



FOR LEASE

Granary Row

1031 NE LAFAYETTE AVE

McMinnville, OR 97128

PRESENTED BY:

**KAI FUHRMANN, PRINCIPAL
BROKER**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASEE RATE:	\$26.00/SF/Year + NNN
LEASE SPACE SIZE:	665 - 3,060 SF
LOT SIZE:	7,000 SF
YEAR BUILT:	2022
ZONING:	CM (commercial mixed use)
MARKET:	Portland
SUBMARKET:	McMinnville

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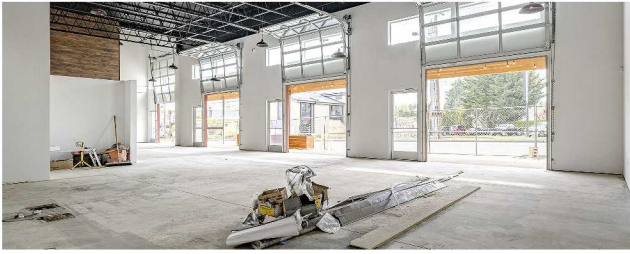
PROPERTY OVERVIEW

McMinnville's newest commercial spot is located in the Northeast Gateway District adjacent to trendy Alpine Avenue. This 1st-generation commercial building was completed in 2022 and is designed to maximize brand exposure and customer experience. Featuring a 32-foot tower, glass roll-up doors, exposed ceilings, a covered patio, ADA bathrooms, and easily accessible customer parking, Granary Row is seated at a strategic high-traffic location making it exceptionally viable for retail and flex tenants. Several floor drains and a central grease separator have already been installed for possible food-retail tenants.

PROPERTY HIGHLIGHTS

- Brand new retail building.
- Modern amenities like glass rollup doors, ADA bathrooms, exposed ceilings, grease separator, and more.
- Covered patio.
- Amazing, high-traffic location near Alpine Avenue with great brand exposure.

ADDITIONAL PHOTOS



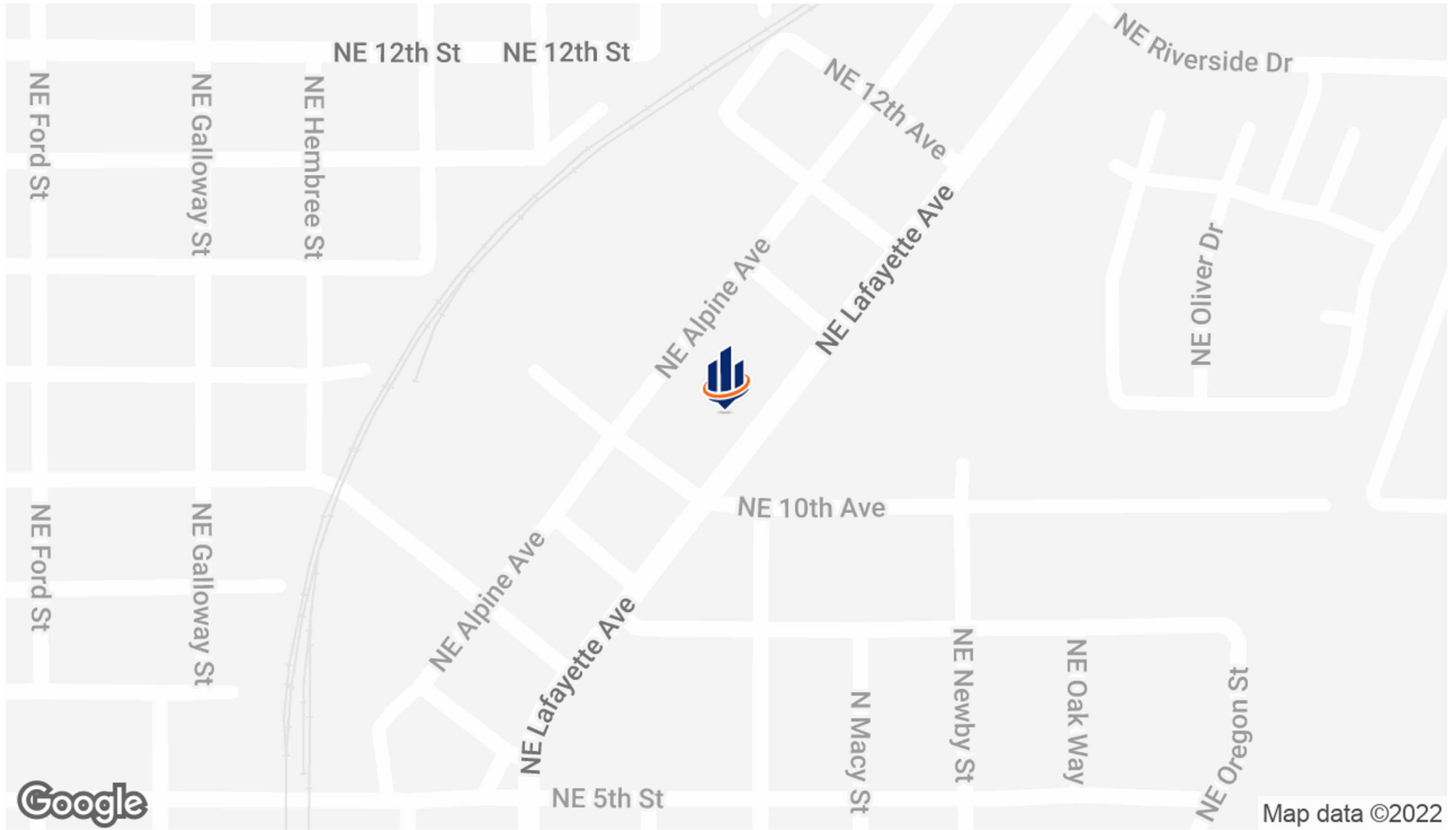
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

