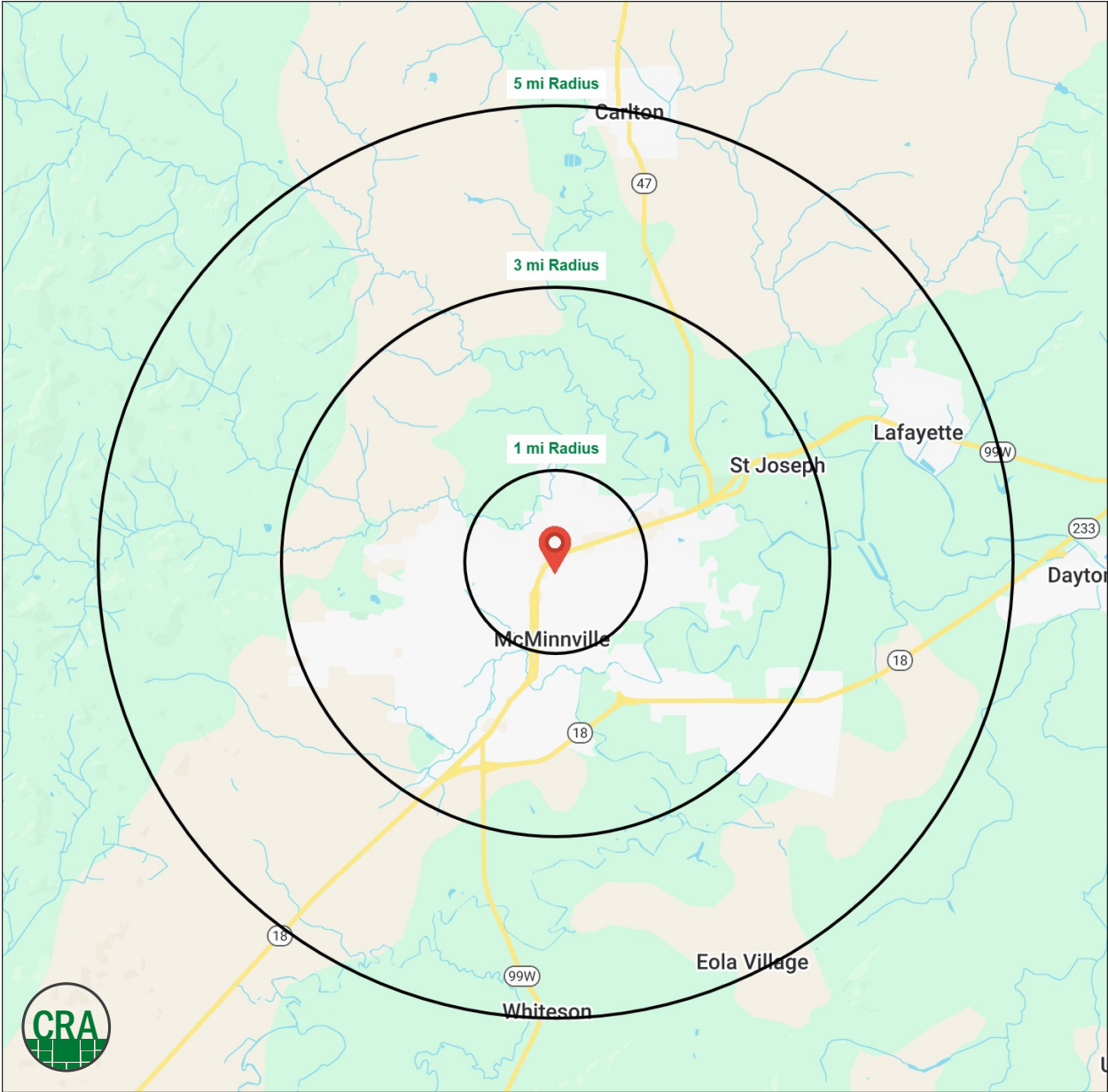
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	11,864	36,802	45,391
Projected Population 2030	12,241	37,287	46,118
Average HH Income	\$93,448	\$100,594	\$103,841
Median Home Value	\$449,497	\$447,555	\$447,884
Daytime Demographics 16+	12,053	29,009	33,127
Some College or Higher	59.2%	63.8%	63.5%

\$100,594

Median Age
3 MILE RADIUS

38.7

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.2227/-123.1937

526 OR-99W	1 mi	3 mi	5 mi
McMinnville, OR 97128	radius	radius	radius
Population			
2025 Estimated Population	11,864	36,802	45,391
2030 Projected Population	12,241	37,287	46,118
2020 Census Population	11,655	35,303	43,558
2010 Census Population	11,193	33,171	40,385
Projected Annual Growth 2025 to 2030	0.6%	0.3%	0.3%
Historical Annual Growth 2010 to 2025	0.4%	0.7%	0.8%
2025 Median Age	38.7	39.2	39.2
Households			
2025 Estimated Households	4,651	13,783	16,815
2030 Projected Households	4,855	14,159	17,319
2020 Census Households	4,388	12,882	15,676
2010 Census Households	4,205	12,069	14,515
Projected Annual Growth 2025 to 2030	0.9%	0.5%	0.6%
Historical Annual Growth 2010 to 2025	0.7%	0.9%	1.1%
Race and Ethnicity			
2025 Estimated White	77.0%	76.7%	77.1%
2025 Estimated Black or African American	1.1%	1.1%	1.0%
2025 Estimated Asian or Pacific Islander	2.0%	2.3%	2.3%
2025 Estimated American Indian or Native Alaskan	1.3%	1.2%	1.2%
2025 Estimated Other Races	18.7%	18.7%	18.4%
2025 Estimated Hispanic	21.9%	21.6%	21.2%
Income			
2025 Estimated Average Household Income	\$93,448	\$100,594	\$103,841
2025 Estimated Median Household Income	\$73,356	\$76,616	\$78,345
2025 Estimated Per Capita Income	\$36,918	\$38,145	\$38,859
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.0%	4.7%	4.6%
2025 Estimated Some High School (Grade Level 9 to 11)	8.2%	7.1%	6.9%
2025 Estimated High School Graduate	28.6%	24.3%	25.0%
2025 Estimated Some College	25.0%	27.0%	27.3%
2025 Estimated Associates Degree Only	9.1%	8.1%	8.1%
2025 Estimated Bachelors Degree Only	14.9%	18.3%	18.1%
2025 Estimated Graduate Degree	10.2%	10.5%	10.0%
Business			
2025 Estimated Total Businesses	951	1,769	1,998
2025 Estimated Total Employees	7,486	14,927	16,313
2025 Estimated Employee Population per Business	7.9	8.4	8.2
2025 Estimated Residential Population per Business	12.5	20.8	22.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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503.274.0211

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