



DUNDEE HOTEL RETAIL

OR-99W Dundee, OR 97115

±9,936 SF IN TWO BUILDINGS FOR LEASE



PRESENTED BY CAPACITY COMMERCIAL GROUP



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Brokers Have Ownership Interest in this Property
08/13/2025



FOR LEASE



DUNDEE RETAIL OPPORTUNITY

Retail / Service / Restaurant Space

± 1,564 SF - ± 9,936 SF (2 Buildings) | Call for Details

OR-99W Dundee, OR 97115

- Now leasing two retail buildings fronting Pacific Highway West (Oregon Route 99W) in Dundee, Oregon.
- Part of and immediately adjacent to a larger boutique hospitality project consisting of 90 rooms, 5 casitas, ground floor lounge, and a rooftop bar.
- The overall project will have 116 parking spaces, 32 of which will be dedicated to the retail uses within the project

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PROPERTY SUMMARY

**FOR
LEASE**



Retail Building Rendering



Hotel Rendering

PROPERTY DETAILS

Address	OR-99W Dundee, OR 97115
Available Space	± 1,564 SF - ± 9,936 SF (2 Buildings)
N° of Suites Available	3 Suites
Lease Rate	Call for Details
Use Type	Retail, Service, Restaurant
Available	Spring 2028 Delivery

	SOUTH BUILDING	NORTH BUILDING
BUILDING SF	4,968 SF	4,968 SF
PATIO SF	2,978 SF (covered)	2,890 SF (covered)
PARKING	3 per 1000 SF - Shared Parking	
DEMISED SF	2,484 SF Minimum	1,564 SF Minimum

Nearby Wineries

- Alit Wines
- Argyle Winery
- Day Wines
- Dobbles Family Estate
- Fox Farm Vineyards
- Duck Pond Cellars
- Potcake Cellars
- Hyland Estates
- Purple Hands
- Zerba Cellars
- Le Cadeau Vineyard
- North Valley Vineyards
- Antica Terra
- Archer Vineyard
- Four Graces

Nearby Dining

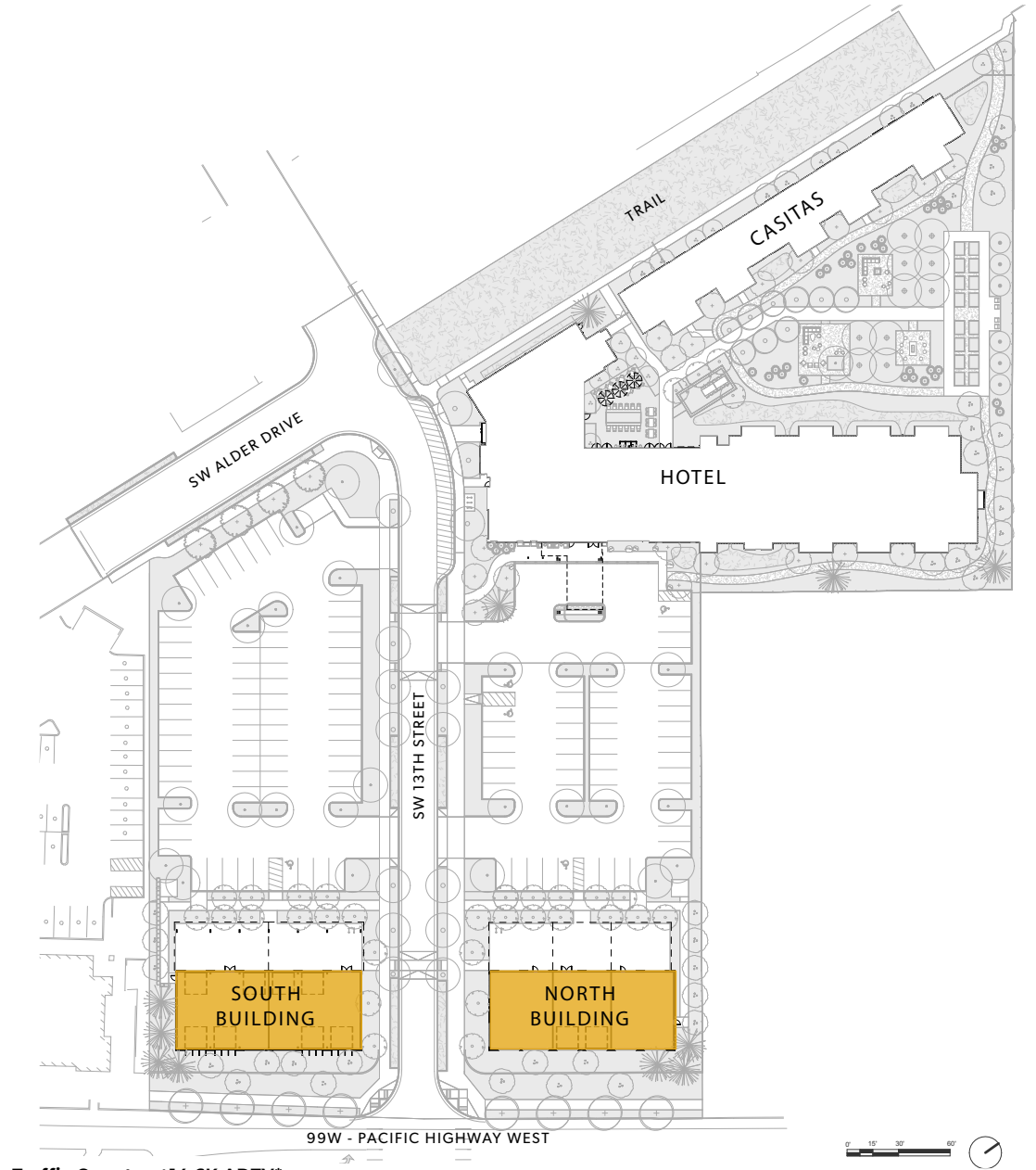
- Red Hills Market
- Trellis Dundee
- Trellis Mobile Kitchen at Argyle Winery
- Tina's Restaurant
- Dundee Bistro & Bar
- Wooden Heart Kitchen
- Merenda Italian Deli
- Domaine Willamette
- La Sierra Mexican Grill
- Lumpy's Dundee
- Jory
- The Painted Lady



