

think COMMERCIAL

REAL ESTATE

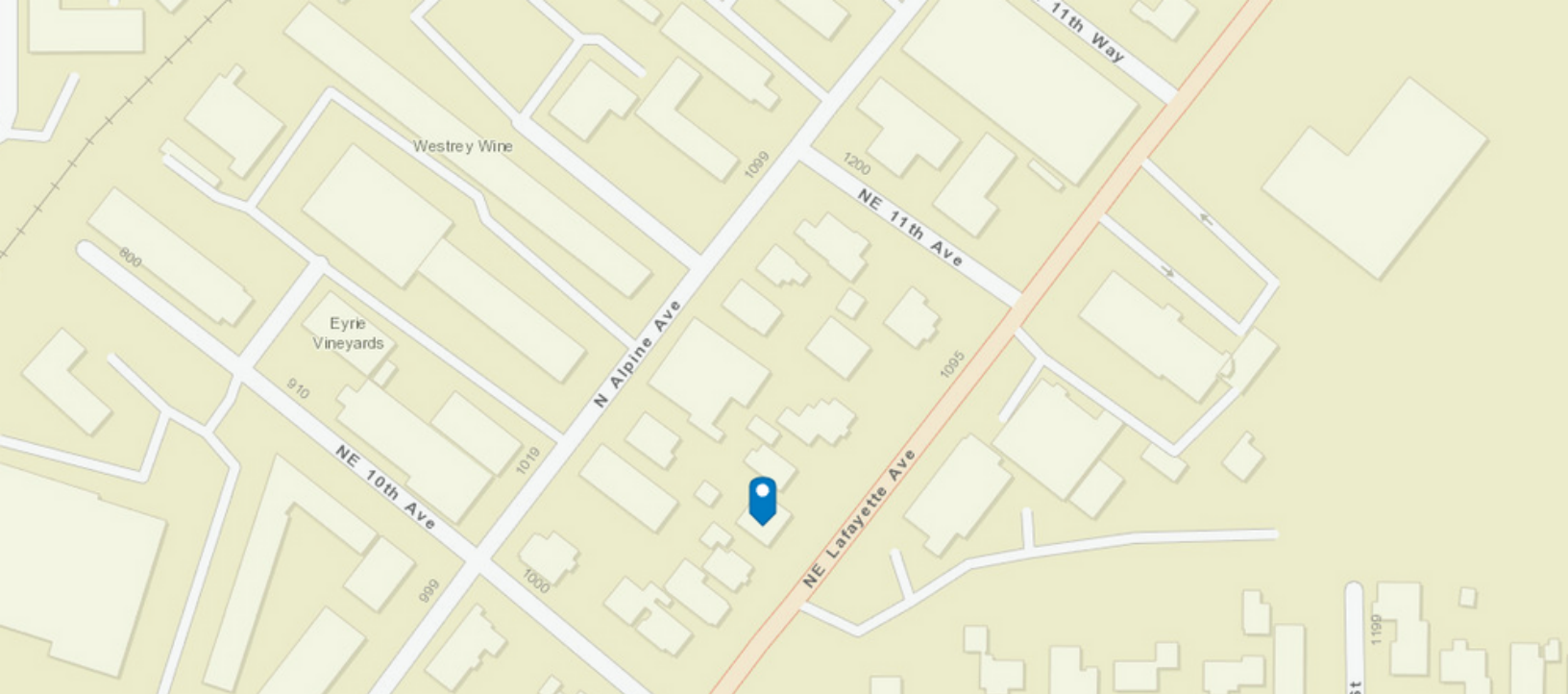


**Seller Financing
Available!**

**GRANARY ROW
1031 NE LAFAYETTE AVE
MCMINNVILLE, OR 97128**

PRESENTED BY

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PROPERTY OVERVIEW

5% Seller Financing
25% Down Payment
30 Year Amortization
Flexible Term

| | |
|--------------|------------------------|
| For Sale: | \$1,750,000 |
| For Lease: | \$26-\$30 / SF/ YR NNN |
| Square Feet: | 3,060 |
| Lot Size: | 12,100 (.28 acres) |
| Year Built: | 2022 |
| Parking: | Private Lot |

Granary Row is McMinnville's newest commercial project, located in the Northeast Gateway District adjacent to trendy Alpine Avenue.

This premier restaurant-retail building can be purchased as a flagship restaurant or tasting room, or leased to up to four restaurant tenants.

