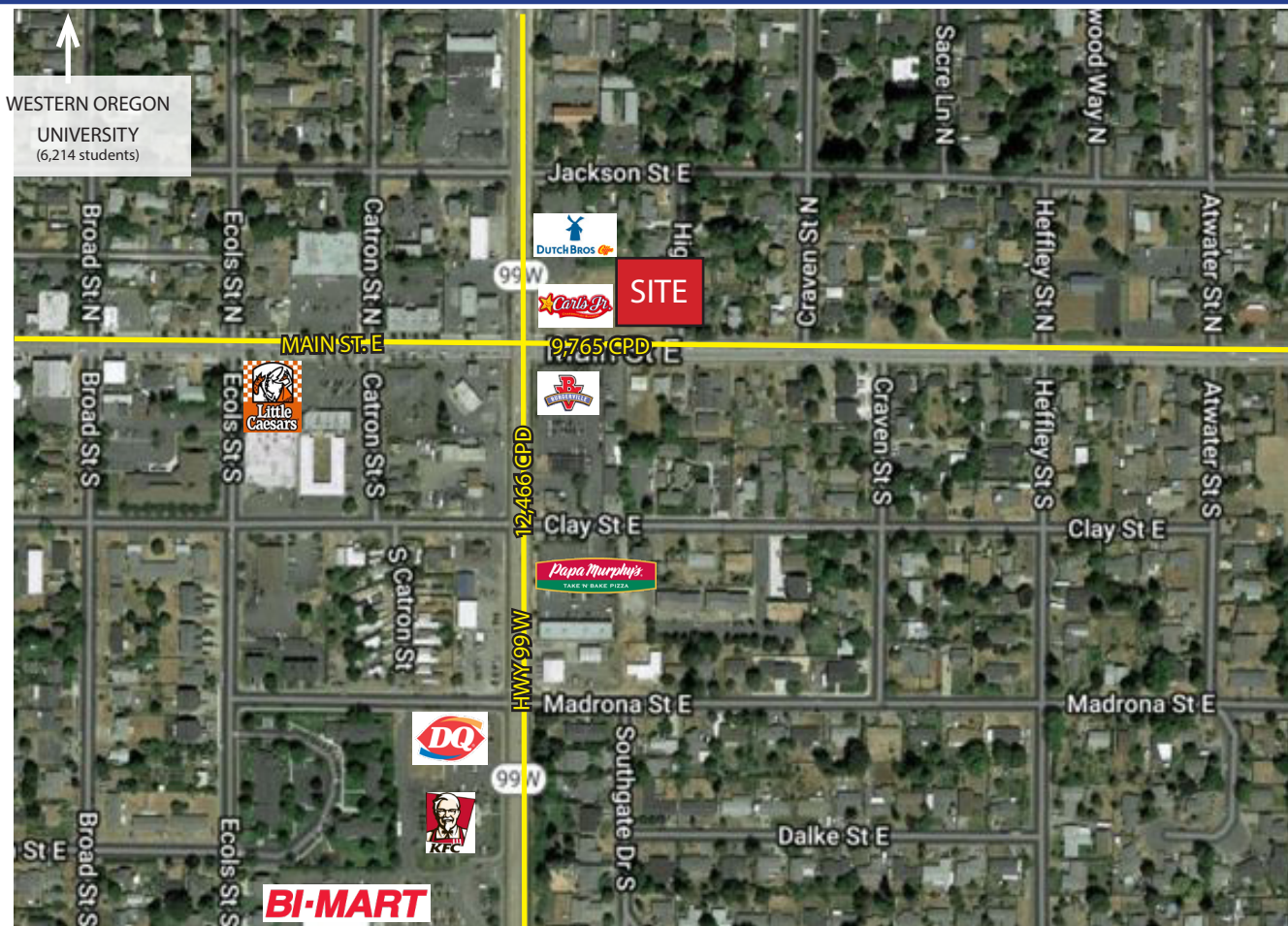


PRIME CLASS A RETAIL - MONMOUTH, OR

650 E MAIN ST., MONMOUTH, OR 97361



PROPERTY HIGHLIGHTS

- 2,520 SF Available
- High traffic corridor on Main St. just off 99W
- Signalized intersection
- Less than 1 mile from Western Oregon University

SURROUNDING RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	11,900	22,605	23,928
2023 AVG. H.H. INCOME	\$64,206	\$66,187	\$68,732
2023 DAYTIME POPULATION	2,491	4,781	4,964

