

# MCMINNVILLE TOWN CENTER



FOR LEASE > 720 SF - 1,380 SF

## ADDRESS

1421, 1461-1661 OR-99W | McMinnville, OR 97128

## AVAILABLE SPACE

- Suite 1561 - 720 SF
- Suite 1611 - 1,380 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

Pacific Hwy W (OR-99W) - 23,703 ADT ('22)

## HIGHLIGHTS

- Strategically located 30,640 SF center anchored by Jimmy John's and Excell Fitness, a prominent local gym.
- Shadow anchored by Walmart, Safeway, WinCo Foods, Marshalls, Goodwill, Starbucks, Dutch Bros, Chase Bank and McDonalds.
- This high-visibility center was recently updated with re-stripe/reseal parking lot, clean/uniform tenant signage, new roof and HVAC systems.



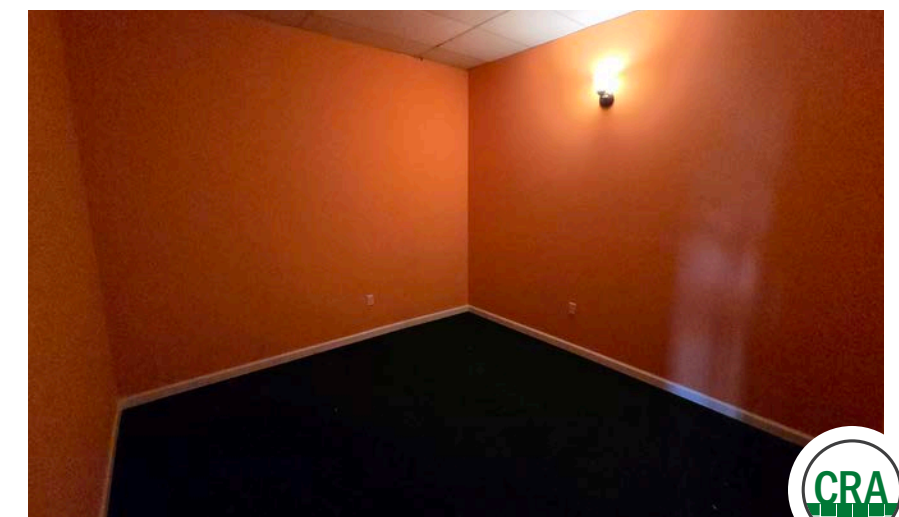
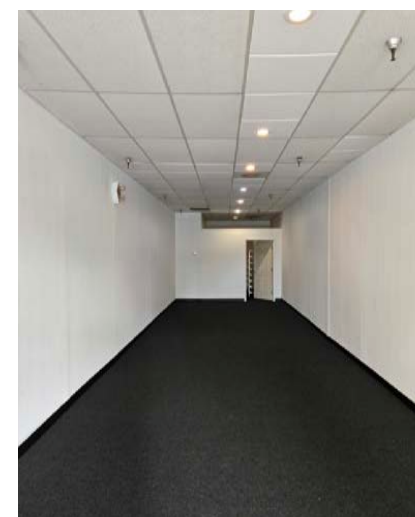
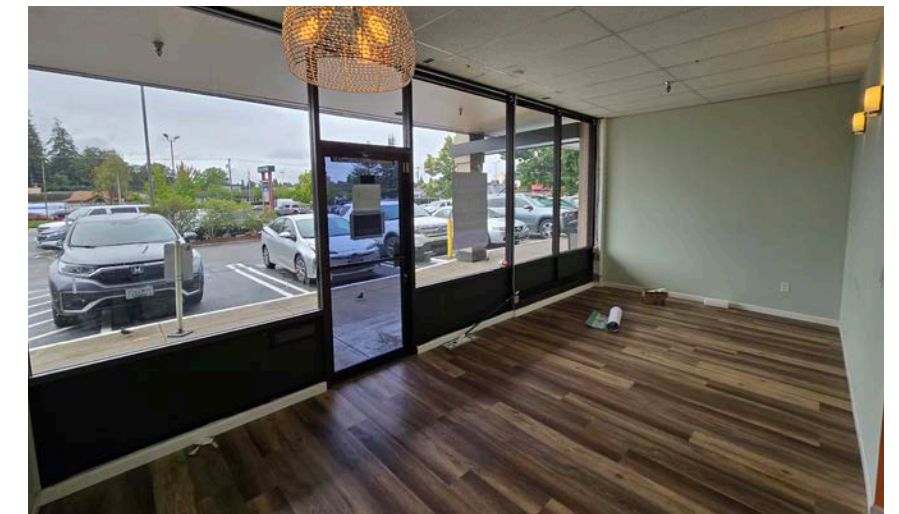
COMMERCIAL  
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NORTHWEST LLC