SITE PLAN



SITE PLAN



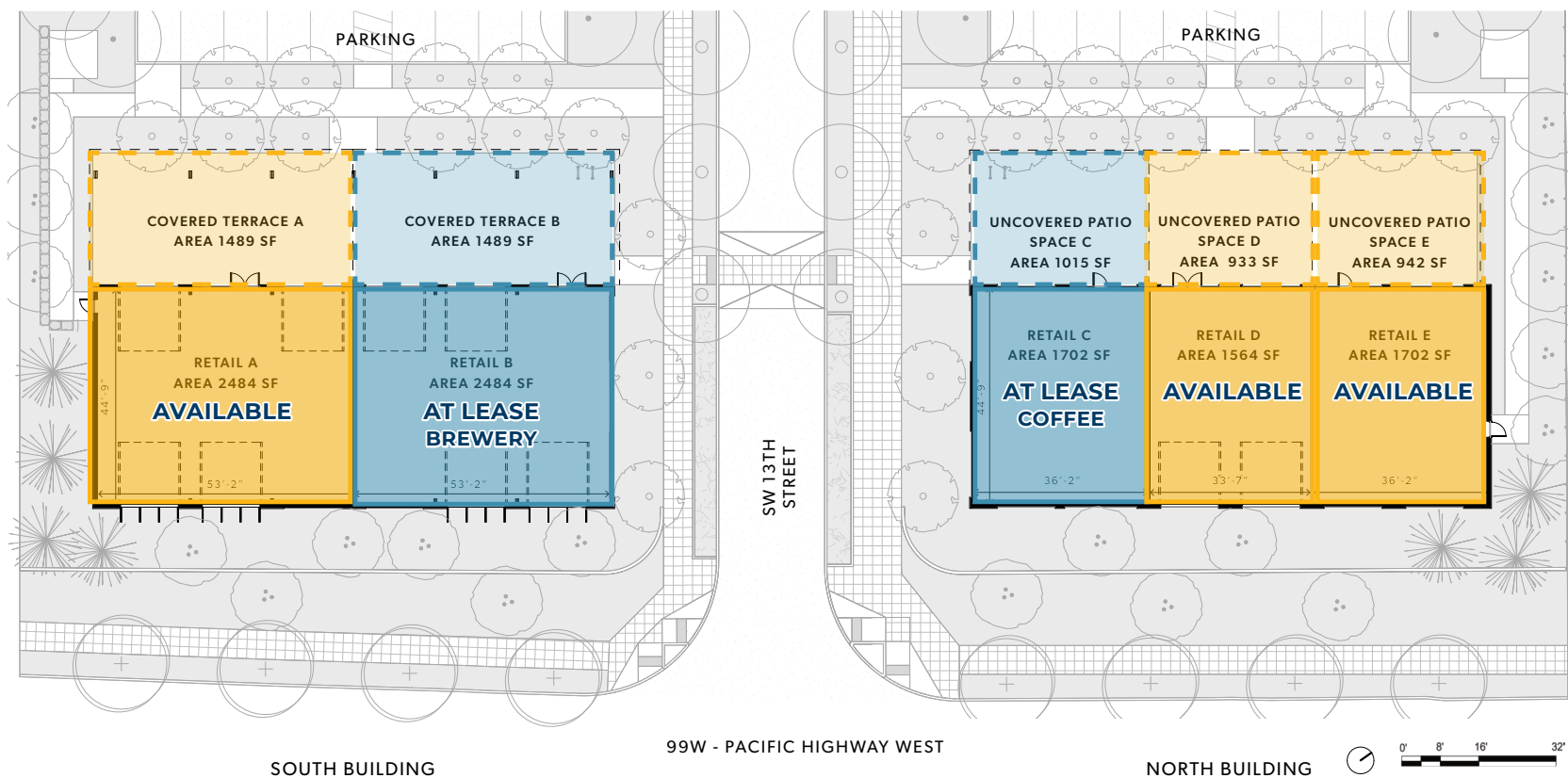
Traffic Counts - ±14.6K ADTV*

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025



FLOOR PLAN

FLOOR PLAN



99W - PACIFIC HIGHWAY WEST

