

# WEST LINN RETAIL CENTER

19377 WILLAMETTE DRIVE • WEST LINN • OR



## PROPERTY HIGHLIGHTS

- 1,692 SF
- \$22/SF NNN
- High storefront visibility from Willamette Drive, 17,800 vehicles per day
- Monument signage available
- Established co-tenants
- High average household income

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2021 POPULATION	9,598	85,000	195,501
2021 AVG. HH INCOME	\$152,913	\$125,781	\$126,448
2021 DAYTIME POPULATION	2,045	27,718	88,584

## CONTACT:

**DAVID DEMERS**

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**KARA PHELPS**

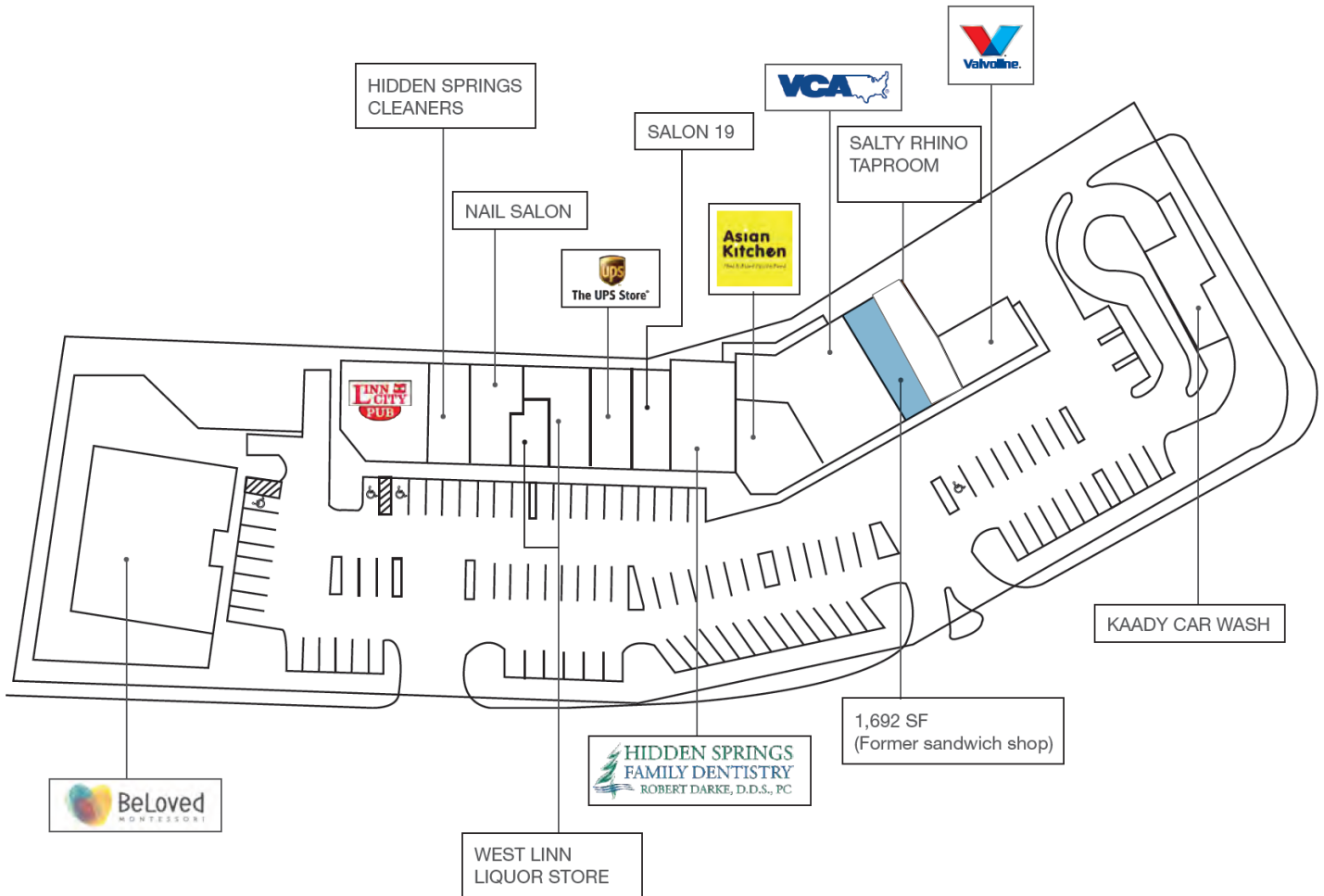
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## Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3845/-122.6397

