

MAYFAIR PLAZA

MCMINNVILLE, OR

Retail Pad Available



540 OR-99W McMinnville, OR 97218

Property Highlights and Surrounding Retailers

- Located in the heart of the main retail corridor
- Anchored by Grocery Outlet
- On-site food cart pod, fully occupied
- Average Daily Traffic exceeds 32,000 cars per day
- Excellent visibility on Hwy 99 with ample parking
- Easy access, located at the corner of lighted intersection
- 1 of only 2 signalized grocery anchored pads in the area with street frontage
- Walking distance to McMinnville High School



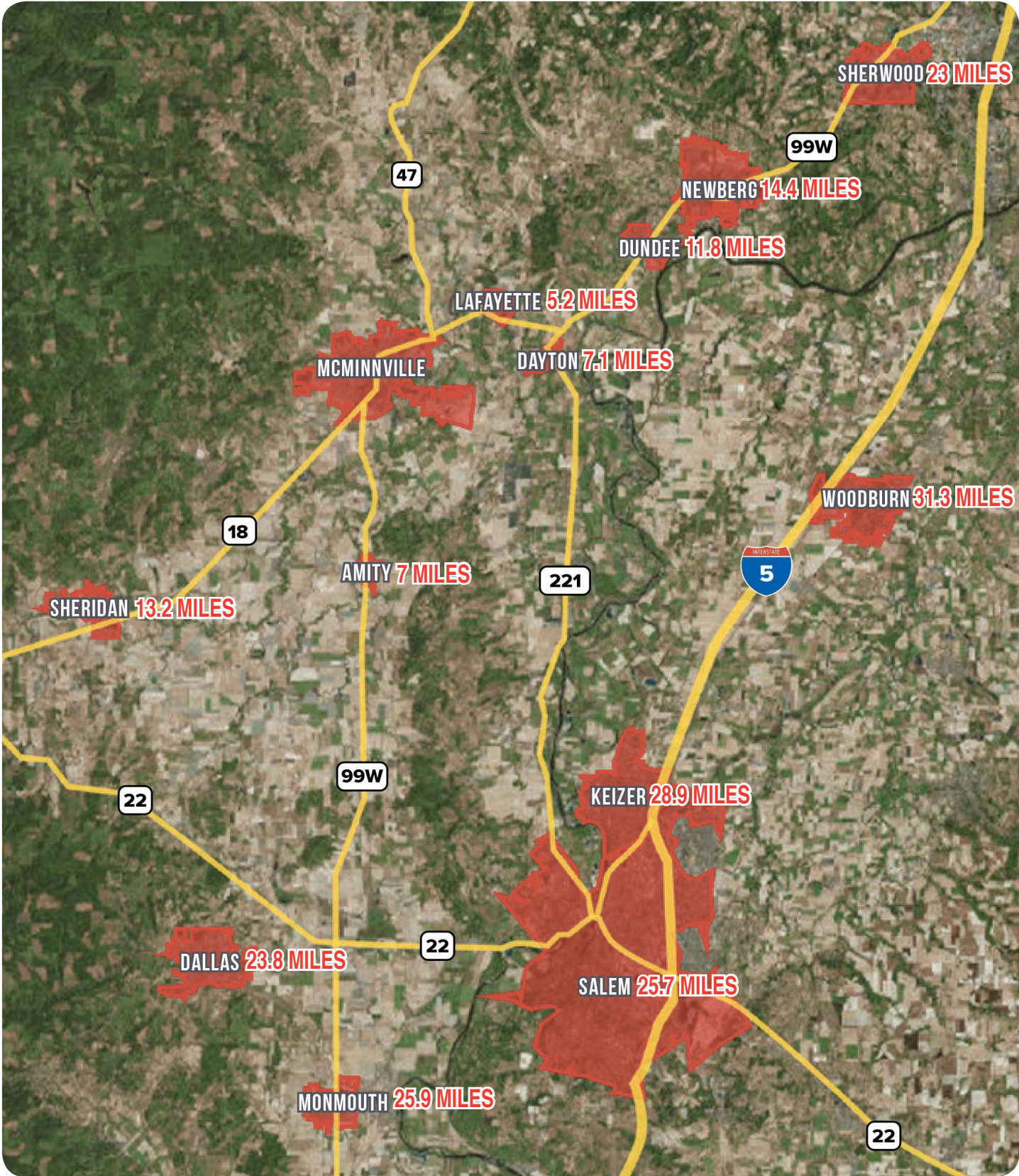
Contact:

Scott Buth
503-245-1400 Ext. 522
scott@hspacific.com



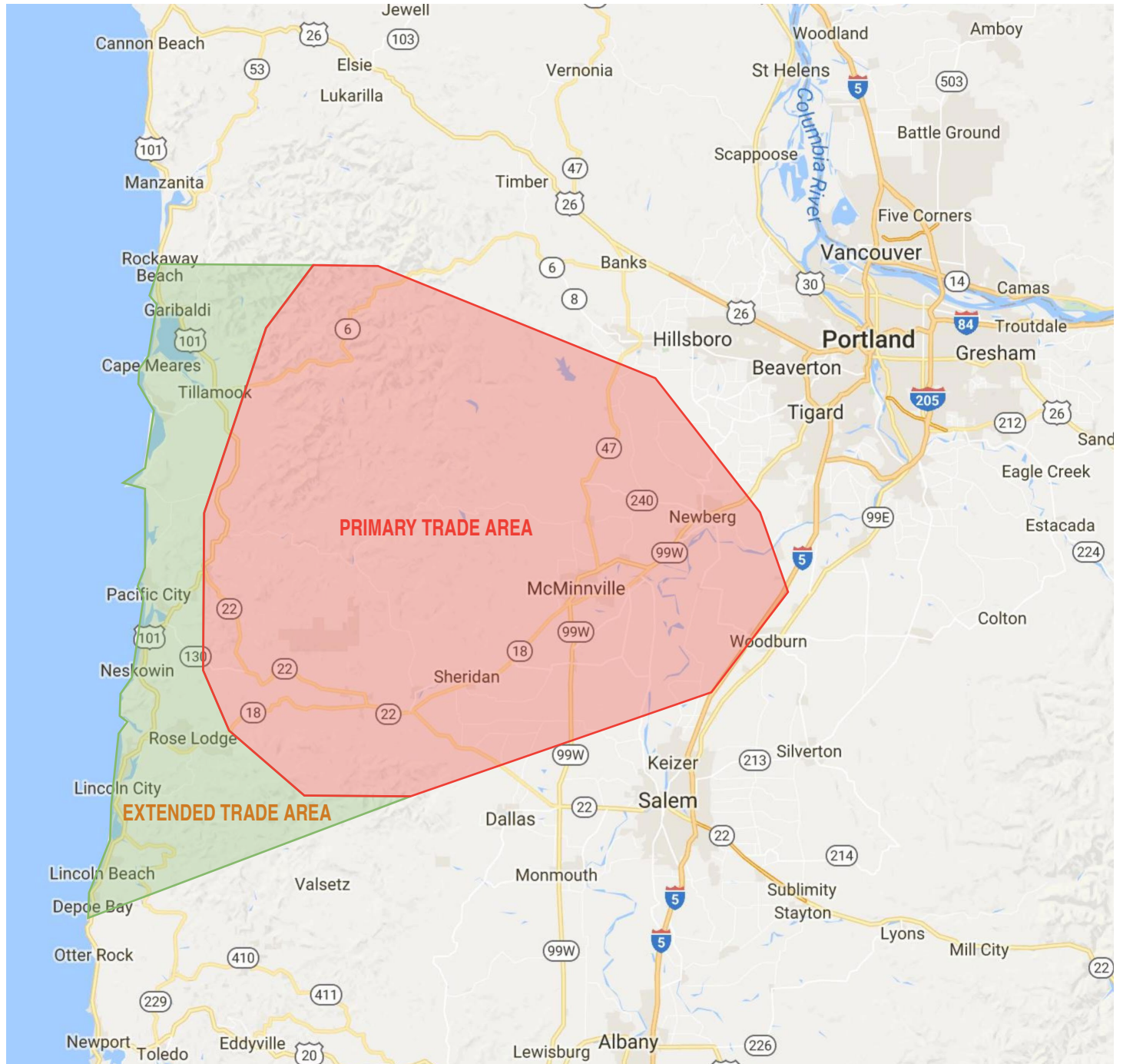
4260 Galewood St. Suite B, Lake Oswego, OR 97035