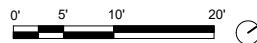
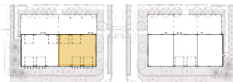
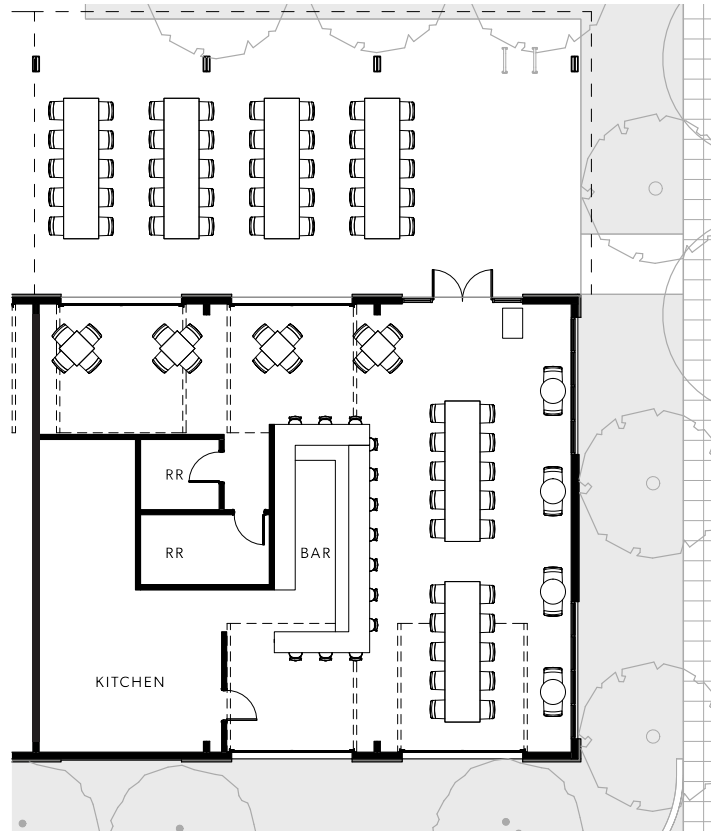
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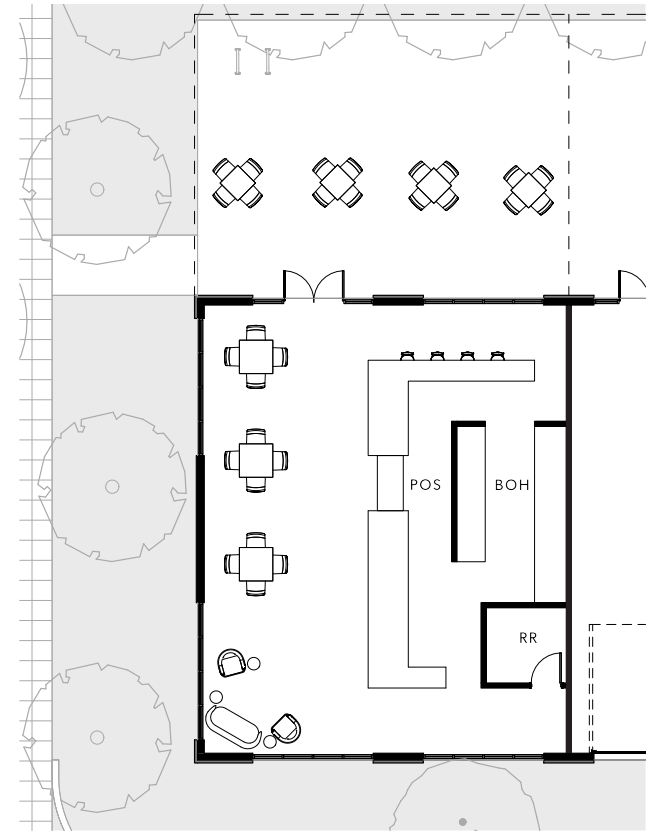