CONTACT



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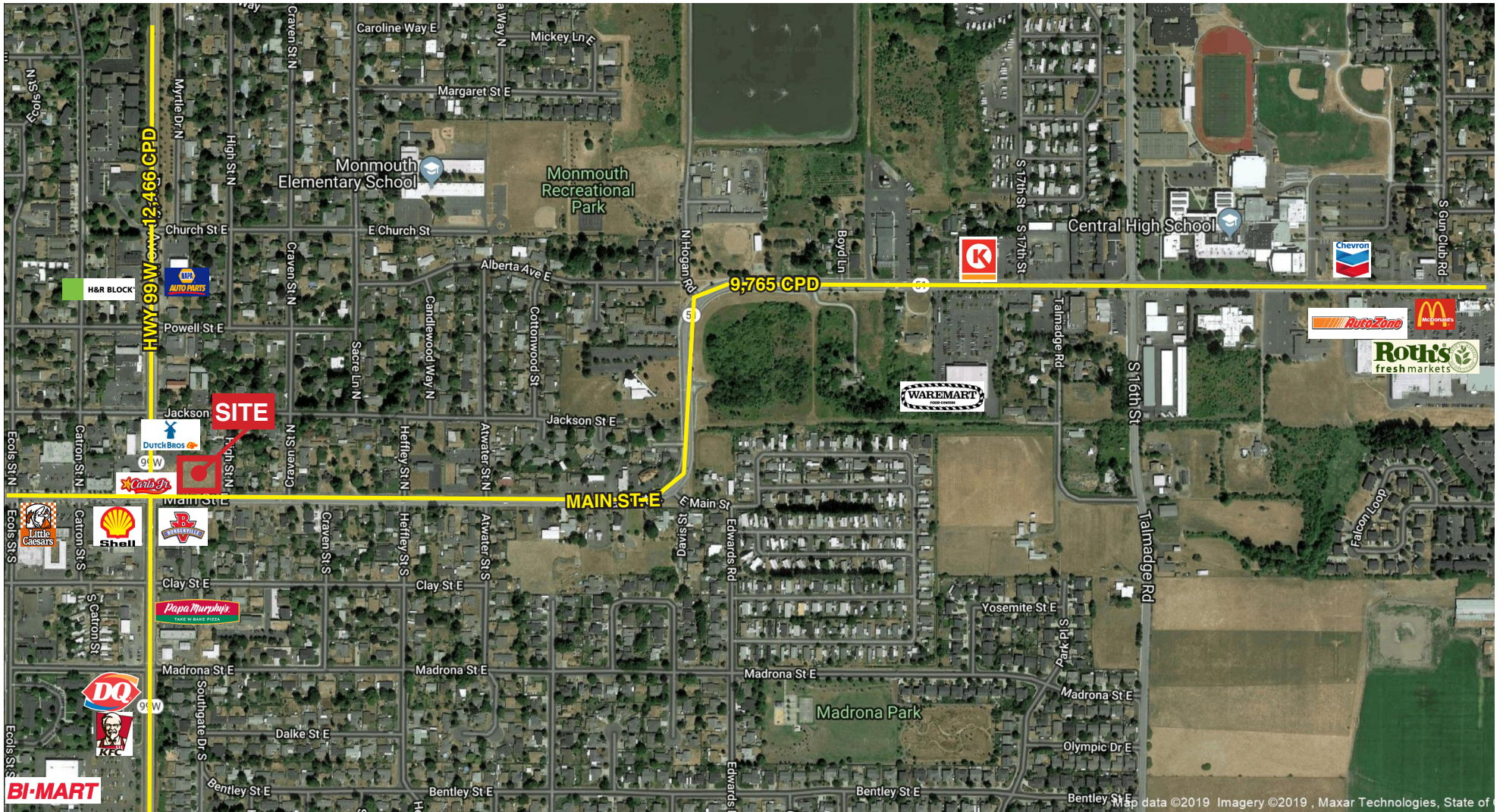
CHAINLINKS
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.
4260 Galewood St Ste B
Lake Oswego, OR 97035

