

PRIME LOCATION



CROSSROADS PLAZA

705 N Springbrook Rd. Newberg OR 97132



INLINE SPACE FOR LEASE:

Suite C: +/- 1,000 SF @ \$ 26 PSF + NNN

Suite D: +/- 1,000 - 2,000 SF @ \$24 PSF + NNN

- Retail in-line space
- Open space, ready for improvements
- **Shadow anchored by Fred Meyer**
- Great tenant mix
- Neighboring 99 Drive-In Theatre
- **Busiest intersection in Newberg**
- Signage with visibility from Pacific Hwy W
- **Located along new by-pass w/ +38,000 VPD**

EXCELLENT SIGNAGE OPPORTUNITY!

CO-TENANTS:

verizon



REAL ESTATE
INVESTMENT SERVICES

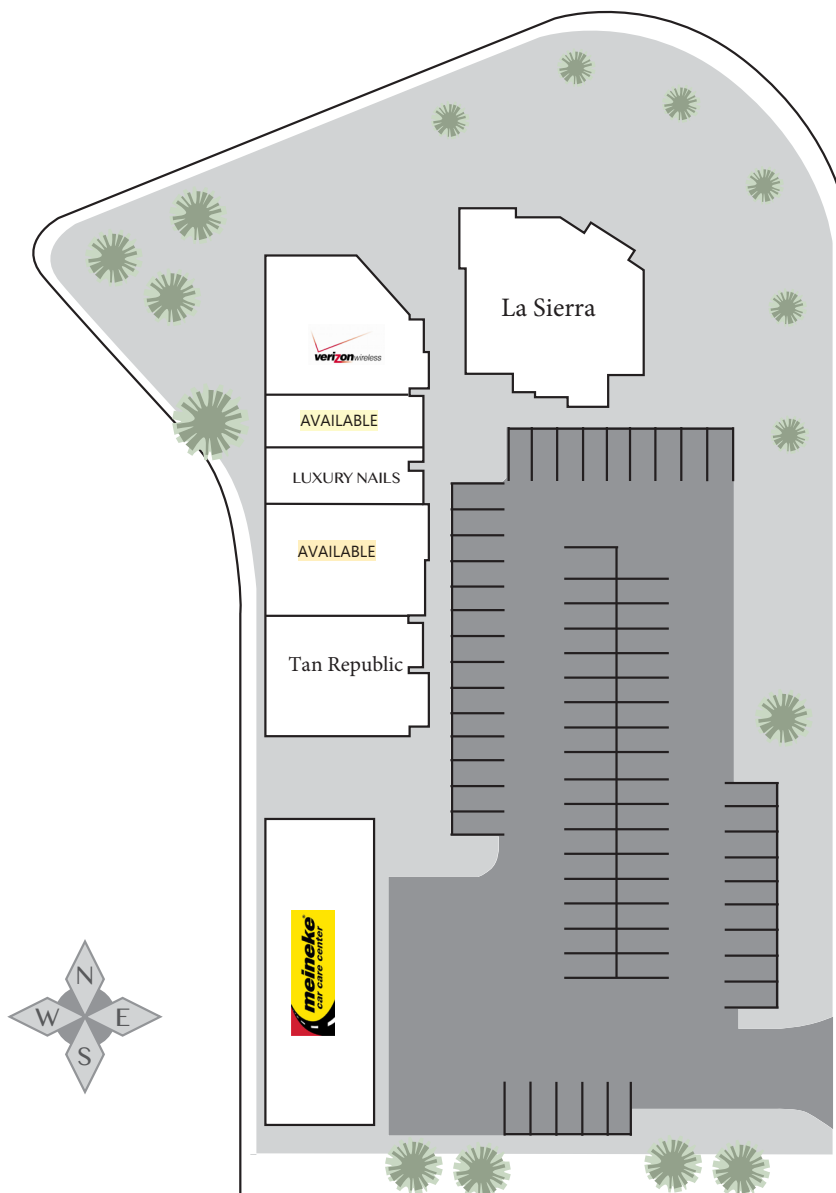
DEAN WIER PRINCIPAL BROKER

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SUITE	TENANT	SIZE
A	Restaurant La Sierra	4,114 SF
B	Verizon Wireless	1,800 SF
C	Available	1,000 SF
D	Luxury Nails	1,045 SF
E	Available	1,000 - 2,000 SF
F	Tan Republic	1,860 SF
G	Meineke Car Care Center	4,250 SF



