

HOTEL OPPORTUNITY

IN HISTORIC WILLAMETTE

1969 Willamette Falls Drive, West Linn



LOCATION FEATURES

- Upscale Willamette Falls Drive in West Linn
- Conveniently located near I-205, just off 10th Street Exit
- Traffic Counts – Over 13,000 Trips per Day
- Highly Walkable Neighborhood
- On Bus Line with Stop on Corner

PROPERTY DESCRIPTION

- 22,000 Square Feet
- Retail/Restaurant/Medical/Office Use
- Underground Parking Garage; 34 on-site parking stalls with additional street parking
- Available September 2018

DEMOGRAPHIC INFORMATION

	1 mile	3 miles	5 miles
2016 Est. Population	6,909	38,851	104,053
Median Age	40.8	41.7	42.6
Average Household Income	\$107,526	\$101,251	\$97,846



2008 Willamette Falls Dr. Suite B
West Linn, Or. 97068

For More Information, Please Contact:

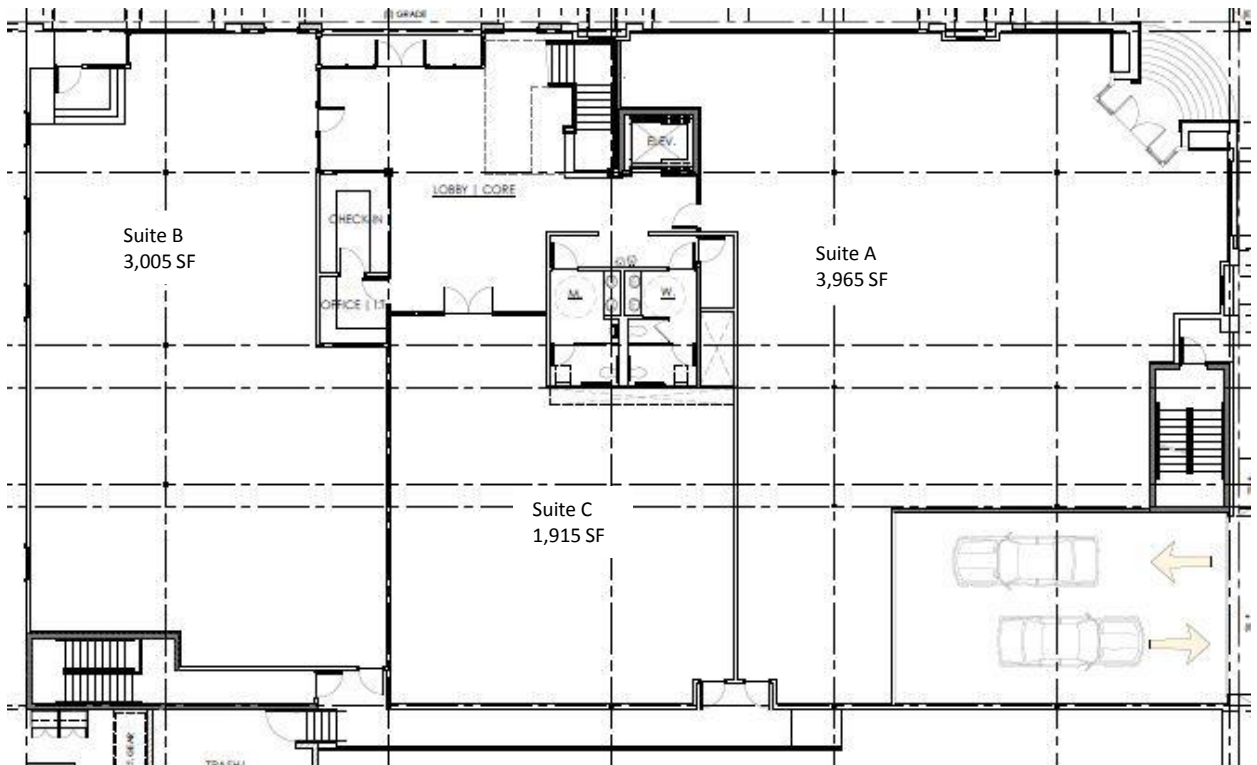
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Information deemed reliable although not guaranteed and subject to change.