WWW.HSMPACIFIC.COM

PRIME CLASS A RETAIL - MONMOUTH, OR

650 E MAIN ST., MONMOUTH, OR 97361



Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.849/-123.2288

650 Main St E Monmouth, OR 97361	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	11,891	22,616	23,935
2027 Projected Population	13,003	24,514	25,996
2020 Census Population	11,448	21,826	23,049
2010 Census Population	9,589	18,864	19,986
Projected Annual Growth 2022 to 2027	1.9%	1.7%	1.7%
Historical Annual Growth 2010 to 2022	2.0%	1.7%	1.6%
Households			
2022 Estimated Households	4,168	7,615	8,106
2027 Projected Households	4,762	8,615	9,185
2020 Census Households	3,983	7,302	7,753
2010 Census Households	3,549	6,387	6,815
Projected Annual Growth 2022 to 2027	2.8%	2.6%	2.7%
Historical Annual Growth 2010 to 2022	1.5%	1.6%	1.6%
Age			
2022 Est. Population Under 10 Years	11.4%	12.5%	12.3%
2022 Est. Population 10 to 19 Years	15.7%	16.3%	16.1%
2022 Est. Population 20 to 29 Years	29.1%	25.3%	24.4%
2022 Est. Population 30 to 44 Years	14.7%	17.0%	17.0%
2022 Est. Population 45 to 59 Years	12.2%	12.8%	13.3%
2022 Est. Population 60 to 74 Years	11.2%	11.1%	11.8%
2022 Est. Population 75 Years or Over	5.8%	4.9%	5.0%
2022 Est. Median Age	26.7	27.5	28.6
Marital Status & Gender			
2022 Est. Male Population	49.2%	49.5%	49.6%
2022 Est. Female Population	50.8%	50.5%	50.4%
2022 Est. Never Married	46.6%	43.3%	42.0%
2022 Est. Now Married	39.9%	41.4%	42.6%
2022 Est. Separated or Divorced	10.1%	12.1%	12.1%
2022 Est. Widowed	3.4%	3.2%	3.3%
Income			
2022 Est. HH Income \$200,000 or More	4.0%	2.9%	3.6%
2022 Est. HH Income \$150,000 to \$199,999	1.8%	4.3%	4.6%
2022 Est. HH Income \$100,000 to \$149,999	12.1%	13.5%	14.1%
2022 Est. HH Income \$75,000 to \$99,999	17.1%	16.4%	16.1%
2022 Est. HH Income \$50,000 to \$74,999	15.6%	20.5%	19.7%
2022 Est. HH Income \$35,000 to \$49,999	12.7%	13.6%	13.3%
2022 Est. HH Income \$25,000 to \$34,999	10.8%	8.8%	8.6%
2022 Est. HH Income \$15,000 to \$24,999	7.5%	6.6%	6.5%
2022 Est. HH Income Under \$15,000	18.4%	13.5%	13.5%
2022 Est. Average Household Income	\$54,808	\$57,642	\$61,158
2022 Est. Median Household Income	\$53,695	\$59,094	\$61,173
2022 Est. Per Capita Income	\$19,922	\$19,942	\$21,218
2022 Est. Total Businesses	280	581	612
2022 Est. Total Employees	3,843	6,335	6,497

Full Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.849/-123.2288

650 Main St E		1 mi radius	3 mi radius	5 mi radius
Monmouth, OR 97361				
Race				
2022 Est. White		72.4%	70.2%	71.0%
2022 Est. Black		2.0%	1.5%	1.5%
2022 Est. Asian or Pacific Islander		8.3%	6.9%	6.7%
2022 Est. American Indian or Alaska Native		1.0%	1.1%	1.1%
2022 Est. Other Races		16.2%	20.3%	19.8%
Hispanic				
2022 Est. Hispanic Population		2,278	5,505	5,647
2022 Est. Hispanic Population		19.2%	24.3%	23.6%
2027 Proj. Hispanic Population		19.2%	24.3%	23.6%
2020 Hispanic Population		22.9%	29.9%	28.8%
Education (Adults 25 & Older)				
2022 Est. Adult Population (25 Years or Over)		6,142	12,210	13,178
2022 Est. Elementary (Grade Level 0 to 8)		2.9%	4.2%	4.1%
2022 Est. Some High School (Grade Level 9 to 11)		6.1%	6.1%	6.3%
2022 Est. High School Graduate		20.1%	22.7%	22.6%
2022 Est. Some College		20.5%	27.6%	27.0%
2022 Est. Associate Degree Only		15.5%	11.0%	10.8%
2022 Est. Bachelor Degree Only		23.3%	18.5%	18.7%
2022 Est. Graduate Degree		11.6%	10.0%	10.6%
Housing				
2022 Est. Total Housing Units		4,581	8,183	8,713
2022 Est. Owner-Occupied		39.0%	47.9%	49.7%
2022 Est. Renter-Occupied		52.0%	45.1%	43.3%
2022 Est. Vacant Housing		9.0%	6.9%	7.0%
Homes Built by Year				
2022 Homes Built 2010 or later		17.8%	17.4%	17.6%
2022 Homes Built 2000 to 2009		19.1%	20.1%	19.6%
2022 Homes Built 1990 to 1999		15.0%	13.9%	14.0%
2022 Homes Built 1980 to 1989		6.5%	6.1%	6.3%
2022 Homes Built 1970 to 1979		17.0%	16.6%	16.6%
2022 Homes Built 1960 to 1969		7.5%	8.8%	8.6%
2022 Homes Built 1950 to 1959		4.4%	4.4%	4.4%
2022 Homes Built Before 1949		3.8%	5.7%	5.9%
Home Values				
2022 Home Value \$1,000,000 or More		1.0%	1.1%	1.9%
2022 Home Value \$500,000 to \$999,999		15.8%	18.3%	20.6%
2022 Home Value \$400,000 to \$499,999		19.6%	17.1%	17.4%
2022 Home Value \$300,000 to \$399,999		36.4%	34.8%	33.0%
2022 Home Value \$200,000 to \$299,999		14.2%	14.0%	13.2%
2022 Home Value \$150,000 to \$199,999		1.3%	1.8%	1.7%
2022 Home Value \$100,000 to \$149,999		3.5%	4.3%	4.1%
2022 Home Value \$50,000 to \$99,999		1.0%	1.5%	1.4%
2022 Home Value \$25,000 to \$49,999		2.8%	3.0%	2.9%
2022 Home Value Under \$25,000		4.5%	4.1%	3.8%
2022 Median Home Value		\$365,208	\$365,101	\$380,610
2022 Median Rent		\$927	\$955	\$954