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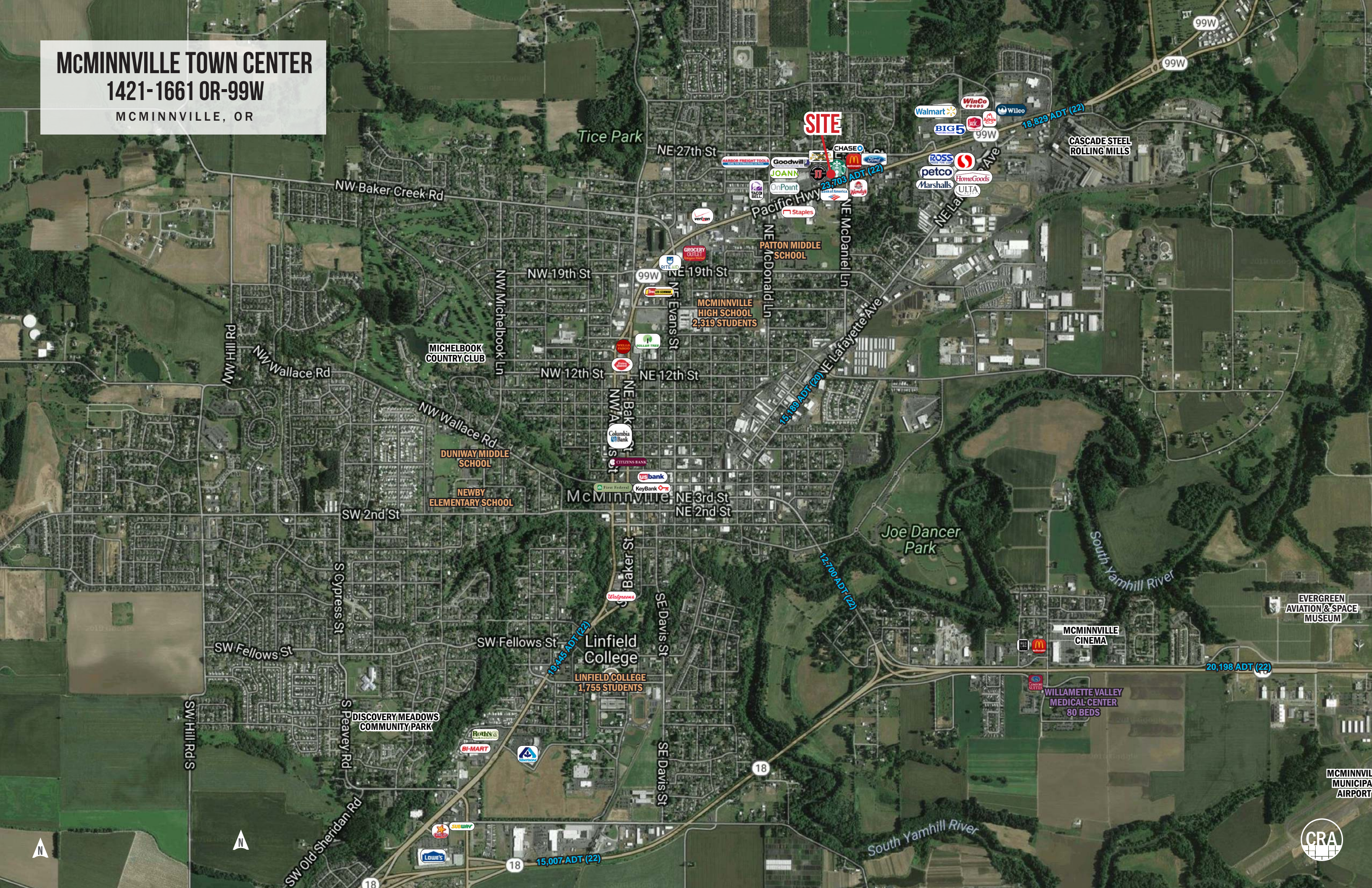
**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

