

FOR LEASE

# River Falls Shopping Center

1855 Blankenship Road | West Linn, Oregon



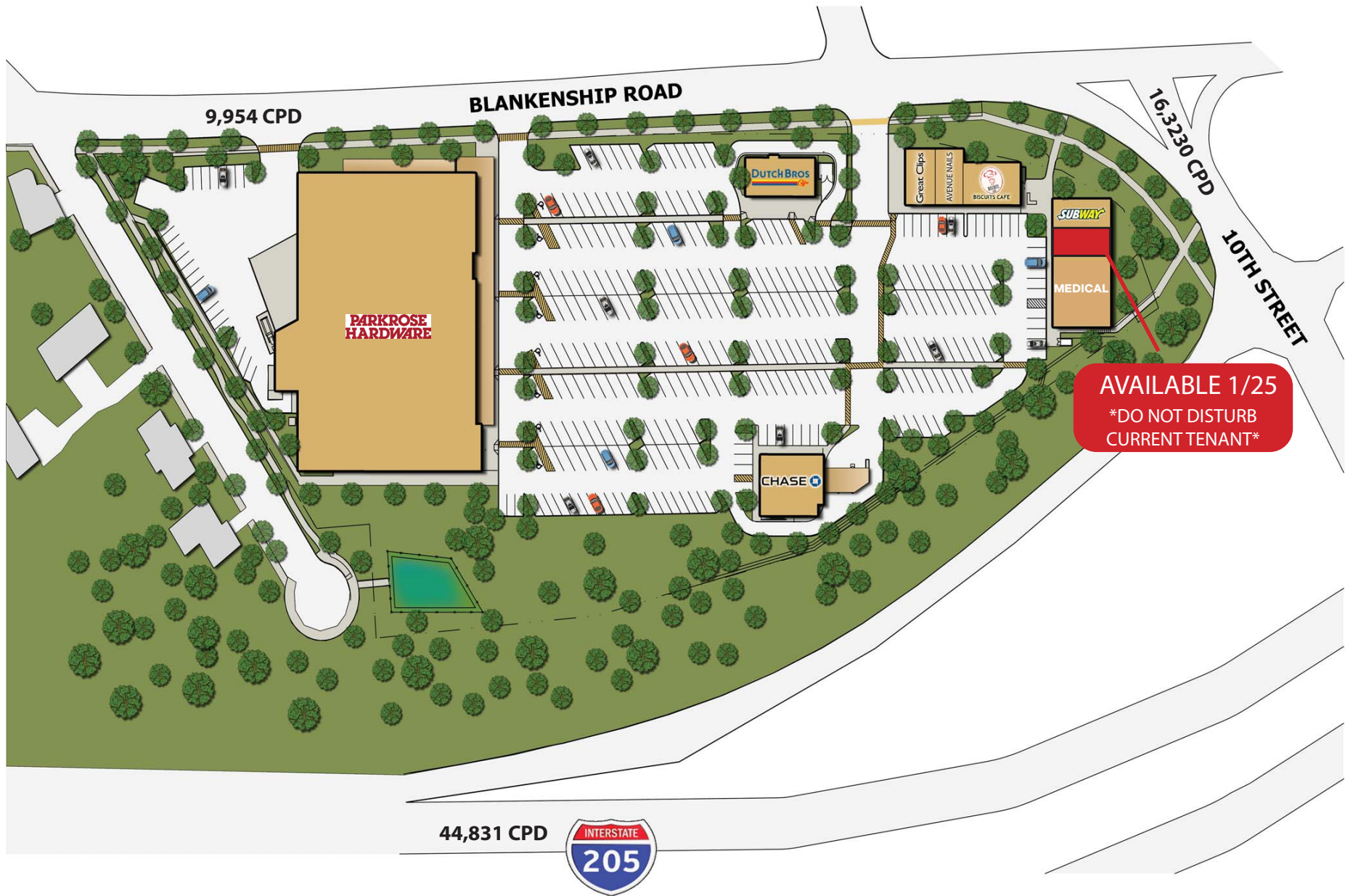
- 1,498 SF Available
- Visibility from the I-205 freeway with over 44,000 cars per day
- Call for pricing details

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

<b>1865 Blankenship Rd</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>West Linn, OR 97068</b>				
<b>Population</b>				
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%
<b>Households</b>				
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%
<b>Age</b>				
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
<b>Marital Status &amp; Gender</b>				
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%
<b>Income</b>				
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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<b>Race</b>				
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%
<b>Hispanic</b>				
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%
<b>Education (Adults 25 &amp; Older)</b>				
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%
<b>Housing</b>				
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%
<b>Homes Built by Year</b>				
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%
<b>Home Values</b>				
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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<b>Labor Force</b>			
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%
<b>Occupation</b>			
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%
<b>Transportation to Work</b>			
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%
<b>Travel Time</b>			
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
<b>Consumer Expenditure</b>			
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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