Full Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.849/-123.2288

650 Main St E Monmouth, OR 97361	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2022 Est. Labor Population Age 16 Years or Over	9,724	18,009	19,116
2022 Est. Civilian Employed	60.8%	62.1%	61.5%
2022 Est. Civilian Unemployed	1.4%	2.1%	2.0%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	37.8%	35.8%	36.5%
2022 Labor Force Males	48.4%	48.8%	48.9%
2022 Labor Force Females	51.6%	51.2%	51.1%
Occupation			
2022 Occupation: Population Age 16 Years or Over	5,915	11,180	11,755
2022 Mgmt, Business, & Financial Operations	13.2%	13.9%	14.1%
2022 Professional, Related	16.1%	15.1%	15.6%
2022 Service	29.3%	27.8%	27.4%
2022 Sales, Office	19.5%	20.2%	19.8%
2022 Farming, Fishing, Forestry	0.5%	1.2%	1.3%
2022 Construction, Extraction, Maintenance	5.2%	7.2%	7.2%
2022 Production, Transport, Material Moving	16.0%	14.6%	14.6%
2022 White Collar Workers	48.9%	49.2%	49.5%
2022 Blue Collar Workers	51.1%	50.8%	50.5%
Transportation to Work			
2022 Drive to Work Alone	75.6%	73.4%	73.6%
2022 Drive to Work in Carpool	8.5%	12.0%	11.8%
2022 Travel to Work by Public Transportation	0.2%	0.2%	0.2%
2022 Drive to Work on Motorcycle	0.1%	-	-
2022 Walk or Bicycle to Work	8.6%	6.9%	6.7%
2022 Other Means	-	-	-
2022 Work at Home	6.8%	7.3%	7.6%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	45.0%	38.2%	37.6%
2022 Travel to Work in 15 to 29 Minutes	21.6%	27.0%	27.3%
2022 Travel to Work in 30 to 59 Minutes	25.8%	27.6%	27.6%
2022 Travel to Work in 60 Minutes or More	7.7%	7.3%	7.5%
2022 Average Travel Time to Work	15.6	18.9	19.2
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$192.31 M	\$364.96 M	\$403.38 M
2022 Est. Apparel	\$6.74 M	\$12.81 M	\$14.17 M
2022 Est. Contributions, Gifts	\$10.51 M	\$19.77 M	\$22.11 M
2022 Est. Education, Reading	\$5.94 M	\$11.08 M	\$12.43 M
2022 Est. Entertainment	\$10.62 M	\$20.27 M	\$22.49 M
2022 Est. Food, Beverages, Tobacco	\$30.02 M	\$56.91 M	\$62.69 M
2022 Est. Furnishings, Equipment	\$6.6 M	\$12.62 M	\$13.99 M
2022 Est. Health Care, Insurance	\$17.6 M	\$33.49 M	\$36.98 M
2022 Est. Household Operations, Shelter, Utilities	\$63.09 M	\$119.25 M	\$131.54 M
2022 Est. Miscellaneous Expenses	\$3.56 M	\$6.79 M	\$7.52 M
2022 Est. Personal Care	\$2.57 M	\$4.88 M	\$5.4 M
2022 Est. Transportation	\$35.05 M	\$67.09 M	\$74.04 M

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