Driving Distance to Surrounding Cities



Trade Area Map

- The under retail trade area sits between the Salem and Portland MSA and extends all the way to the Oregon Coast
- McMinnville is the heart of the Willamette wine region and county seat of Yamhill
- Yamhill County has over 80 wineries, generating millions in retail tourism traffic



Site Photos and Demographics



- 1 MILE – 12,263
- 3 MILE – 36,931
- 5 MILE – 45,807



- 1 MILE – 6,891
- 3 MILE – 14,761
- 5 MILE – 16,267



- AVERAGE**
- 1 MILE – \$97,809
 - 3 MILE – \$101,973
 - 5 MILE – \$105,423

Contact:

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503-245-1400 Ext. 522
scott@hsm Pacific.com



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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MCMINNVILLE, OR

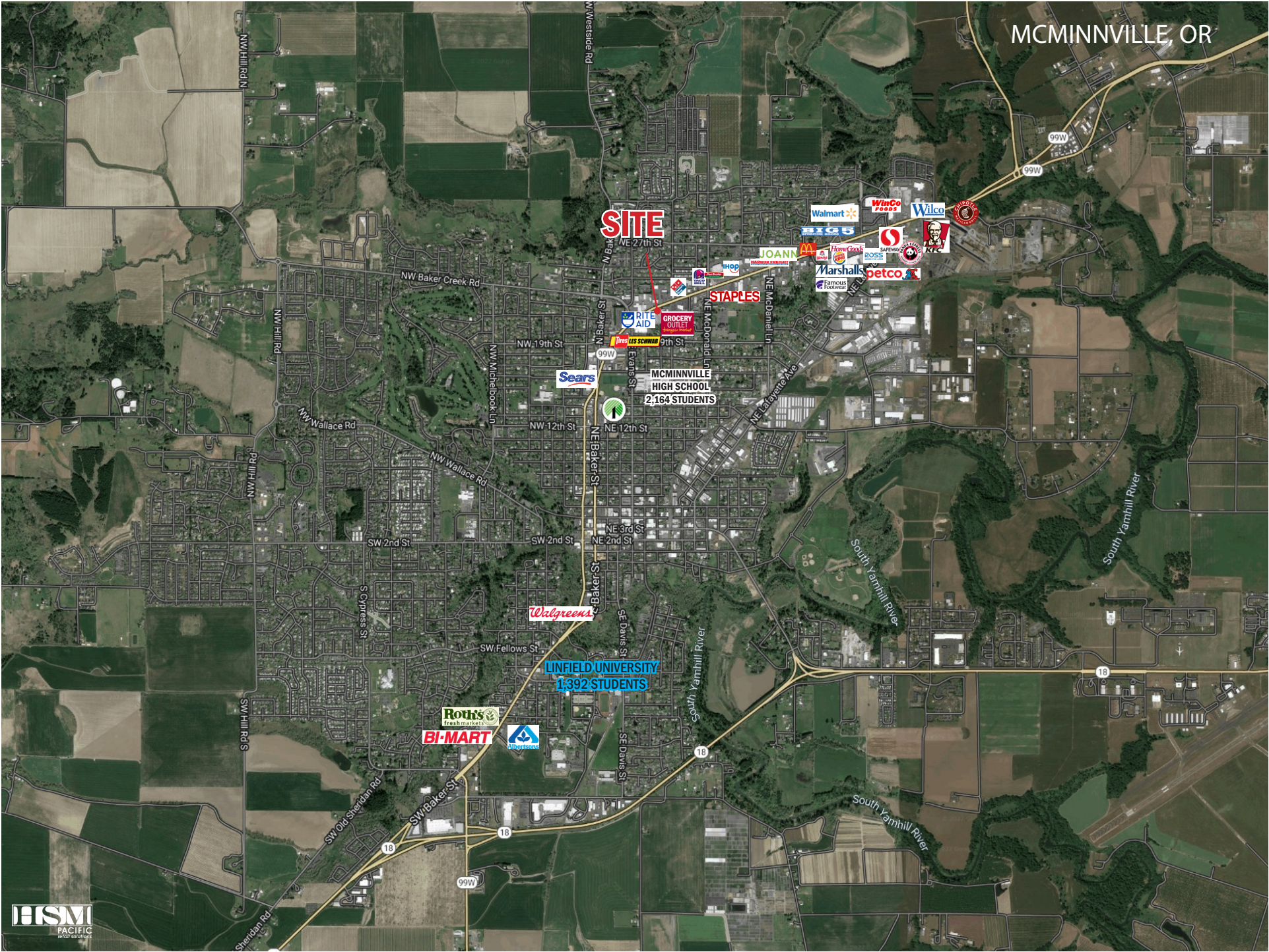
SITE

NE 27th St

STAPLES

**MCMINNVILLE
HIGH SCHOOL**
2,164 STUDENTS

LINFIELD UNIVERSITY
1,392 STUDENTS



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.2235/-123.1935

540 OR-99W		1 mi radius	3 mi radius	5 mi radius	10 mi radius
McMinnville, OR 97128					
Population					
2023 Estimated Population		11,434	35,310	44,097	63,497
2028 Projected Population		11,619	36,013	45,224	65,710
2020 Census Population		11,471	35,009	43,617	62,670
2010 Census Population		10,980	32,929	40,431	58,588
Projected Annual Growth 2023 to 2028		0.3%	0.4%	0.5%	0.7%
Historical Annual Growth 2010 to 2023		0.3%	0.6%	0.7%	0.6%
Households					
2023 Estimated Households		4,348	13,060	16,068	23,020
2028 Projected Households		4,613	13,916	17,206	24,852
2020 Census Households		4,309	12,778	15,691	22,437
2010 Census Households		4,117	11,976	14,523	20,972
Projected Annual Growth 2023 to 2028		1.2%	1.3%	1.4%	1.6%