Construction on Granary Row was completed in 2022 and the building is designed to maximize brand exposure and customer experience:
Featuring a 32-foot tower, glass roll-up doors, tall exposed ceilings, a covered sidewalk patio, ADA bathrooms, and customer parking. Floor drains and a central grease interceptor have already been installed for future restaurant tenants.

PROPERTY HIGHLIGHTS

- High visibility
- Brand new retail building
- Modern amenities like glass rollup doors, ADA bathrooms, exposed ceilings, grease separator, hood vents, and more
- Covered patio
- Amazing, high-traffic location near Alpine Avenue
- Landmark building with a tall, highly visible tower
- Large off street parking lot

Suites 1-4 Micro Restaurant Spaces - 650 SF each

Combinable to 3060 SF with Full Height Mezzanine Seating Available

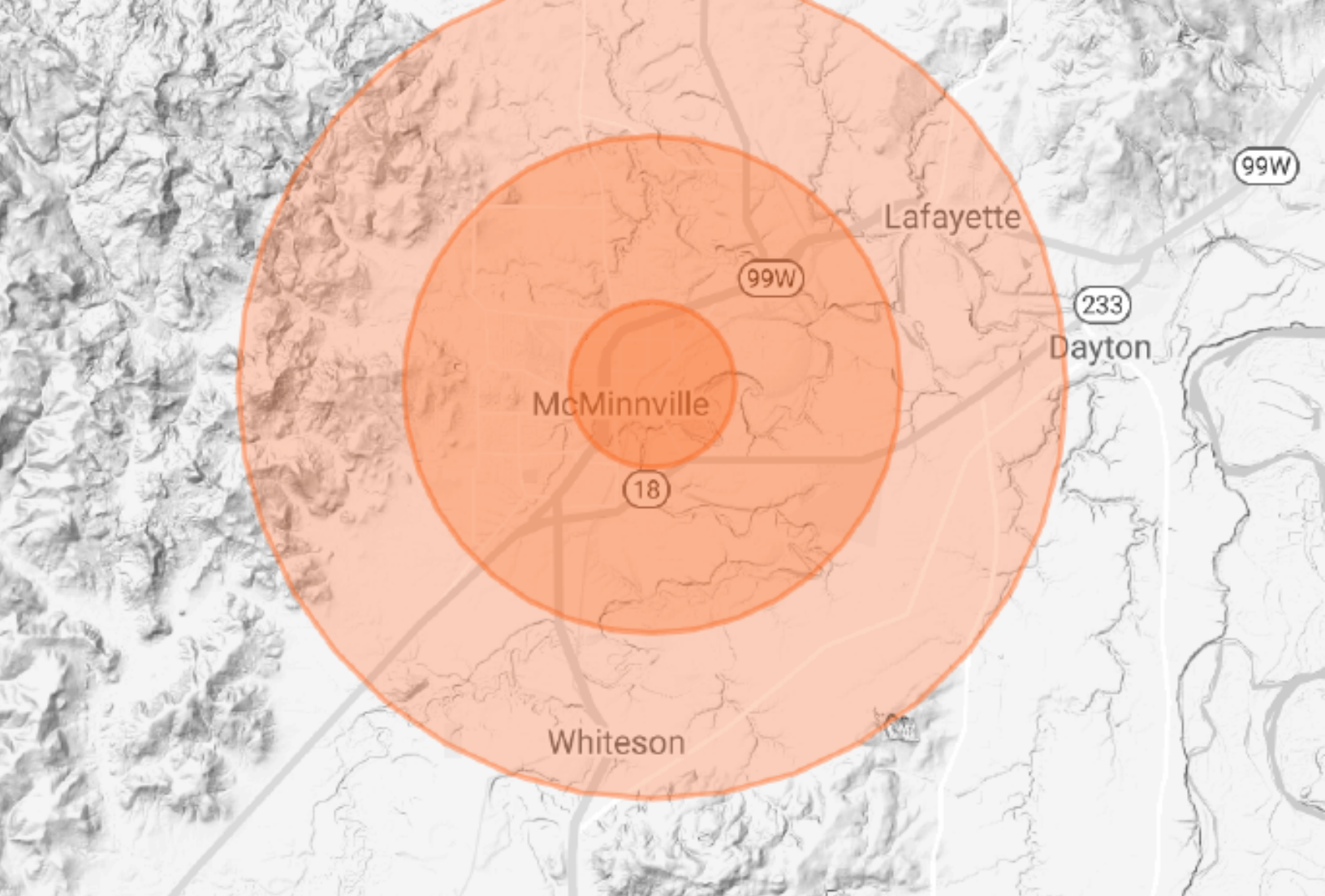




Amenities Include:

[Floor Plan](#)
[HERE](#)

- WiFi
- TVs w/ sports channels and surround sound music system
- Centralized HVAC with indoor heating and cooling capabilities
- Outdoor space/covered pergola and heaters for year round use
- Surrounded by breweries and wineries w/ recent improvements to Alpine Blvd's new retailers and activities
- Summer Concert Series and Winter Ale Fests planned in the parking area
- Shared cost services like deliveries, punch cards, promotions, signage, website, etc.
- Onsite Property Management



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 10,188 | 36,284 | 45,453 |
| MEDIAN AGE | 35 | 36.7 | 36.7 |
| HIGH SCHOOL GRADUATE | 28% | 25% | 26% |
| UNEMPLOYMENT RATE | 4.5% | 4.5% | 4.3% |
| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 3,937 | 13,247 | 16,043 |
| #OF PERSON PER HH | 2.9 | 2.8 | 2.8 |
| MEDIAN HH INCOME | \$59,084 | \$70,064 | \$73,132 |
| AVERAGE HOME VALUE | \$255,552 | \$275,079 | \$280,523 |

1031 NE Lafayette Ave, McMinnville, Oregon, 97128

Ring of 1 mile

Nearby
Restaurants



5

Bakers
(Retail)



3

Bars and
Pubs



5

Coffee
Shops



0

Juice
Bars



1

Doughnut
Shops



1

Ice Cream
Parlors



5

Pizza
Restaurants



59

Other
Restaurants

10,188

Population

3,937

Households

2.50

Avg Size
Household

35.0

Median
Age

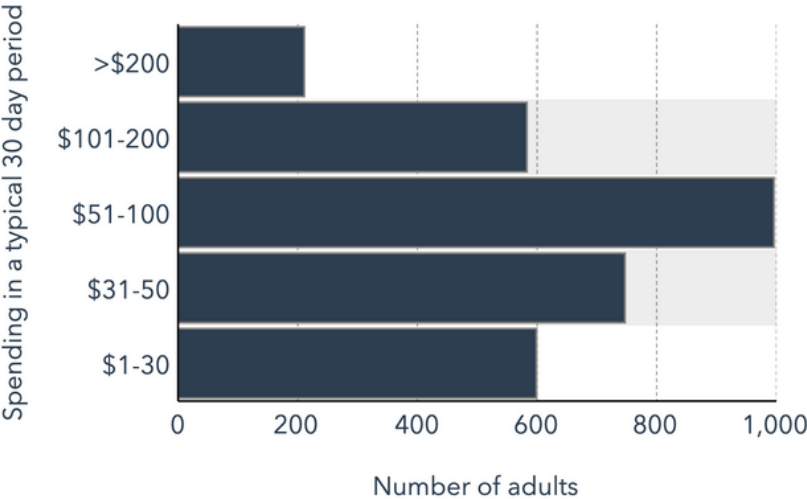
\$59,084

Median
Household Income

\$344,800

Median
Home Value

Family Restaurants Market Potential



Annual Household Spending

\$3,028

Meals at
Restaurants

\$473

Food & Drink
on Trips

Local Business Summary

982

Total
Businesses

8,929

Total
Employees



Nearby Restaurants



9

Bakers
(Retail)