**SUITE 1561**

**SUITE 1611**



**MCMINNVILLE TOWN CENTER**  
**1421-1661 OR-99W**  
MCMINNVILLE, OR



WILLAMETTE VALLEY MEDICAL CENTER  
80 BEDS

MCMINNVILLE CINEMA

EVERGREEN AVIATION & SPACE MUSEUM

CASCADE STEEL ROLLING MILLS

MCMINNVILLE HIGH SCHOOL  
2,319 STUDENTS

LINFIELD COLLEGE  
1,755 STUDENTS

NEWBY ELEMENTARY SCHOOL

DUNIWAY MIDDLE SCHOOL

MICHELBOOK COUNTRY CLUB

**SITE**

**MCMINNVILLE TOWN CENTER**  
**1421-1661 OR-99W**  
MCMINNVILLE, OR

**SUITE 1561**  
**AVAILABLE**  
**720 SF**

**SUITE 1611**  
**AVAILABLE**  
**1,380 SF**



**JOANN**



**TAN REPUBLIC**

**ASIA EXPRESS**

EL MANGO LOCO

NAILS

ZAPATERIA LEON (SHOES)

ACCIDENT CARE

NUTRITION

NOAH'S BAKERY

CHELY'S SALON



**CHASE**



**BUDGET BLINDS**  
Style and service for every budget.



99W **23,703 ADT (2022)**

**Pacific Hwy W**



99W



NE McDaniel Ln



NE McDaniel Ln



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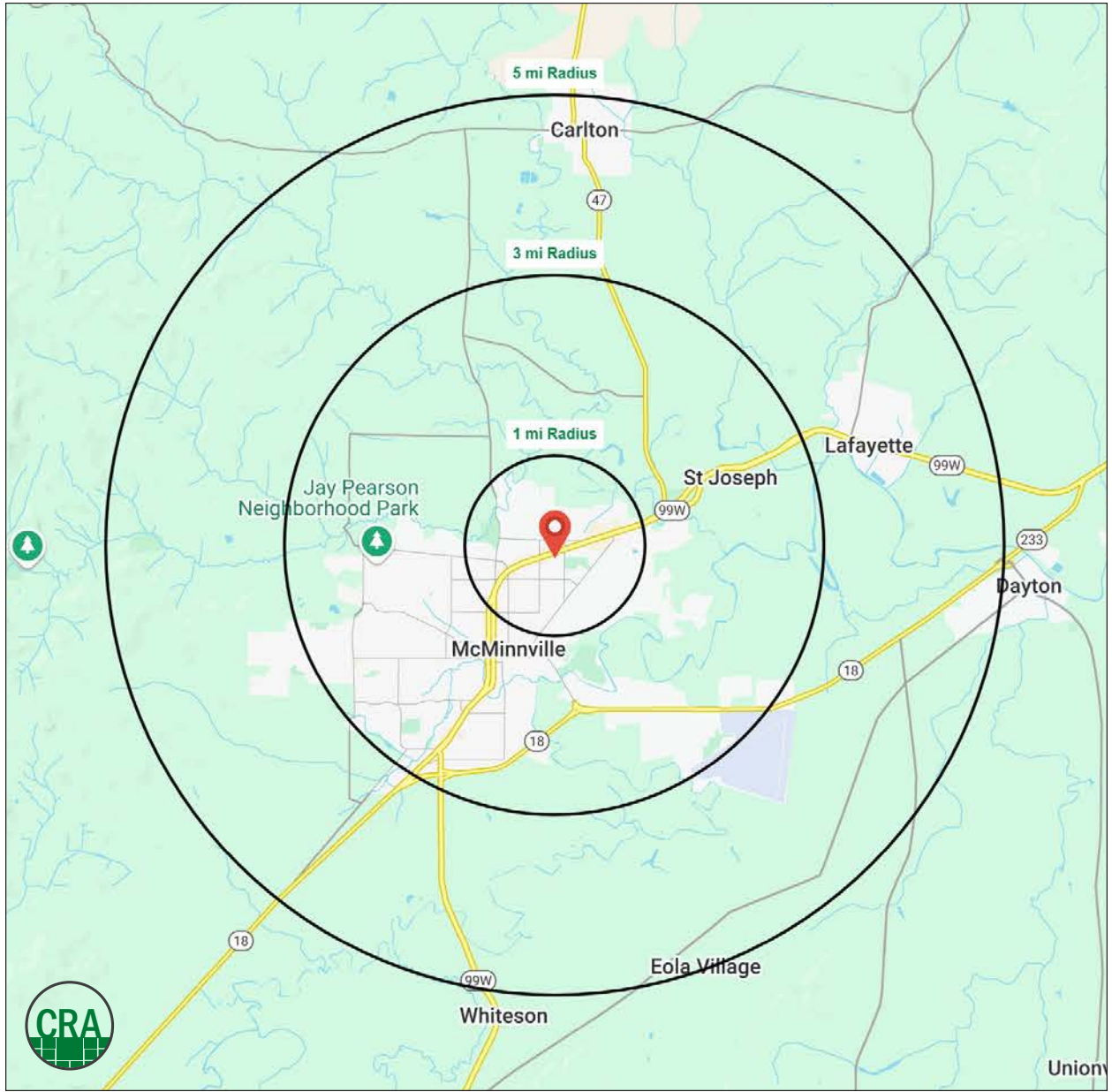
## 1421-1661 OR-99W

