

FOR LEASE

West Linn Retail Center

19303 -19393 Willamette Drive, West Linn, OR



WELL SUITED FOR

Service Retail

Medical Office

Taproom

Barbershop

Chiropractor

Conveniently located retail center located in high income region on the main thoroughfare between Lake Oswego and West Linn. Adjacent to Walmart Neighborhood Center and the expanding Village at Mary's Woods.

FEATURES

High storefront visibility from Willamette Drive:
19,984+ VPD (2016)

Monument signage

Established co-tenants

High average household income \$102,727 (3-mile)

Available spaces: 1,400 SF - 3,500 SF

\$22/SF NNN

CONTACT

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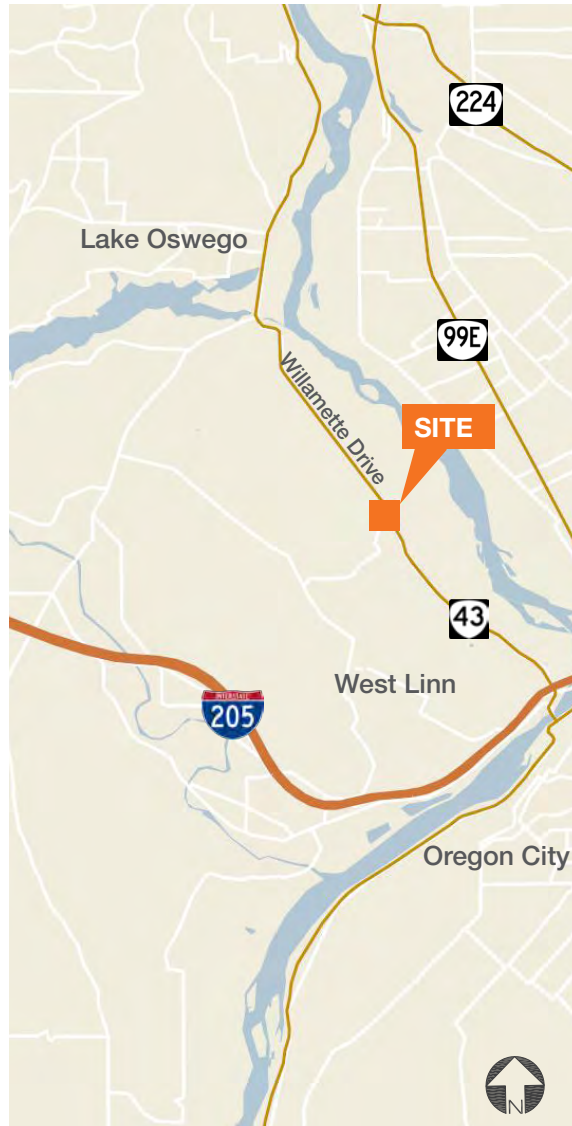
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PROPERTY CHARACTERISTICS & ZONING



PROPERTY CHARACTERISTICS & AVAILABLE SUITES

Property Characteristics

25,256 neighborhood retail center, established in 1989, shadows a grocery anchored center directly to the north

The General Commercial (GC) zoning provides for a wide array retail uses and services including auto and medical

96 parking space / 3.6 per 1,000 GLA

Easily accessible with two entrances from Willamette and one entrance on Hidden Valley Rd

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	10,000	90,107	203,480
Avg Household Income	\$123,421	\$102,727	\$98,756

AVAILABLE SUITES

Suite 19377 - 1,422 SF, previous tanning salon, available now

Suite 19339* - 1,688 SF, existing Subway, Available Nov. 2017

Suite 19335* - 1,832 SF, existing taproom, 20 taps, available Nov. 2017

*Suite 19339 & 19335 can be combined

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SITE PLAN



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LOCATION AERIAL



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