

FOR LEASE

River Falls Shopping Center

1855 Blankenship Road | West Linn, Oregon



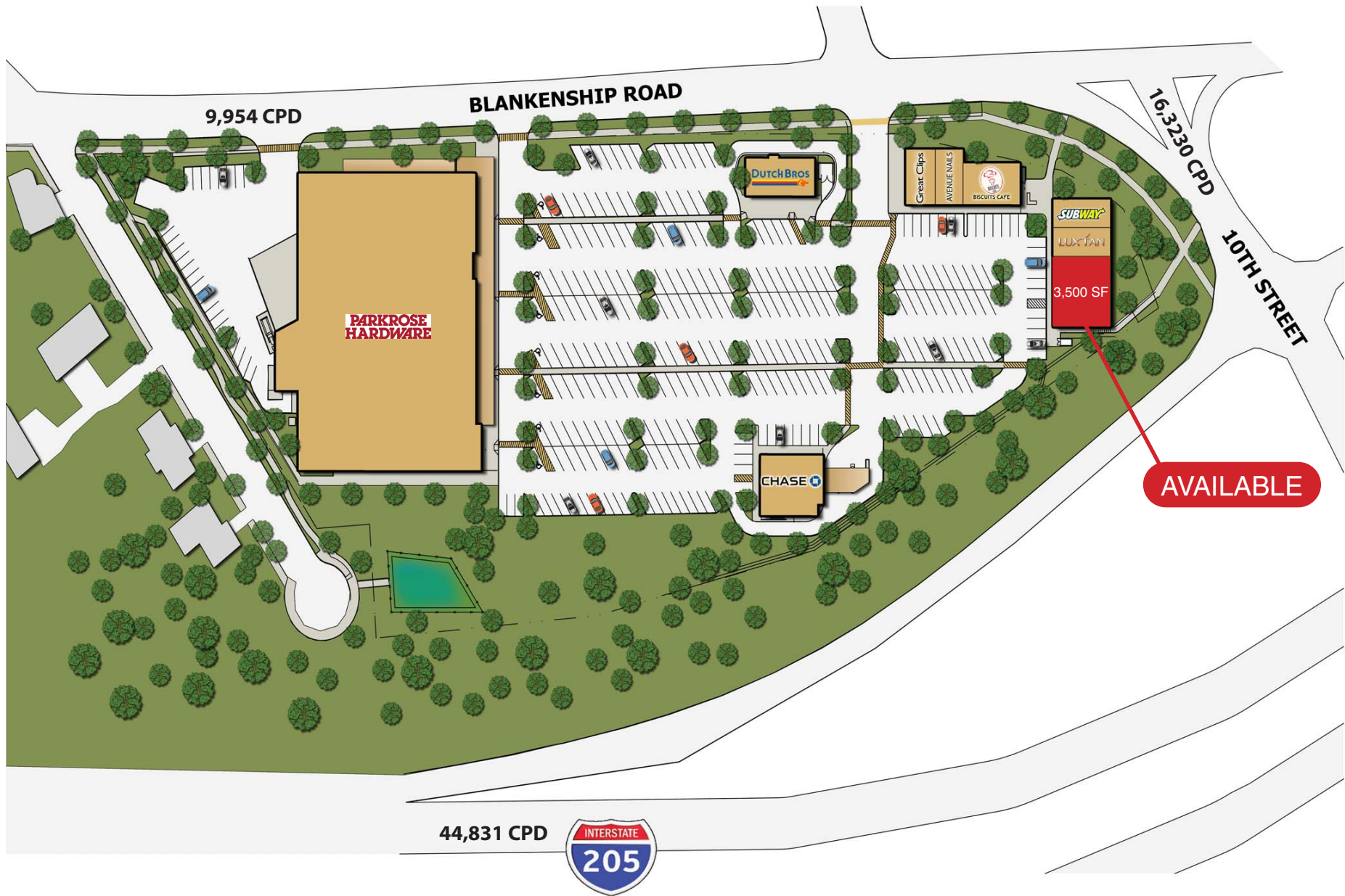
- 3,500 SF End Cap Available
- Fully built out medical office space
- Visibility from the I-205 freeway with over 89,700 cars per day
- Call for pricing details

FOR MORE INFORMATION, PLEASE CONTACT:

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Full Profile

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



Lat/Lon: 45.3493/-122.6538

1865 Blankenship Rd		1 mi radius	3 mi radius	5 mi radius
West Linn, OR 97068				
Population				
2023 Estimated Population		9,492	51,084	135,059
2028 Projected Population		9,483	51,048	132,432
2020 Census Population		9,623	51,458	134,491
2010 Census Population		8,643	46,367	123,325
Projected Annual Growth 2023 to 2028		-	-	-0.4%
Historical Annual Growth 2010 to 2023		0.8%	0.8%	0.7%
Households				
2023 Estimated Households		3,640	19,605	52,191
2028 Projected Households		3,635	19,571	51,056
2020 Census Households		3,577	19,375	51,571
2010 Census Households		3,331	17,753	47,875
Projected Annual Growth 2023 to 2028		-	-	-0.4%
Historical Annual Growth 2010 to 2023		0.7%	0.8%	0.7%
Age				
2023 Est. Population Under 10 Years		11.7%	10.5%	9.8%
2023 Est. Population 10 to 19 Years		12.5%	12.0%	11.6%
2023 Est. Population 20 to 29 Years		8.8%	9.9%	10.1%
2023 Est. Population 30 to 44 Years		23.4%	21.9%	20.7%
2023 Est. Population 45 to 59 Years		21.6%	21.0%	20.3%
2023 Est. Population 60 to 74 Years		15.6%	18.1%	19.2%
2023 Est. Population 75 Years or Over		6.4%	6.7%	8.2%
2023 Est. Median Age		40.5	41.6	43.0
Marital Status & Gender				
2023 Est. Male Population		48.8%	49.7%	49.3%
2023 Est. Female Population		51.2%	50.3%	50.7%
2023 Est. Never Married		26.5%	24.4%	25.8%
2023 Est. Now Married		57.0%	57.7%	56.4%
2023 Est. Separated or Divorced		13.1%	14.1%	13.2%
2023 Est. Widowed		3.4%	3.9%	4.6%
Income				
2023 Est. HH Income \$200,000 or More		32.2%	23.5%	22.9%
2023 Est. HH Income \$150,000 to \$199,999		14.4%	15.3%	13.9%
2023 Est. HH Income \$100,000 to \$149,999		18.0%	19.9%	19.1%
2023 Est. HH Income \$75,000 to \$99,999		8.9%	12.0%	12.1%
2023 Est. HH Income \$50,000 to \$74,999		7.4%	11.5%	12.1%
2023 Est. HH Income \$35,000 to \$49,999		6.9%	6.9%	7.3%
2023 Est. HH Income \$25,000 to \$34,999		2.5%	4.0%	4.6%
2023 Est. HH Income \$15,000 to \$24,999		2.4%	3.1%	3.0%
2023 Est. HH Income Under \$15,000		7.4%	3.8%	4.9%
2023 Est. Average Household Income		\$183,326	\$171,060	\$167,287
2023 Est. Median Household Income		\$148,457	\$126,576	\$121,986
2023 Est. Per Capita Income		\$70,441	\$65,783	\$64,814
2023 Est. Total Businesses		623	2,719	7,357
2023 Est. Total Employees		2,875	13,928	43,212

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Race				
2023 Est. White		83.6%	84.8%	84.1%
2023 Est. Black		1.4%	1.4%	1.5%
2023 Est. Asian or Pacific Islander		6.4%	4.7%	4.3%
2023 Est. American Indian or Alaska Native		0.4%	0.4%	0.5%
2023 Est. Other Races		8.2%	8.7%	9.5%
Hispanic				
2023 Est. Hispanic Population		645	3,853	11,648
2023 Est. Hispanic Population		6.8%	7.5%	8.6%
2028 Proj. Hispanic Population		6.7%	7.5%	8.7%
2020 Hispanic Population		6.6%	7.3%	8.5%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		6,824	37,208	99,430
2023 Est. Elementary (Grade Level 0 to 8)		0.7%	1.2%	1.6%
2023 Est. Some High School (Grade Level 9 to 11)		2.5%	2.5%	3.0%
2023 Est. High School Graduate		10.1%	15.8%	18.0%
2023 Est. Some College		16.4%	22.4%	22.2%
2023 Est. Associate Degree Only		6.5%	7.6%	8.2%
2023 Est. Bachelor Degree Only		42.4%	33.4%	30.0%
2023 Est. Graduate Degree		21.4%	17.2%	17.0%
Housing				
2023 Est. Total Housing Units		3,823	20,386	54,762
2023 Est. Owner-Occupied		67.0%	67.7%	66.6%
2023 Est. Renter-Occupied		28.2%	28.5%	28.7%
2023 Est. Vacant Housing		4.8%	3.8%	4.7%
Homes Built by Year				
2023 Homes Built 2010 or later		6.7%	9.9%	8.9%
2023 Homes Built 2000 to 2009		21.5%	13.5%	12.2%
2023 Homes Built 1990 to 1999		27.2%	16.8%	15.0%
2023 Homes Built 1980 to 1989		12.6%	13.2%	12.0%
2023 Homes Built 1970 to 1979		14.8%	20.7%	22.0%
2023 Homes Built 1960 to 1969		2.6%	6.2%	8.6%
2023 Homes Built 1950 to 1959		3.1%	4.0%	5.7%
2023 Homes Built Before 1949		6.8%	11.9%	11.0%
Home Values				
2023 Home Value \$1,000,000 or More		8.4%	8.2%	10.8%
2023 Home Value \$500,000 to \$999,999		65.9%	52.8%	47.6%
2023 Home Value \$400,000 to \$499,999		15.6%	20.1%	21.2%
2023 Home Value \$300,000 to \$399,999		7.2%	11.9%	12.3%
2023 Home Value \$200,000 to \$299,999		1.6%	2.7%	2.8%
2023 Home Value \$150,000 to \$199,999		0.2%	0.2%	0.2%
2023 Home Value \$100,000 to \$149,999		0.3%	1.6%	1.4%
2023 Home Value \$50,000 to \$99,999		0.4%	1.3%	1.9%
2023 Home Value \$25,000 to \$49,999		0.2%	0.7%	0.9%
2023 Home Value Under \$25,000		0.2%	0.6%	0.8%
2023 Median Home Value		\$623,996	\$583,880	\$581,451
2023 Median Rent		\$1,524	\$1,499	\$1,486

