

FOR LEASE

McMinnville Town Center Retail
1401 OR-99W, McMinnville, OR 97128



**Prime Retail Space Available
Located in the Heart of McMinnville**



±12,000 SF End Cap Space Available

Prime Retail Store Exposure on Highway 99W @ McMinnville Town Center

- **CURRENTLY AVAILABLE:**
 - ±12,000 SF - Former JO-ANN space
- Possible future SF available: 37,014 - 40,000 SF
- Exceptional Suite Frontage & Exposure
- Parking: 5 : 1,000 SF
- Monument Signage Position Available
- Shopping Center & Neighboring Co-Tenants: Planet Fitness, Harbor Freight, McDonald's, IHOP, Jimmy Johns, Starbucks, Dutch Bros Coffee, Chase, The UPS Store, T-Mobile & more
- Centrally Located along 99W Retail Corridor
- ±23,703 Average Daily Traffic (99W @ McDonald)
- Zoning: C3 (General Commercial)

Please Call for Lease Rate

ANNE HECHT

Director

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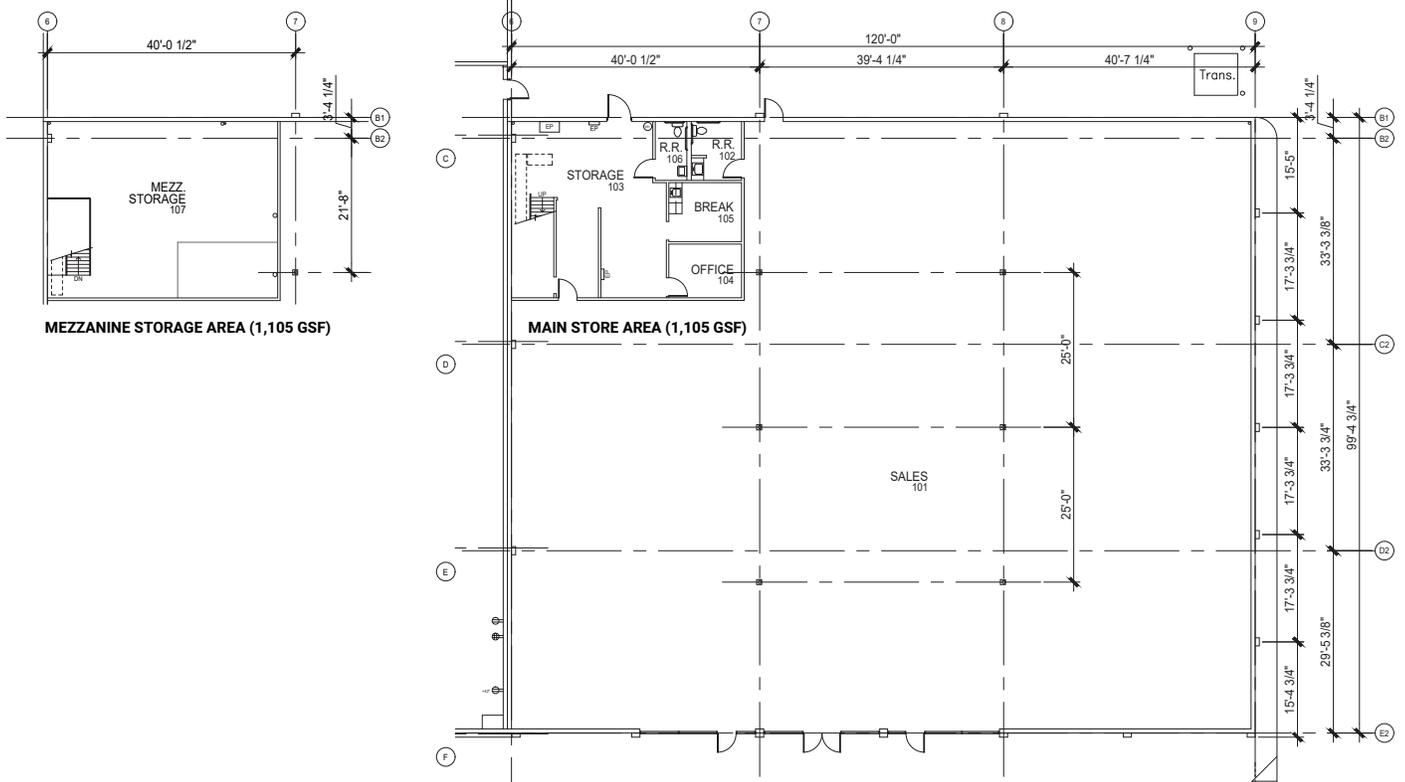
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As-Built Floor Plan

McMinnville Town Center - Hwy 99W - McMinnville, OR

FLOOR PLAN

1401 OR-99W, MCMINNVILLE, OR - SUITE C3



Scale: 1/16" = 1'-0"

LRS 225066 | MCMINNVILLE TOWN CENTER | MARKETING PLAN
ARCHITECTS 06.11.2025

This document is preliminary and not for construction. It should not be used or relied upon without retaining LRS to further develop these materials.

plan 4 3/16/11 June 23 10:46 AM Project: 225066 MFC Sales C3 As-Built/300 Document: 300 As-Built/225066 MFC Plan.dwg



Site Plan

104,888 SF Shopping Center located on Highway 99W



Highlights

- Rare opportunity to lease 12,000 SF on an end cap position at McMinnville Town Center.
- The center is located on Highway 99W centrally located in the commercial corridor with generous frontage and easy access from multiple locations off Hwy 99W and a signalized intersection at the south end on NE McDonald and McDaniel Lanes. With general parking of approximately 520 stalls, the center enjoys high customer traffic for many of the tenants.
- The center is co-anchored by Planet Fitness, Harbor Freight Tools and Goodwill with many other smaller tenants as well as IHOP and Dutch Bros Coffee.
- Nearby retailers include: McDonald's, Papa Murphy's, Staples, Shell, Black Rock Coffee, Taco Bell, Wendy's, 76, several auto dealerships, and McMinnville Plaza - just 0.3 miles away.