GROUND FLOOR FEATURES

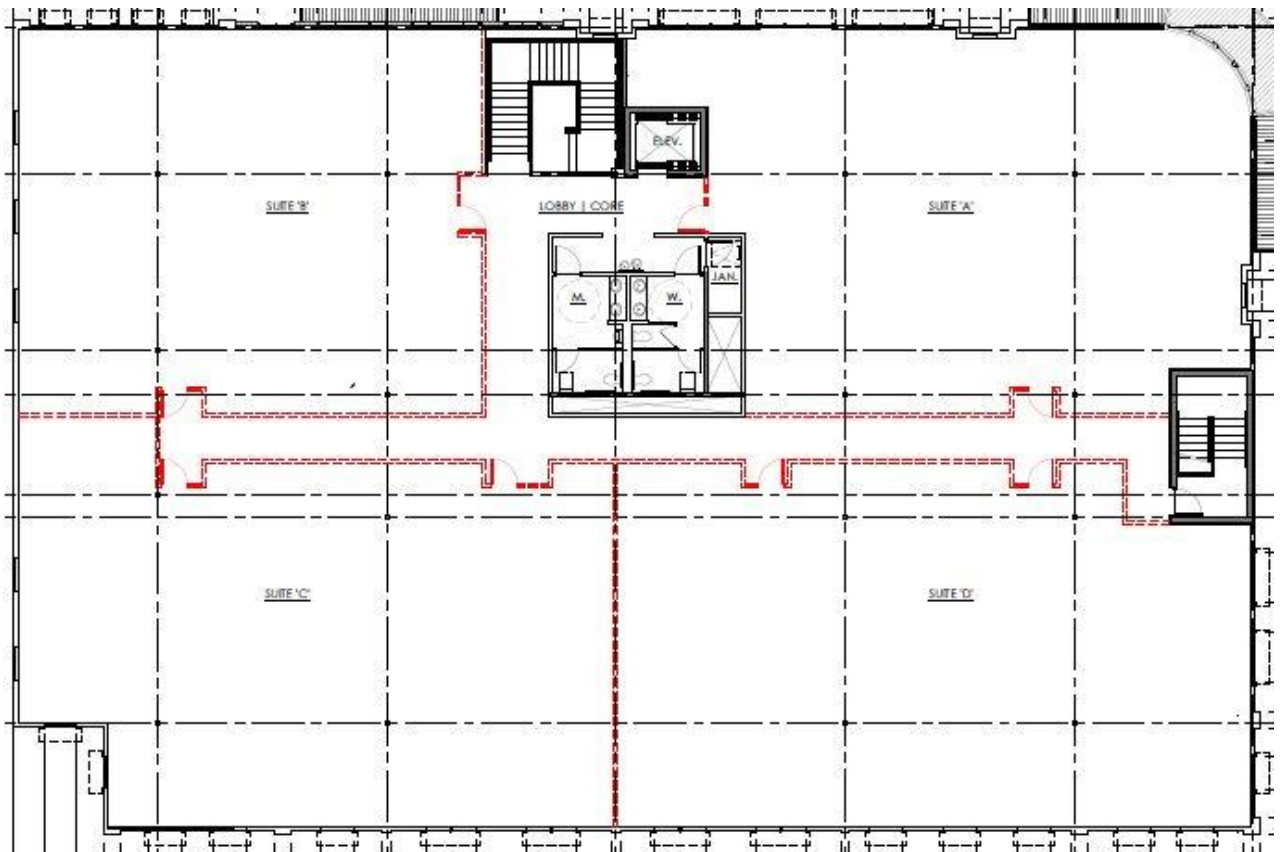
- Retail, Restaurant, Medical or Office Use
- Up to 8885 Contiguous Square Feet
- Divisible to 1915 Square Feet
- Leasing from \$26.50 per Square Foot NNN
- Generous TI Allowance Based on Lease Terms