Historical Annual Growth 2010 to 2023		0.4%	0.7%	0.8%	0.8%
Age					
2023 Est. Population Under 10 Years		11.8%	11.6%	11.6%	11.2%
2023 Est. Population 10 to 19 Years		12.3%	13.9%	13.9%	13.7%
2023 Est. Population 20 to 29 Years		12.7%	13.9%	13.2%	12.1%
2023 Est. Population 30 to 44 Years		19.3%	18.3%	19.1%	19.2%
2023 Est. Population 45 to 59 Years		16.8%	15.7%	16.3%	17.7%
2023 Est. Population 60 to 74 Years		17.6%	17.4%	17.5%	18.3%
2023 Est. Population 75 Years or Over		9.5%	9.2%	8.5%	7.8%
2023 Est. Median Age		39.2	38.4	38.5	39.7
Marital Status & Gender					
2023 Est. Male Population		49.2%	48.4%	48.8%	49.3%
2023 Est. Female Population		50.8%	51.6%	51.2%	50.7%
2023 Est. Never Married		31.9%	33.9%	32.3%	30.9%
2023 Est. Now Married		42.7%	42.6%	44.8%	47.9%
2023 Est. Separated or Divorced		20.3%	18.0%	17.8%	16.4%
2023 Est. Widowed		5.1%	5.5%	5.2%	4.8%
Income					
2023 Est. HH Income \$200,000 or More		7.1%	7.5%	7.5%	8.6%
2023 Est. HH Income \$150,000 to \$199,999		7.6%	6.7%	7.2%	10.1%
2023 Est. HH Income \$100,000 to \$149,999		18.2%	18.5%	18.9%	19.4%
2023 Est. HH Income \$75,000 to \$99,999		11.2%	11.6%	13.1%	12.7%
2023 Est. HH Income \$50,000 to \$74,999		15.5%	18.0%	18.3%	17.6%
2023 Est. HH Income \$35,000 to \$49,999		12.6%	12.0%	11.3%	9.9%
2023 Est. HH Income \$25,000 to \$34,999		9.2%	6.2%	6.7%	6.5%
2023 Est. HH Income \$15,000 to \$24,999		8.0%	8.3%	7.4%	6.8%
2023 Est. HH Income Under \$15,000		10.6%	11.1%	9.6%	8.3%
2023 Est. Average Household Income		\$97,368	\$100,905	\$105,167	\$108,644
2023 Est. Median Household Income		\$65,019	\$68,538	\$70,998	\$80,529
2023 Est. Per Capita Income		\$37,452	\$37,822	\$38,735	\$39,691
2023 Est. Total Businesses		876	1,763	2,008	2,881
2023 Est. Total Employees		6,891	14,761	16,267	20,975

