

**FOR
LEASE**

END CAP STOREFRONT SPACE OPPORTUNITY

- in -

**STARBUCKS
ANCHORED
RETAIL CENTER**

Sushi Hunter IZAKAYA

REAL ESTATE INVESTMENT GROUP

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**REAL ESTATE
INVESTMENT GROUP**

2401 PORTLAND RD (HWY 99), NEWBERG OR

OLD MILL MARKETPLACE

END CAP RETAIL SPACE AVAILABLE

LEASE RATE: \$32/SF/YR + NNN

SPACE AVAILABLE: 1,629 SF

GREAT CORNER LOCATION IN NEW-CONSTRUCTION CENTER

Property Features:

- Anchored by Drive-Thru Starbucks, AT&T and Panda Express
- Tower Location and Signage Available

Location Features:

- Accessible by Highway 99 as Newberg's Main Arterial Road
- Signalized Intersection of Highway 99 and N. Elliot Road
- Proximity to Providence Medical Center and George Fox Campus

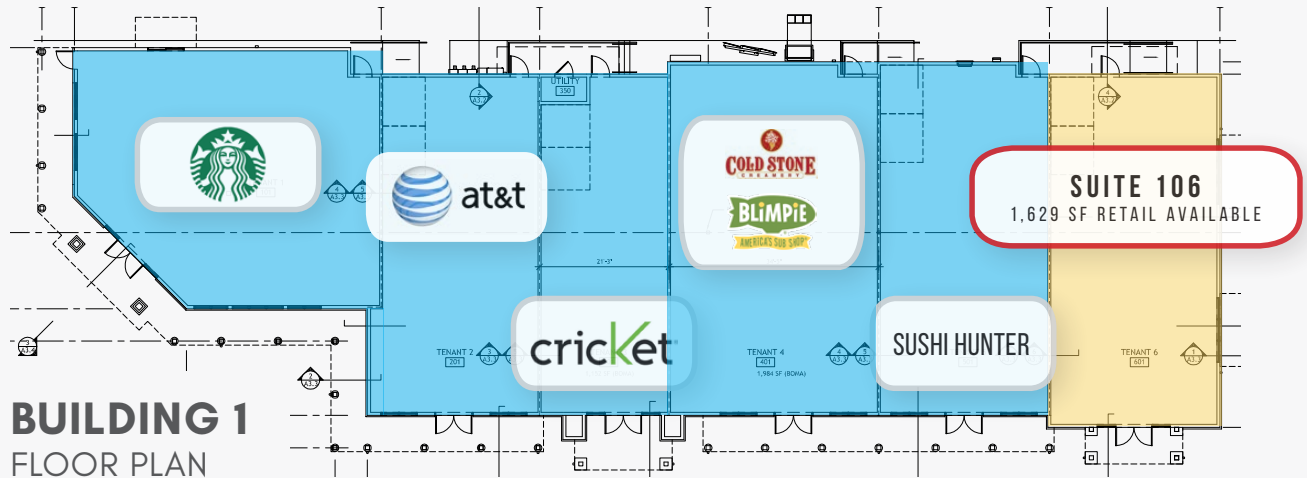


[View Site Location](#)
Google Maps

CORNER RETAIL SPACE FOR LEASE

OLD MILL MARKETPLACE

2401 PORTLAND RD, NEWBERG OR



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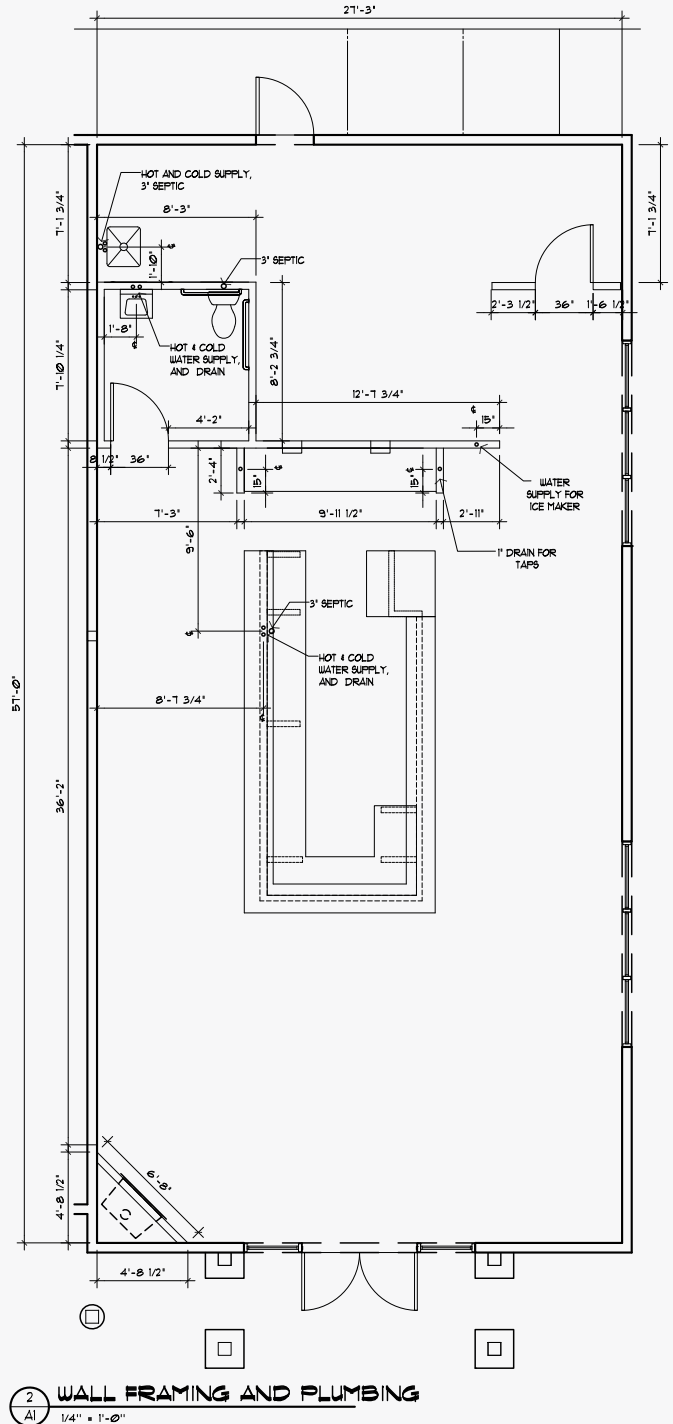
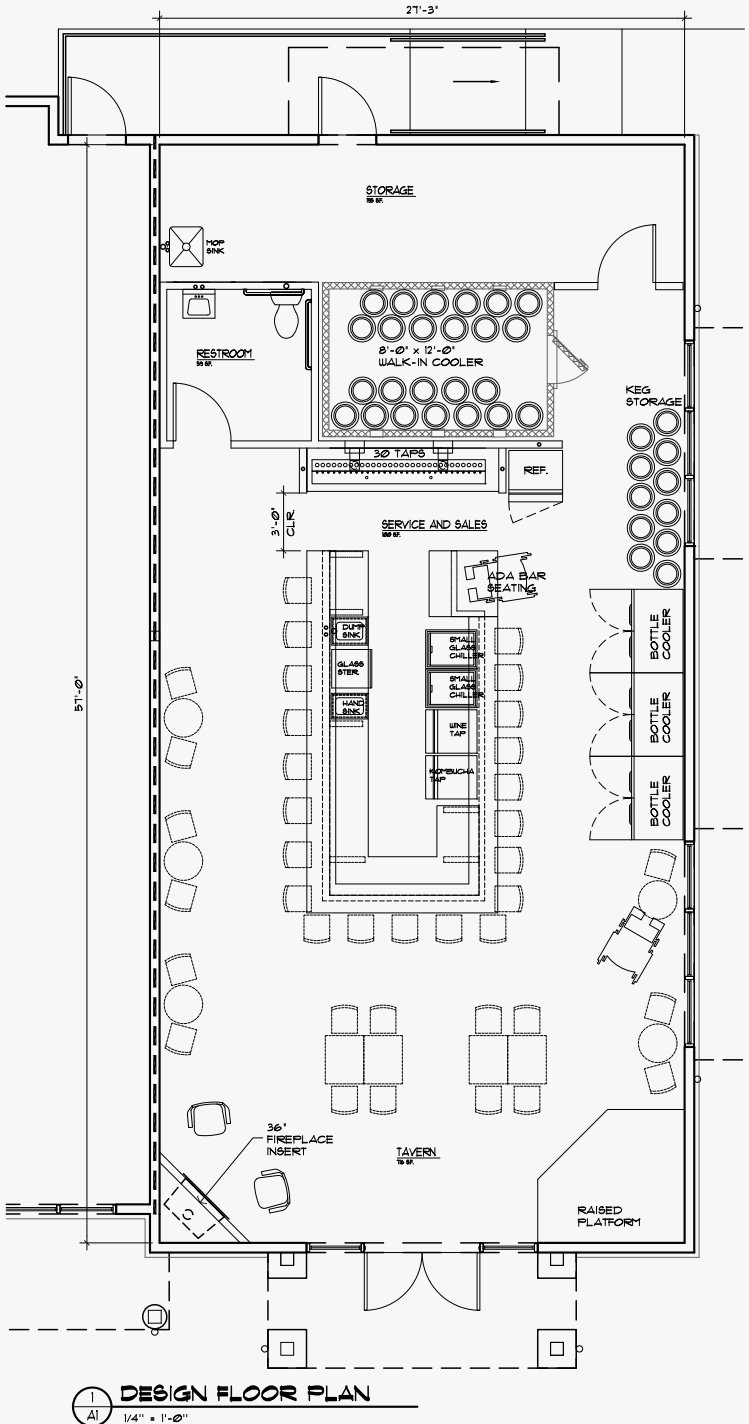
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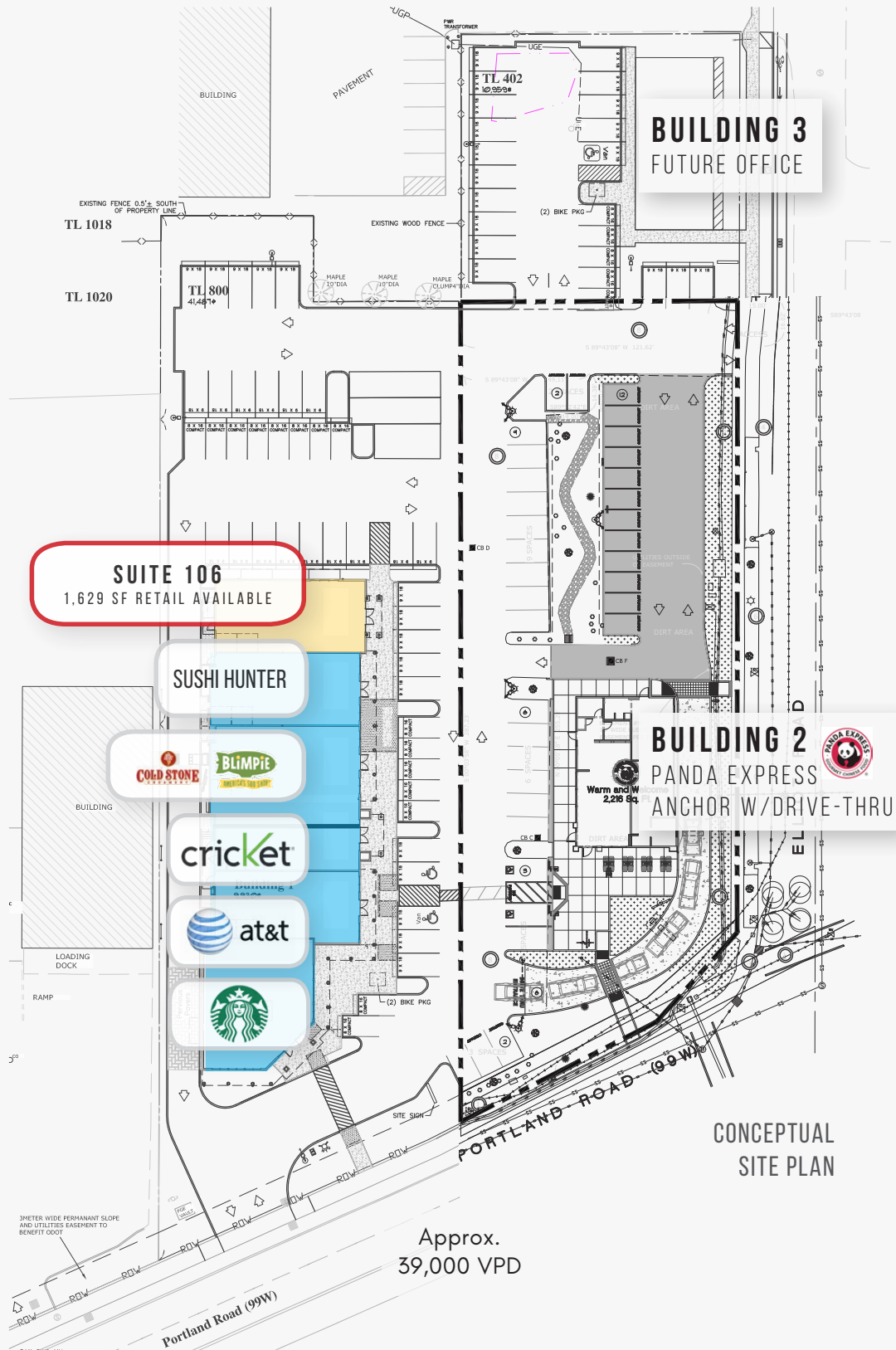
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GROWTH IN PORTLAND, OR