Aerial & Demographics

McMinnville Town Center - Hwy 99W - McMinnville, OR



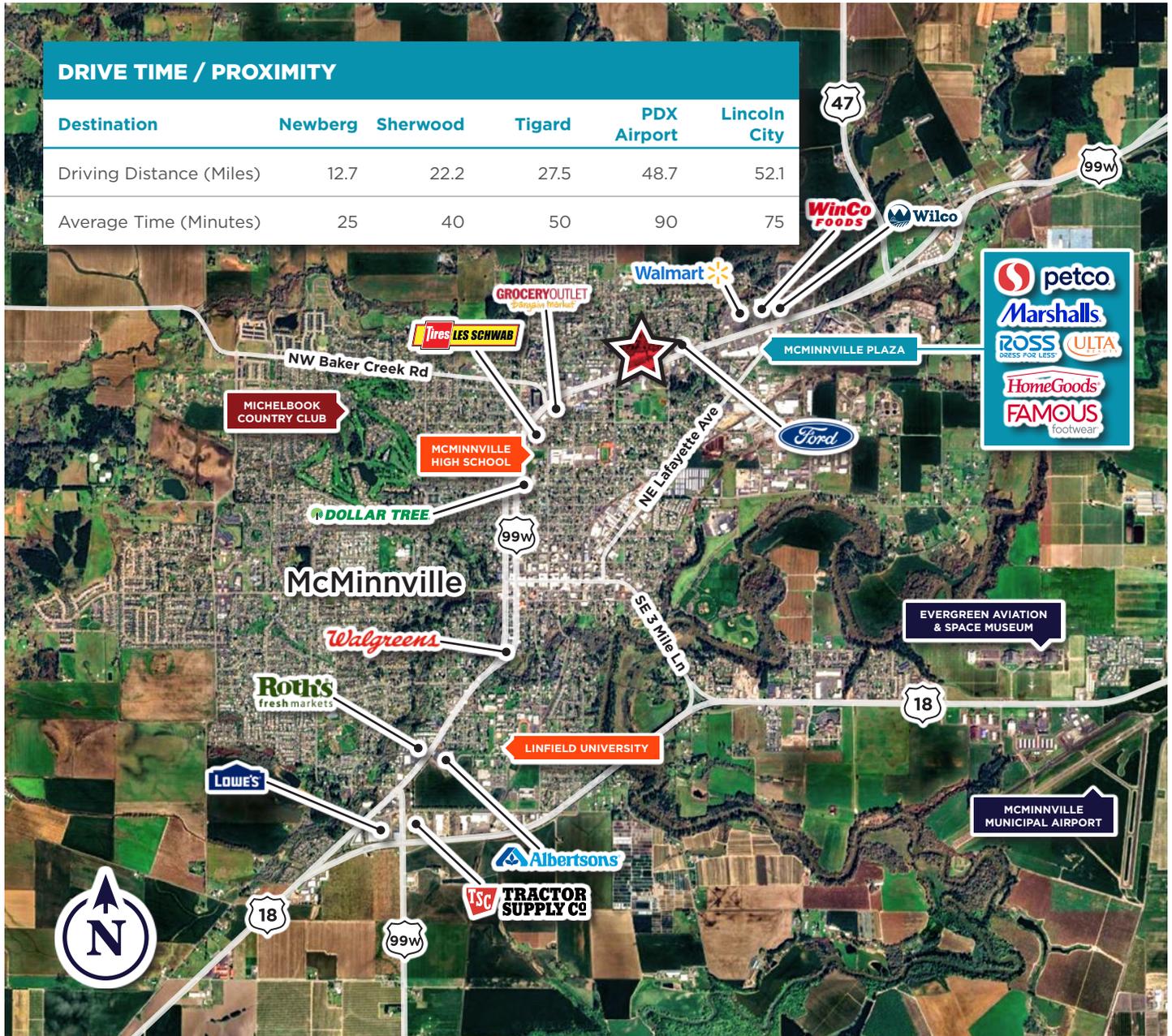
AREA DEMOGRAPHICS REPORT

POPULATION	1 MILE	2 MILE	3 MILE	HOUSEHOLD & INCOME	1 MILE	2 MILE	3 MILE
2024 Population	9,140	21,289	33,948	Total Households	3,497	7,970	12,369
Daytime Employees	5,434	11,224	15,017	Annual Growth ('20-'24)	0.9%	0.7%	0.3%
Businesses	551	1,566	1,973	Average HH Income	\$79,018	\$80,230	\$80,866
Median Age	40.3	39.9	39.5	Median Home Value	\$382,752	\$399,127	\$393,999

* 2024 demographics data derived from CoStar for McMinnville Town Center, 1421-1691 NE Highway 99W, McMinnville, OR 97128

Regional Map

McMinnville Town Center - Hwy 99W - McMinnville, OR



LISTED EXCLUSIVELY BY:

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