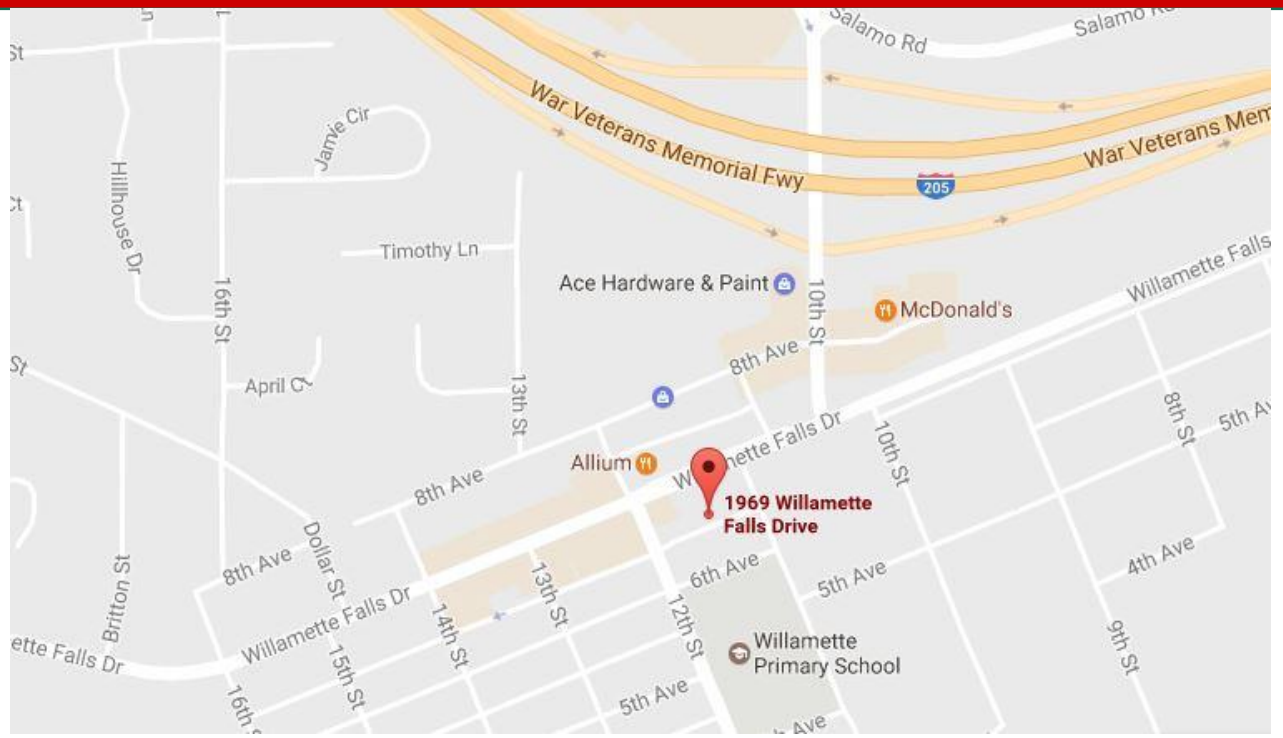
GROUND LEVEL FLOOR PLAN

SECOND FLOOR FEATURES

- Medical or Office Use
- Up to 13,115 Contiguous Square Feet
- Divisible to 1000 Square Feet
- Leasing from \$24.50 per Square Foot NNN
- Generous TI Allowance Based on Lease Terms



SECOND LEVEL FLOOR PLAN



AERIAL MAP



NEIGHBORHOOD PHOTOS