PORTLAND RANKED #21 IN THE COUNTRY FOR PRIVATE SECTOR JOB GROWTH BETWEEN 2007-2017
JULY 2007: 904,100 JOBS | JULY 2017: 1,024,700 JOBS

PERCENT CHANGE: +13.3%

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EMPLOYMENT PORTLAND-VANCOUVER-HILLSBORO



2401 Portland Rd

Newberg, OR 97132

1 mi radius

3 mi radius

5 mi radius

AREA DEMOGRAPHICS

2017 Estimated Population	12,363	27,233	34,481
2022 Projected Population	12,870	28,418	36,090
2010 Census Population	11,488	26,487	33,551
2000 Census Population	9,835	22,406	28,669
Projected Annual Growth 2017 to 2022	0.8%	0.9%	0.9%
Historical Annual Growth 2000 to 2017	1.5%	1.3%	1.2%
2017 Est. HH Income Under \$15,000	13.2%	11.1%	9.8%
2017 Est. Average Household Income	\$66,143	\$74,507	\$79,336
2017 Est. Median Household Income	\$54,435	\$64,931	\$70,458
2017 Est. Per Capita Income	\$24,333	\$27,325	\$29,090
2017 Est. Total Businesses	858	1,249	1,506
2017 Est. Total Employees	8,276	11,100	12,388

*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com