### DEMOGRAPHIC SUMMARY

MCMINNVILLE, OR

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	8,714	35,474	46,652
Projected Population 2029	9,160	36,219	47,632
Average HH Income	\$88,780	\$95,062	\$98,894
Median Home Value	\$427,244	\$396,696	\$404,333
Daytime Demographics 16+	8,590	28,688	34,566
Some College or Higher	60.1%	63.9%	63.5%

**39.0**  
Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.2271/-123.1836

<b>McMinnville Town Center</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>McMinnville, OR 97128</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2024 Estimated Population	8,714	35,474	46,652
2029 Projected Population	9,160	36,219	47,632
2020 Census Population	8,633	34,607	45,751
2010 Census Population	8,006	32,674	42,425
Projected Annual Growth 2024 to 2029	1.0%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	0.6%	0.6%	0.7%
2024 Median Age	39.0	39.0	38.7
<b>Households</b>			
2024 Estimated Households	3,438	13,358	17,268
2029 Projected Households	3,643	13,735	17,749
2020 Census Households	3,218	12,618	16,422
2010 Census Households	2,998	11,882	15,192
Projected Annual Growth 2024 to 2029	1.2%	0.6%	0.6%
Historical Annual Growth 2010 to 2024	1.0%	0.9%	1.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	78.9%	77.9%	78.4%
2024 Estimated Black or African American	1.0%	1.1%	1.0%
2024 Estimated Asian or Pacific Islander	1.8%	2.0%	2.0%
2024 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.1%
2024 Estimated Other Races	17.2%	17.9%	17.5%
2024 Estimated Hispanic	20.5%	20.4%	19.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$88,780	\$95,062	\$98,894
2024 Estimated Median Household Income	\$65,353	\$70,106	\$73,600
2024 Estimated Per Capita Income	\$35,374	\$36,252	\$36,964
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	4.5%	5.0%	5.2%
2024 Estimated Some High School (Grade Level 9 to 11)	8.0%	7.6%	7.2%
2024 Estimated High School Graduate	27.4%	23.5%	24.1%
2024 Estimated Some College	27.6%	28.0%	28.5%
2024 Estimated Associates Degree Only	8.5%	8.0%	7.9%
2024 Estimated Bachelors Degree Only	14.8%	16.9%	16.9%
2024 Estimated Graduate Degree	9.2%	10.9%	10.3%
<b>Business</b>			
2024 Estimated Total Businesses	526	1,739	2,044
2024 Estimated Total Employees	5,054	14,501	16,500
2024 Estimated Employee Population per Business	9.6	8.3	8.1
2024 Estimated Residential Population per Business	16.6	20.4	22.8

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*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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REALTY ADVISORS  
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[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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