RESTAURANT LAYOUT

OPTIONAL RESTAURANT LAYOUT



SEAT COUNT
44 INTERIOR
40 EXTERIOR



SEAT COUNT
19 INTERIOR
16 EXTERIOR



LOCAL AERIAL MAP

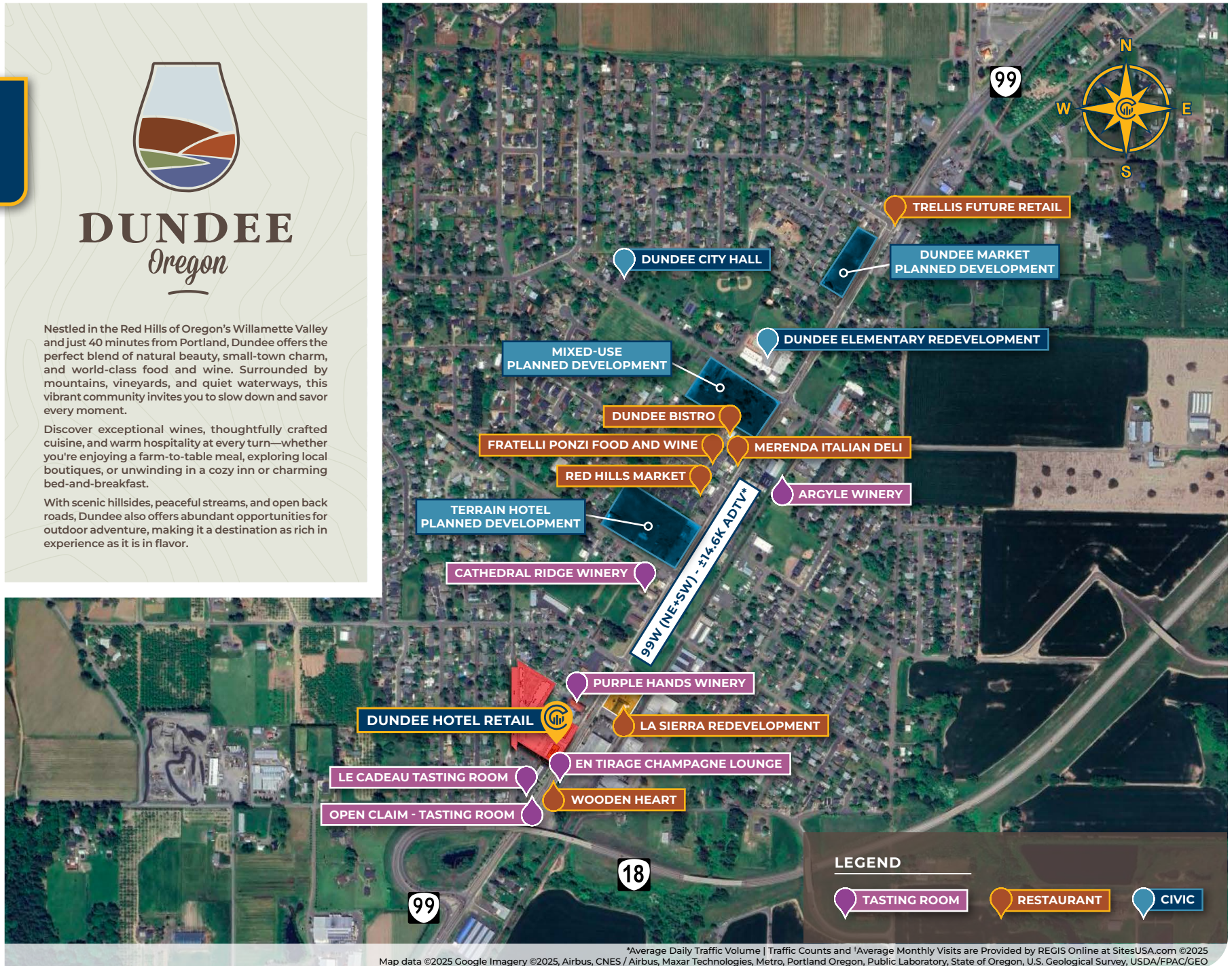


DUNDEE Oregon

Nestled in the Red Hills of Oregon's Willamette Valley and just 40 minutes from Portland, Dundee offers the perfect blend of natural beauty, small-town charm, and world-class food and wine. Surrounded by mountains, vineyards, and quiet waterways, this vibrant community invites you to slow down and savor every moment.

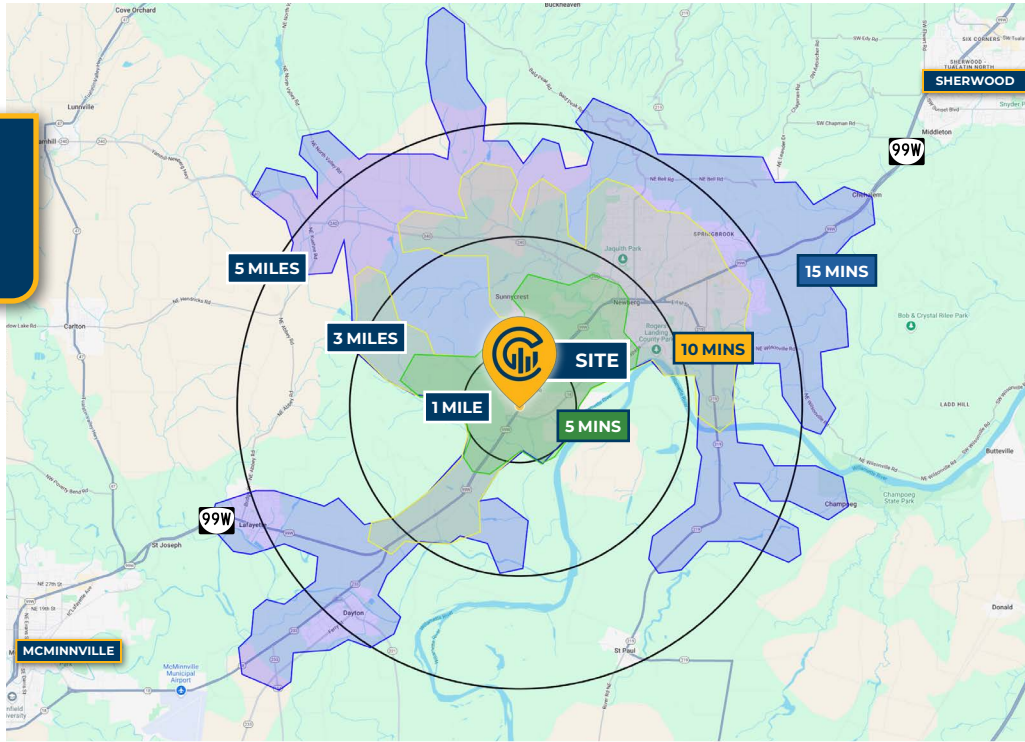
Discover exceptional wines, thoughtfully crafted cuisine, and warm hospitality at every turn—whether you're enjoying a farm-to-table meal, exploring local boutiques, or unwinding in a cozy inn or charming bed-and-breakfast.

With scenic hillsides, peaceful streams, and open back roads, Dundee also offers abundant opportunities for outdoor adventure, making it a destination as rich in experience as it is in flavor.





DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	3,455	12,961	39,324
2029 Projected Population	3,394	13,212	39,723
2020 Census Population	3,570	12,801	39,000
2010 Census Population	3,459	12,148	34,572
Projected Annual Growth 2024 to 2029	-0.4%	0.4%	0.2%
Historical Annual Growth 2010 to 2024	-	0.5%	1.0%
Households & Income			
2024 Estimated Households	1,282	4,668	14,322
2024 Est. Average HH Income	\$132,719	\$114,188	\$123,897
2024 Est. Median HH Income	\$105,824	\$93,627	\$100,144
2024 Est. Per Capita Income	\$49,319	\$41,397	\$45,399
Businesses			
2024 Est. Total Businesses	164	658	1,880
2024 Est. Total Employees	741	3,825	13,242

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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