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	7,595	41,788	111,942
2023 Est. Civilian Employed	60.7%	61.7%	60.6%
2023 Est. Civilian Unemployed	2.2%	2.1%	2.2%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	37.1%	36.2%	37.2%
2023 Labor Force Males	48.1%	49.3%	48.8%
2023 Labor Force Females	51.9%	50.7%	51.2%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,612	25,780	67,868
2023 Mgmt, Business, & Financial Operations	26.9%	24.1%	22.2%
2023 Professional, Related	30.7%	25.8%	25.3%
2023 Service	10.3%	12.3%	12.5%
2023 Sales, Office	22.0%	21.9%	21.4%
2023 Farming, Fishing, Forestry	-	-	-
2023 Construction, Extraction, Maintenance	3.1%	7.1%	7.6%
2023 Production, Transport, Material Moving	7.0%	8.7%	11.0%
2023 White Collar Workers	79.5%	71.8%	68.9%
2023 Blue Collar Workers	20.5%	28.2%	31.1%
Transportation to Work			
2023 Drive to Work Alone	57.5%	58.7%	60.6%
2023 Drive to Work in Carpool	3.4%	5.0%	5.2%
2023 Travel to Work by Public Transportation	0.6%	0.8%	1.3%
2023 Drive to Work on Motorcycle	-	0.1%	0.3%
2023 Walk or Bicycle to Work	1.1%	1.3%	1.4%
2023 Other Means	0.5%	0.4%	0.6%
2023 Work at Home	36.9%	33.7%	30.6%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	18.6%	22.3%	23.4%
2023 Travel to Work in 15 to 29 Minutes	50.0%	42.8%	41.4%
2023 Travel to Work in 30 to 59 Minutes	26.7%	28.6%	29.8%
2023 Travel to Work in 60 Minutes or More	4.7%	6.2%	5.3%
2023 Average Travel Time to Work	22.0	22.6	22.5
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$402.22 M	\$2.07 B	\$5.41 B
2023 Est. Apparel	\$14.73 M	\$75.02 M	\$196.05 M
2023 Est. Contributions, Gifts	\$26.63 M	\$132.27 M	\$346.68 M
2023 Est. Education, Reading	\$16.17 M	\$78.95 M	\$205.83 M
2023 Est. Entertainment	\$23.75 M	\$121.51 M	\$317.52 M
2023 Est. Food, Beverages, Tobacco	\$59.22 M	\$306.48 M	\$803.23 M
2023 Est. Furnishings, Equipment	\$14.61 M	\$74.96 M	\$195.84 M
2023 Est. Health Care, Insurance	\$34.83 M	\$182.02 M	\$477.86 M
2023 Est. Household Operations, Shelter, Utilities	\$127.69 M	\$657.32 M	\$1.72 B
2023 Est. Miscellaneous Expenses	\$7.72 M	\$39.58 M	\$103.64 M
2023 Est. Personal Care	\$5.37 M	\$27.69 M	\$72.48 M
2023 Est. Transportation	\$71.49 M	\$370.88 M	\$969.87 M

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