4

Bars and
Pubs



9

Coffee
Shops



0

Juice
Bars



1

Doughnut
Shops



1

Ice Cream
Parlors



6

Pizza
Restaurants



89

Other
Restaurants

36,284

Population

13,247

Households

2.60

Avg Size
Household

36.7

Median
Age

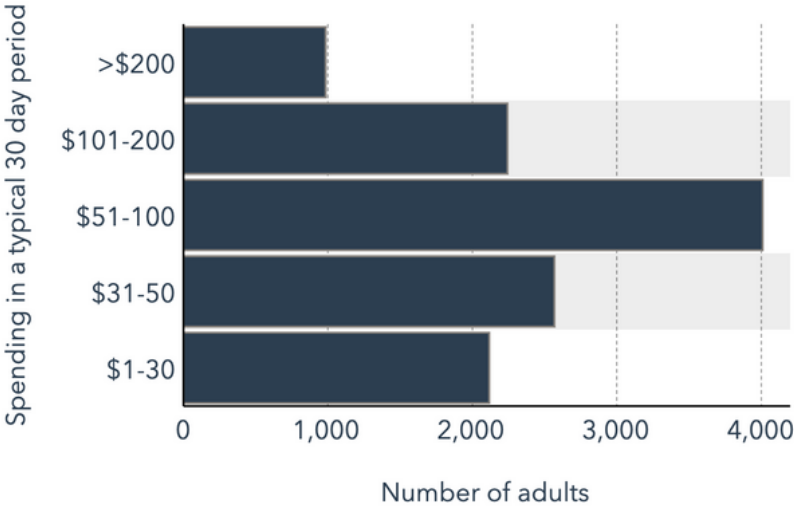
\$70,064

Median
Household Income

\$367,027

Median
Home Value

Family Restaurants Market Potential



Annual Household Spending

\$3,653

Meals at
Restaurants

\$592

Food & Drink
on Trips

Local Business Summary

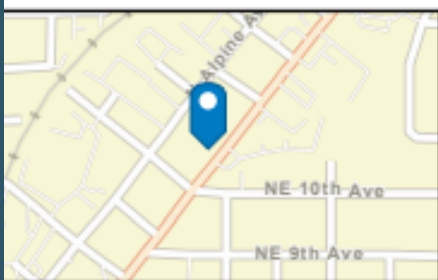
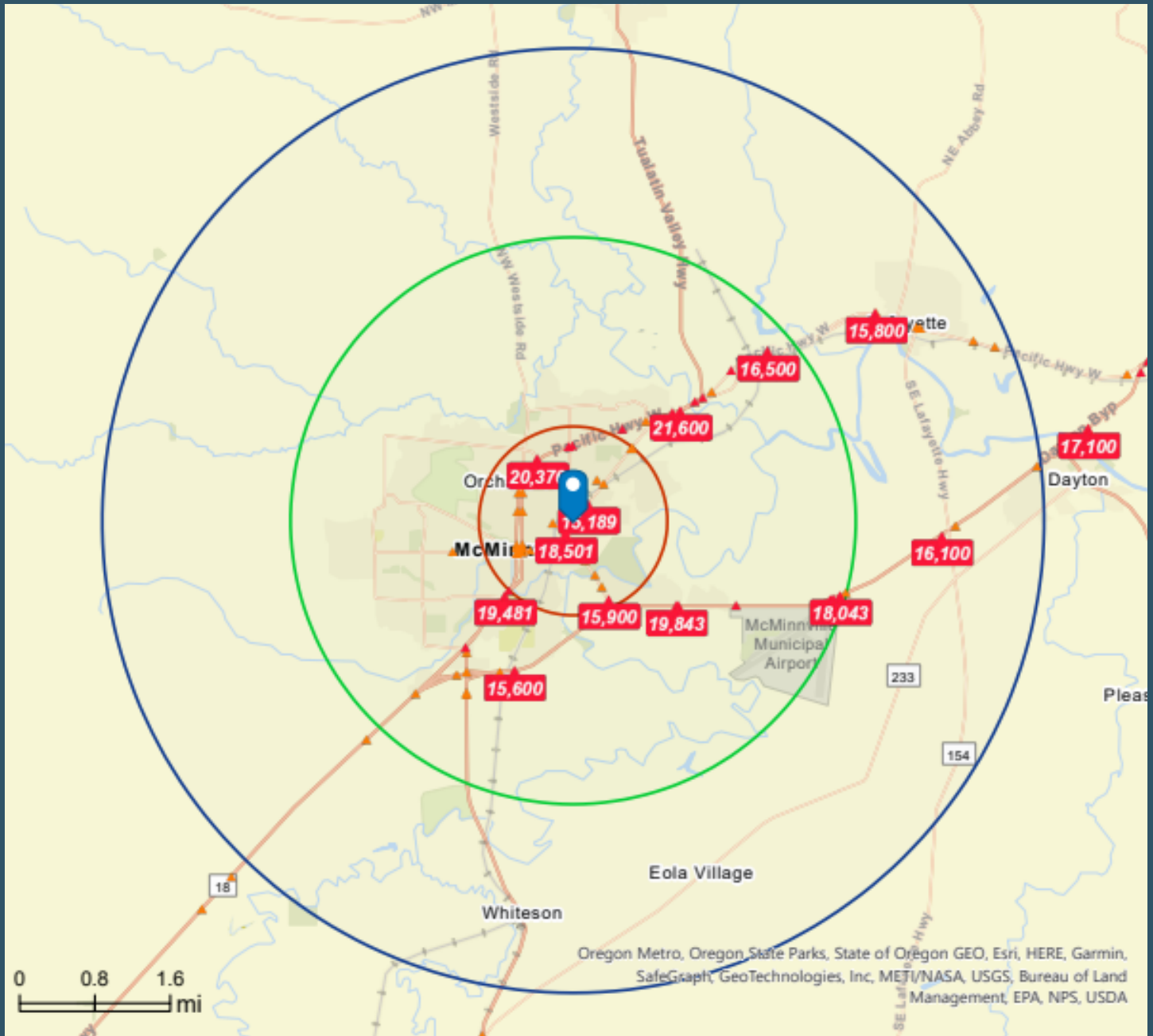
1,571

