

RIVER FALLS SHOPPING CENTER

MEDICAL OFFICE FOR LEASE | WEST LINN, OR



LOCATION

1855 Blankenship Road, West Linn, OR

AVAILABLE SPACE

- Suite A100 – 3,500 SF
Fully built out Primary care space in excellent condition.
Available now.

RENTAL RATE

Call for details

TRAFFIC COUNTS

Blankenship Road – 10,585 ADT ('25)

I-205 – 92,485 ADT ('25)

HIGHLIGHTS

- Visibility from the I-205 Freeway with over 92,485 cars per day
- Co-tenants include Parkrose Hardware, Chase Bank, Dutch Bros, Subway, Biscuits Cafe and Great Clips.



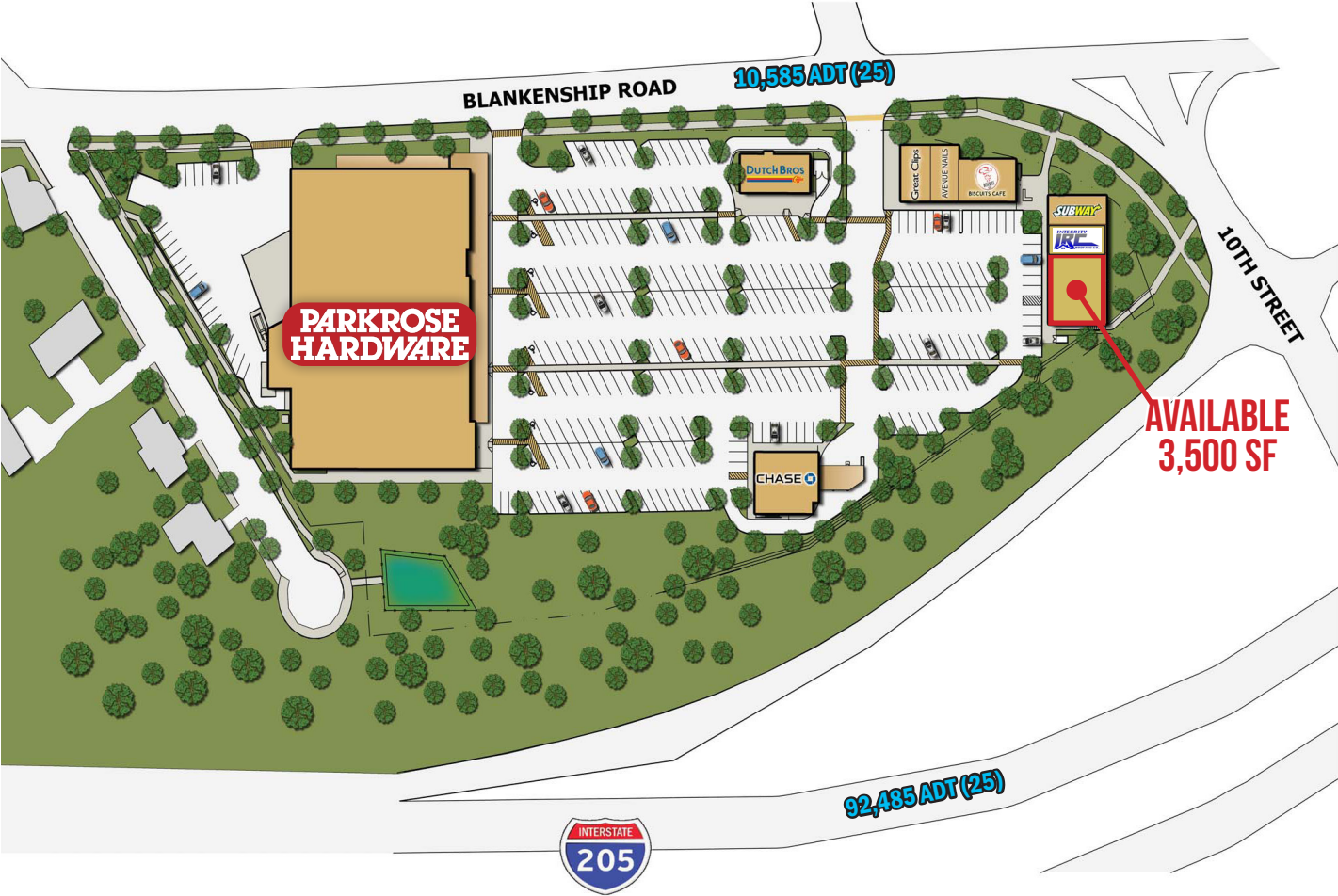
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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

RIVER FALLS 1855 BLANKENSHIP ROAD WEST LINN, OR

SITE PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

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FLOOR PLAN: A100



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RIVER FALLS

1855 BLANKENSHIP ROAD

WEST LINN, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	9,323	49,597	133,803
Estimated Households 2025	3,581	18,998	52,526
Average HH Income	\$191,180	\$172,070	\$163,109
Median Home Value	\$765,068	\$702,504	\$700,197
Daytime Demographics 16+	6,030	30,676	89,456
Some College or Higher	85.0%	82.1%	77.8%

\$191,180
Average Household Income
1 MILE RADIUS

42.9
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: 45.3498/-122.6548

River Falls Shopping Center	1 mi	3 mi	5 mi
West Linn, OR 97068	radius	radius	radius
Population			
2025 Estimated Population	9,323	49,597	133,803
2030 Projected Population	9,153	48,485	130,272
2020 Census Population	9,428	50,632	136,006
2010 Census Population	8,475	45,786	124,768
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2025	0.7%	0.6%	0.5%
2025 Median Age	42.9	42.1	43.1
Households			
2025 Estimated Households	3,581	18,998	52,526
2030 Projected Households	3,578	18,893	52,049
2020 Census Households	3,512	19,069	52,226
2010 Census Households	3,271	17,533	48,506
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.6%
Race and Ethnicity			
2025 Estimated White	82.2%	83.9%	83.2%
2025 Estimated Black or African American	1.6%	1.2%	1.4%
2025 Estimated Asian or Pacific Islander	7.0%	5.2%	4.9%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
2025 Estimated Other Races	9.0%	9.3%	10.0%
2025 Estimated Hispanic	7.9%	8.2%	9.0%
Income			
2025 Estimated Average Household Income	\$191,180	\$172,070	\$163,109
2025 Estimated Median Household Income	\$152,229	\$132,552	\$123,972
2025 Estimated Per Capita Income	\$73,584	\$66,020	\$64,151
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	0.9%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.0%	2.6%
2025 Estimated High School Graduate	11.9%	15.0%	18.1%
2025 Estimated Some College	16.5%	22.3%	21.6%
2025 Estimated Associates Degree Only	6.1%	8.1%	8.2%
2025 Estimated Bachelors Degree Only	40.5%	33.6%	30.6%
2025 Estimated Graduate Degree	21.8%	18.0%	17.3%
Business			
2025 Estimated Total Businesses	617	2,749	7,656
2025 Estimated Total Employees	2,852	14,039	44,488
2025 Estimated Employee Population per Business	4.6	5.1	5.8
2025 Estimated Residential Population per Business	15.1	18.0	17.5

For more information, please contact:

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



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.