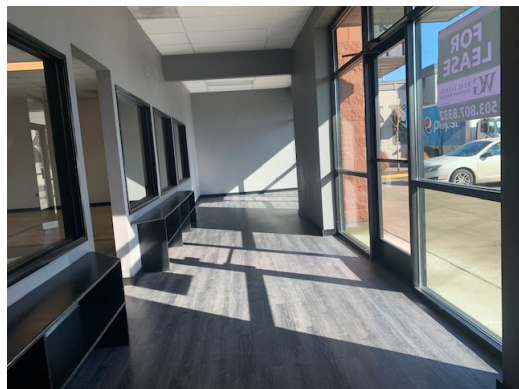


# PRIME LOCATION



## CROSSROADS PLAZA

705 N Springbrook Rd. Newberg OR 97132



### INLINE SPACE FOR LEASE:

Suite E: +/- 2,000 SF @ \$ 24 + NNN

- Retail in-line space
- Divisible to 1,000 SF
- Open space, ready for improvements
- Two ADA restrooms

- 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:



**WG** REAL ESTATE INVESTMENT SERVICES

DEAN WIER PRINCIPAL BROKER

503.381.8071 • dean@wgnwrealestate.com

# CROSSROADS PLAZA

705 N Springbrook Rd. Newberg OR 97132



## INTERIOR PHOTOS



REAL ESTATE  
INVESTMENT SERVICES