Total
Businesses

16,496

Total
Employees

TRAFFIC COUNT
1031 NE LAFAYETTE AVE.
1,3,5 MILE

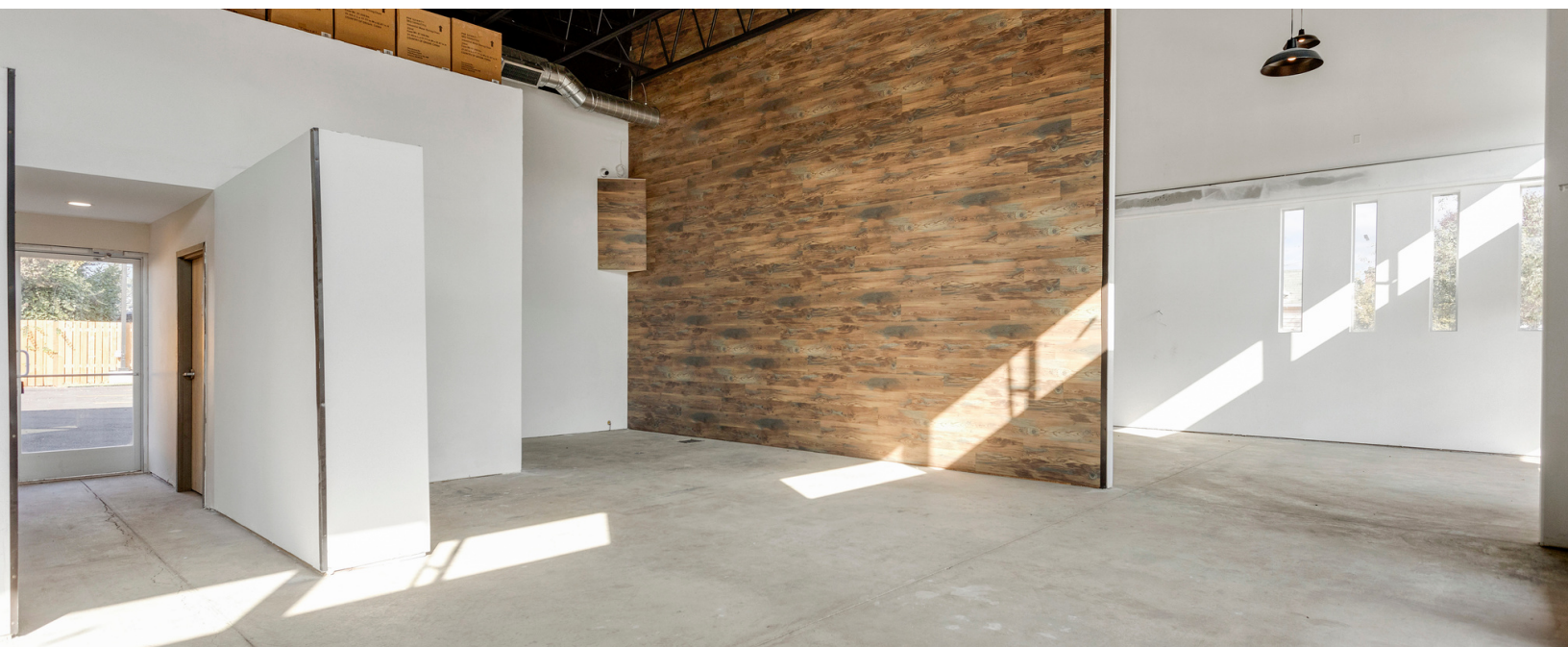


Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).











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CONTACT US



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