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Race					
2023 Est. White		77.8%	75.8%	76.6%	78.6%
2023 Est. Black		1.6%	1.2%	1.1%	1.0%
2023 Est. Asian or Pacific Islander		1.4%	4.4%	3.8%	3.1%
2023 Est. American Indian or Alaska Native		1.2%	1.1%	1.2%	1.1%
2023 Est. Other Races		18.0%	17.5%	17.3%	16.2%
Hispanic					
2023 Est. Hispanic Population		2,399	7,168	8,826	11,799
2023 Est. Hispanic Population		21.0%	20.3%	20.0%	18.6%
2028 Proj. Hispanic Population		21.0%	20.3%	20.0%	18.5%
2020 Hispanic Population		23.8%	24.4%	24.3%	21.0%
Education (Adults 25 & Older)					
2023 Est. Adult Population (25 Years or Over)		7,994	23,629	29,775	43,729
2023 Est. Elementary (Grade Level 0 to 8)		5.8%	5.7%	5.0%	4.8%
2023 Est. Some High School (Grade Level 9 to 11)		5.5%	5.5%	5.4%	5.4%
2023 Est. High School Graduate		23.0%	21.0%	22.4%	23.3%
2023 Est. Some College		26.2%	29.3%	29.7%	28.7%
2023 Est. Associate Degree Only		10.5%	9.5%	9.6%	9.6%
2023 Est. Bachelor Degree Only		17.8%	17.4%	17.2%	17.6%
2023 Est. Graduate Degree		11.3%	11.6%	10.8%	10.6%
Housing					
2023 Est. Total Housing Units		4,625	13,906	17,080	24,484
2023 Est. Owner-Occupied		53.9%	57.2%	60.8%	65.2%
2023 Est. Renter-Occupied		40.2%	36.7%	33.3%	28.8%
2023 Est. Vacant Housing		6.0%	6.1%	5.9%	6.0%
Homes Built by Year					
2023 Homes Built 2010 or later		11.8%	12.3%	13.0%	12.2%
2023 Homes Built 2000 to 2009		13.2%	14.3%	16.5%	16.2%
2023 Homes Built 1990 to 1999		13.1%	20.1%	19.2%	18.0%
2023 Homes Built 1980 to 1989		8.9%	11.7%	10.6%	10.7%
2023 Homes Built 1970 to 1979		19.8%	17.2%	16.9%	18.4%
2023 Homes Built 1960 to 1969		6.6%	4.2%	4.1%	4.2%
2023 Homes Built 1950 to 1959		11.1%	7.1%	6.4%	5.7%
2023 Homes Built Before 1949		9.6%	7.0%	7.3%	8.8%
Home Values					
2023 Home Value \$1,000,000 or More		2.4%	2.0%	2.8%	3.6%
2023 Home Value \$500,000 to \$999,999		24.6%	21.1%	21.6%	25.7%
2023 Home Value \$400,000 to \$499,999		21.8%	26.2%	24.9%	26.1%
2023 Home Value \$300,000 to \$399,999		26.2%	24.5%	25.2%	22.7%
2023 Home Value \$200,000 to \$299,999		14.1%	12.8%	12.8%	11.1%
2023 Home Value \$150,000 to \$199,999		0.7%	0.7%	0.9%	1.0%
2023 Home Value \$100,000 to \$149,999		0.6%	2.1%	2.6%	2.5%
2023 Home Value \$50,000 to \$99,999		2.6%	5.5%	5.2%	4.2%
2023 Home Value \$25,000 to \$49,999		6.0%	4.2%	3.5%	2.5%
2023 Home Value Under \$25,000		0.9%	0.9%	0.8%	0.6%
2023 Median Home Value		\$404,259	\$396,031	\$399,262	\$424,283
2023 Median Rent		\$1,027	\$1,056	\$1,054	\$1,051