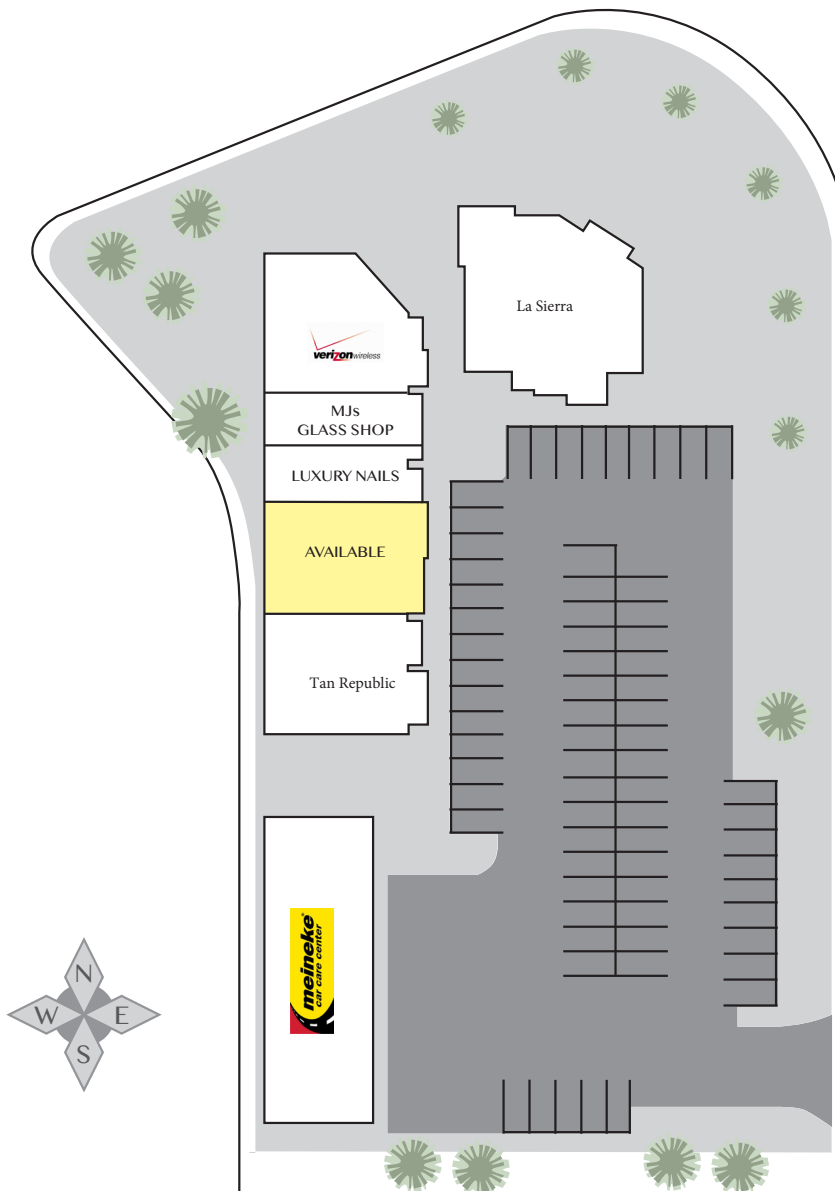
DEAN WIER PRINCIPAL BROKER

503.381.8071 • dean@wgnwrealestate.com

# CROSSROADS PLAZA

705 N Springbrook Rd. Newberg OR 97132

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



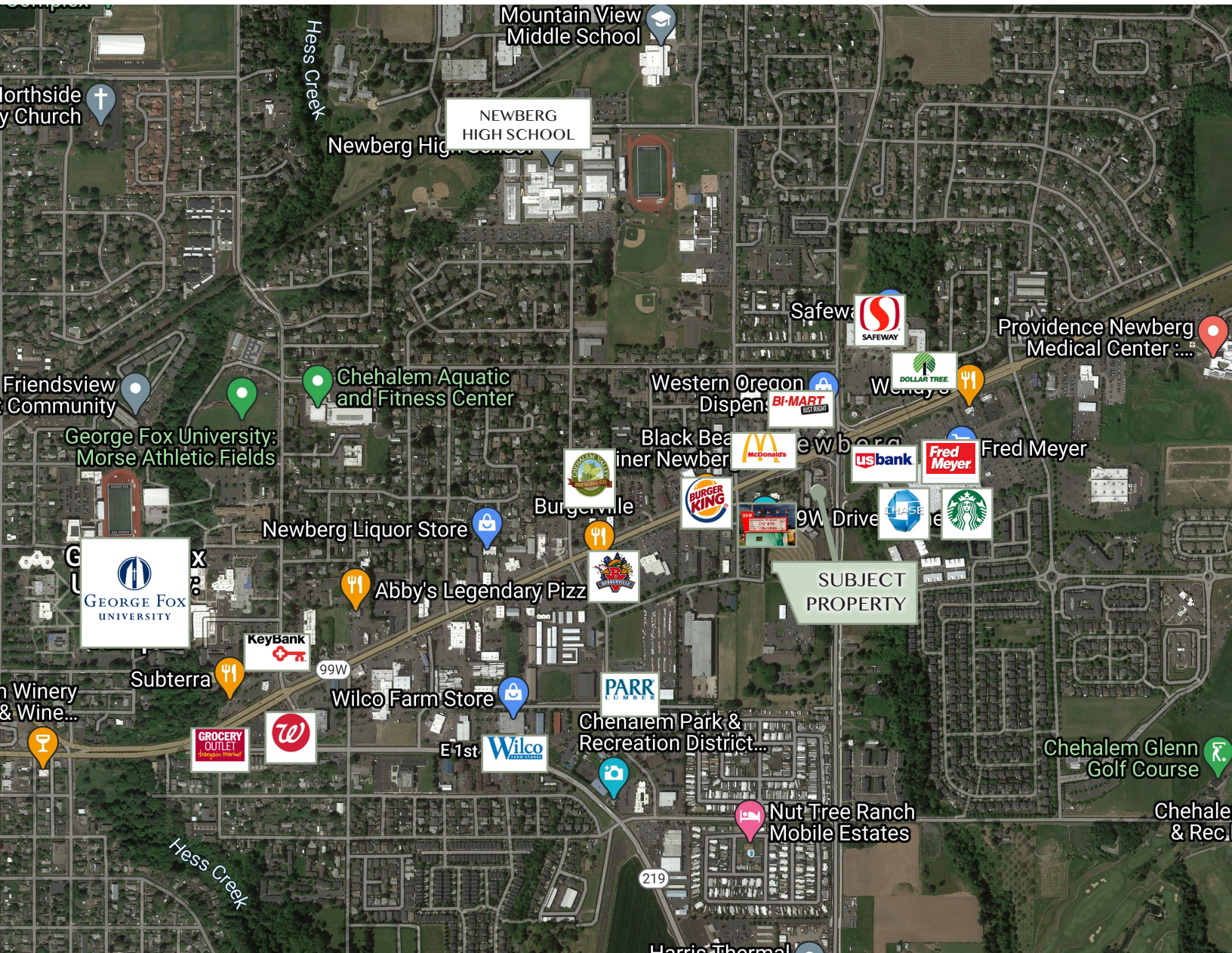
SITE PLAN



# CROSSROADS PLAZA

705 N Springbrook Rd. Newberg OR 97132

DEMOGRAPHIC DATA	1 Mile	2 Mile	3 Mile
2023 Est. Population	12,712	27,585	30,737
2028 Proj. Population	13,281	28,365	31,607
2023 Avg. Household Income	\$115,143	\$100,465	\$101,217



## AERIAL MAP



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