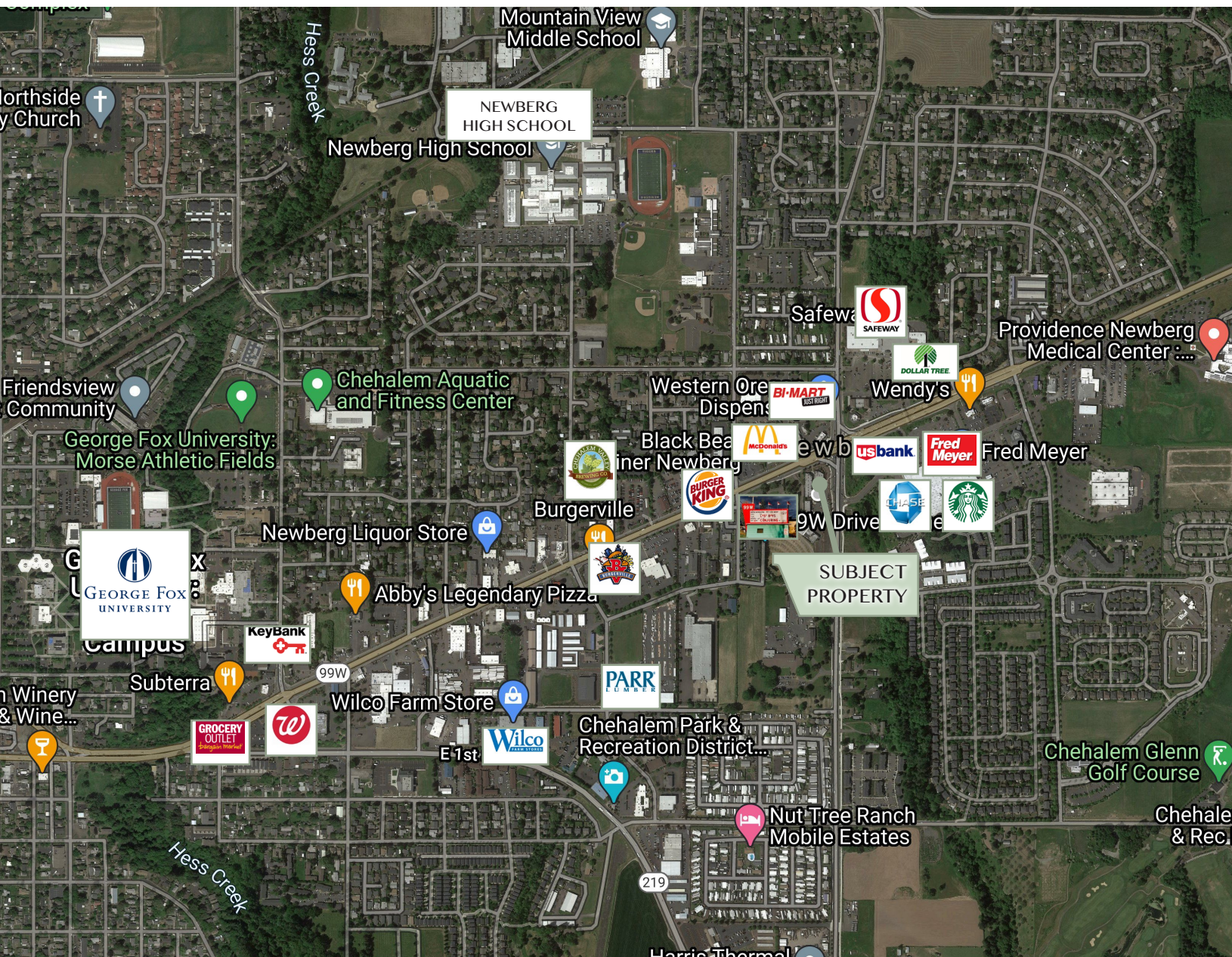
SITE PLAN



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DEMOGRAPHIC DATA	1 Mile	2 Mile	3 Mile
2024 Est. Population	13,058	30,989	34,314
2029 Proj. Population	13,599	32,404	35,800
2024 Avg. Household Income	\$92,503	\$98,527	\$101,773



AERIAL MAP



The information detailed within has been obtained by sources we deem reliable; however, we cannot guarantee its accuracy.