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McMinnville, OR 97128					
Labor Force					
2023 Est. Labor Population Age 16 Years or Over		9,198	28,479	35,445	51,275
2023 Est. Civilian Employed		56.0%	55.6%	56.6%	57.1%
2023 Est. Civilian Unemployed		1.6%	2.3%	2.3%	2.8%
2023 Est. in Armed Forces		-	-	-	-
2023 Est. not in Labor Force		42.4%	42.1%	41.0%	40.1%
2023 Labor Force Males		48.8%	47.8%	48.3%	48.9%
2023 Labor Force Females		51.2%	52.2%	51.7%	51.1%
Occupation					
2023 Occupation: Population Age 16 Years or Over		5,153	15,822	20,078	29,277
2023 Mgmt, Business, & Financial Operations		14.5%	12.8%	13.0%	14.2%
2023 Professional, Related		18.1%	19.1%	18.3%	18.5%
2023 Service		19.4%	20.6%	21.0%	20.9%
2023 Sales, Office		15.8%	16.8%	17.0%	16.6%
2023 Farming, Fishing, Forestry		1.5%	1.4%	1.4%	1.3%
2023 Construction, Extraction, Maintenance		6.7%	8.4%	9.0%	9.7%
2023 Production, Transport, Material Moving		24.1%	21.0%	20.3%	18.9%
2023 White Collar Workers		48.4%	48.6%	48.3%	49.3%
2023 Blue Collar Workers		51.6%	51.4%	51.7%	50.7%
Transportation to Work					
2023 Drive to Work Alone		74.5%	72.0%	73.5%	74.5%
2023 Drive to Work in Carpool		7.4%	8.5%	9.1%	9.4%
2023 Travel to Work by Public Transportation		0.4%	0.8%	0.9%	0.9%
2023 Drive to Work on Motorcycle		-	-	-	-
2023 Walk or Bicycle to Work		8.4%	8.3%	7.0%	5.4%
2023 Other Means		1.4%	1.3%	1.1%	1.0%
2023 Work at Home		7.8%	9.2%	8.3%	8.7%
Travel Time					
2023 Travel to Work in 14 Minutes or Less		54.3%	53.8%	46.9%	41.1%
2023 Travel to Work in 15 to 29 Minutes		22.0%	19.3%	22.3%	26.2%
2023 Travel to Work in 30 to 59 Minutes		17.8%	18.9%	20.9%	22.1%
2023 Travel to Work in 60 Minutes or More		5.9%	8.0%	10.0%	10.6%
2023 Average Travel Time to Work		13.9	14.1	16.8	18.5
Consumer Expenditure					
2023 Est. Total Household Expenditure		\$301.29 M	\$927.48 M	\$1.17 B	\$1.72 B
2023 Est. Apparel		\$10.62 M	\$32.66 M	\$41.25 M	\$60.87 M
2023 Est. Contributions, Gifts		\$17.22 M	\$53.39 M	\$67.38 M	\$100.09 M
2023 Est. Education, Reading		\$9.71 M	\$30.03 M	\$37.8 M	\$56.83 M
2023 Est. Entertainment		\$17.04 M	\$52.56 M	\$66.52 M	\$98.42 M
2023 Est. Food, Beverages, Tobacco		\$46.24 M	\$142.13 M	\$179.24 M	\$262.16 M
2023 Est. Furnishings, Equipment		\$10.57 M	\$32.61 M	\$41.28 M	\$61.07 M
2023 Est. Health Care, Insurance		\$27.66 M	\$85.09 M	\$107.45 M	\$157.29 M
2023 Est. Household Operations, Shelter, Utilities		\$97.76 M	\$300.31 M	\$378.26 M	\$554.11 M
2023 Est. Miscellaneous Expenses		\$5.71 M	\$17.57 M	\$22.16 M	\$32.63 M
2023 Est. Personal Care		\$4.05 M	\$12.44 M	\$15.71 M	\$23.1 M
2023 Est. Transportation		\$54.7 M	\$168.7 M	\$213.54 M	\$313.69 M

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