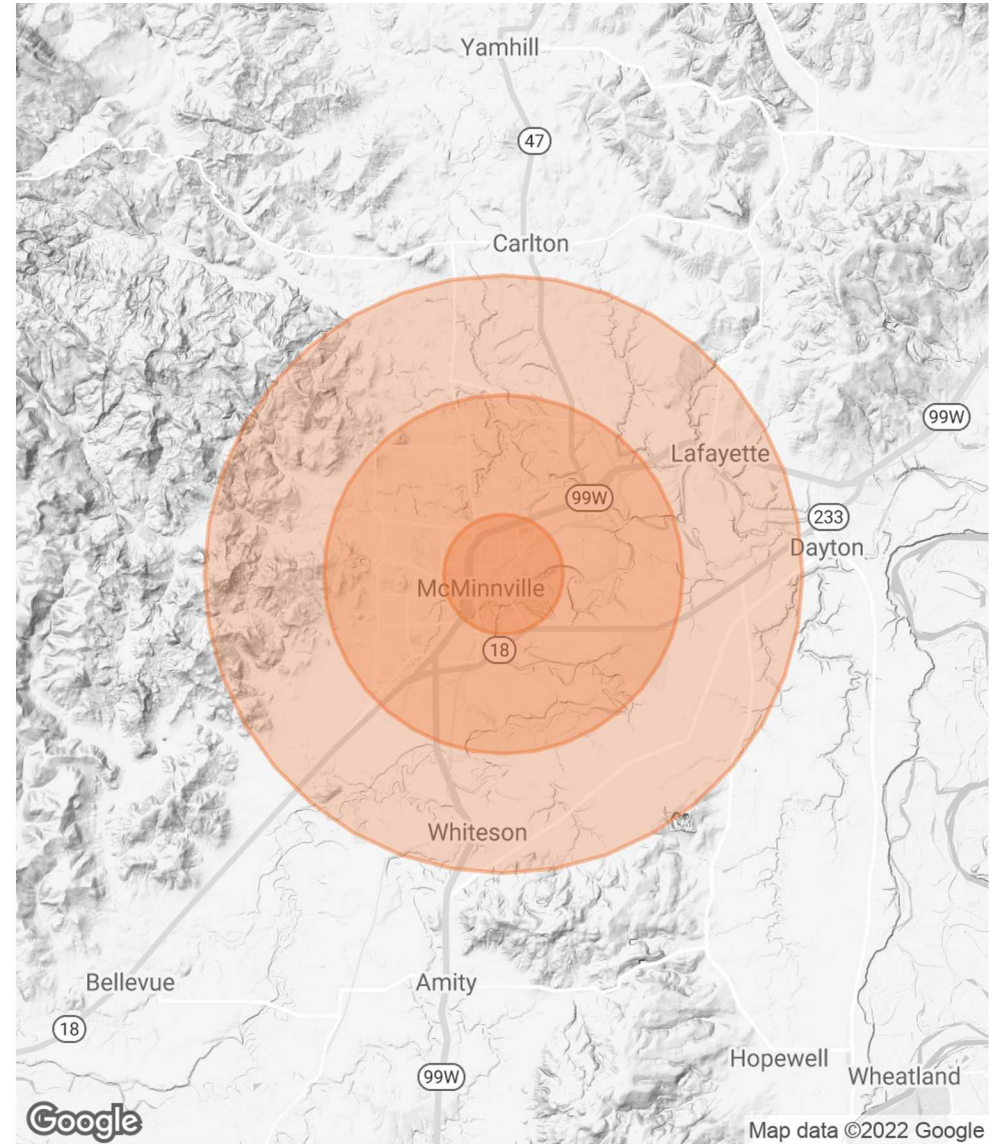
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,647	37,573	45,286
AVERAGE AGE	30.4	33.9	34.8
AVERAGE AGE (MALE)	29.0	32.1	32.5
AVERAGE AGE (FEMALE)	31.4	35.0	36.2

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,370	13,577	16,362
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$43,809	\$54,934	\$57,347
AVERAGE HOUSE VALUE	\$255,552	\$275,079	\$280,523

* Demographic data derived from 2020 ACS - US Census



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