19359 Willamette Dr West Linn, OR 97068	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	9,598	85,000	195,501
2026 Projected Population	9,645	86,380	199,166
2020 Census Population	9,774	84,087	193,691
2010 Census Population	8,959	77,790	178,659
Projected Annual Growth 2021 to 2026	-	0.3%	0.4%
Historical Annual Growth 2010 to 2021	0.6%	0.8%	0.9%
<b>Households</b>			
2021 Estimated Households	3,740	33,720	77,284
2026 Projected Households	3,873	35,277	81,007
2020 Census Households	3,808	33,271	76,451
2010 Census Households	3,531	31,196	71,627
Projected Annual Growth 2021 to 2026	0.7%	0.9%	1.0%
Historical Annual Growth 2010 to 2021	-0.2%	0.1%	-
<b>Age</b>			
2021 Est. Population Under 10 Years	10.7%	10.8%	10.7%
2021 Est. Population 10 to 19 Years	12.4%	11.8%	11.9%
2021 Est. Population 20 to 29 Years	7.6%	10.4%	11.6%
2021 Est. Population 30 to 44 Years	16.5%	18.9%	19.1%
2021 Est. Population 45 to 59 Years	22.2%	20.0%	19.5%
2021 Est. Population 60 to 74 Years	21.9%	19.4%	18.6%
2021 Est. Population 75 Years or Over	8.8%	8.8%	8.6%
2021 Est. Median Age	46.4	43.1	41.9
<b>Marital Status &amp; Gender</b>			
2021 Est. Male Population	48.2%	48.6%	48.7%
2021 Est. Female Population	51.8%	51.4%	51.3%
2021 Est. Never Married	22.9%	26.0%	27.7%
2021 Est. Now Married	57.9%	51.5%	50.2%
2021 Est. Separated or Divorced	14.8%	16.7%	16.8%
2021 Est. Widowed	4.3%	5.8%	5.4%
<b>Income</b>			
2021 Est. HH Income \$200,000 or More	21.5%	15.9%	14.9%
2021 Est. HH Income \$150,000 to \$199,999	13.4%	9.4%	9.7%
2021 Est. HH Income \$100,000 to \$149,999	21.4%	18.7%	18.6%
2021 Est. HH Income \$75,000 to \$99,999	10.0%	14.0%	14.6%
2021 Est. HH Income \$50,000 to \$74,999	13.8%	16.5%	16.3%
2021 Est. HH Income \$35,000 to \$49,999	8.4%	8.9%	9.5%
2021 Est. HH Income \$25,000 to \$34,999	3.6%	5.9%	5.8%
2021 Est. HH Income \$15,000 to \$24,999	2.9%	4.5%	4.5%
2021 Est. HH Income Under \$15,000	5.0%	6.2%	6.2%
2021 Est. Average Household Income	\$152,913	\$125,781	\$126,448
2021 Est. Median Household Income	\$117,239	\$96,902	\$96,600
2021 Est. Per Capita Income	\$59,689	\$50,021	\$50,165
2021 Est. Total Businesses	456	4,790	11,535
2021 Est. Total Employees	2,045	27,718	88,584

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<b>Race</b>			
2021 Est. White	84.1%	82.4%	80.8%
2021 Est. Black	0.7%	1.0%	1.3%
2021 Est. Asian or Pacific Islander	4.9%	3.7%	4.5%
2021 Est. American Indian or Alaska Native	0.3%	0.6%	0.7%
2021 Est. Other Races	10.0%	12.3%	12.7%
<b>Hispanic</b>			
2021 Est. Hispanic Population	485	7,029	17,126
2021 Est. Hispanic Population	5.1%	8.3%	8.8%
2026 Proj. Hispanic Population	5.4%	8.6%	9.1%
2020 Hispanic Population	5.1%	8.2%	9.1%
<b>Education (Adults 25 &amp; Older)</b>			
2021 Est. Adult Population (25 Years or Over)	7,005	61,577	140,281
2021 Est. Elementary (Grade Level 0 to 8)	0.9%	2.0%	1.7%
2021 Est. Some High School (Grade Level 9 to 11)	1.5%	3.4%	3.6%
2021 Est. High School Graduate	11.0%	18.0%	18.8%
2021 Est. Some College	17.6%	22.1%	22.8%
2021 Est. Associate Degree Only	4.5%	8.6%	8.6%
2021 Est. Bachelor Degree Only	35.8%	28.4%	27.6%
2021 Est. Graduate Degree	28.7%	17.6%	17.0%
<b>Housing</b>			
2021 Est. Total Housing Units	3,842	35,158	80,829
2021 Est. Owner-Occupied	76.6%	65.1%	63.2%
2021 Est. Renter-Occupied	20.8%	30.8%	32.4%
2021 Est. Vacant Housing	2.7%	4.1%	4.4%
<b>Homes Built by Year</b>			
2021 Homes Built 2010 or later	4.0%	3.8%	4.9%
2021 Homes Built 2000 to 2009	8.4%	11.0%	10.5%
2021 Homes Built 1990 to 1999	14.6%	14.5%	15.7%
2021 Homes Built 1980 to 1989	24.5%	13.6%	13.6%
2021 Homes Built 1970 to 1979	25.3%	22.4%	21.2%
2021 Homes Built 1960 to 1969	8.1%	10.3%	10.6%
2021 Homes Built 1950 to 1959	6.3%	8.1%	8.1%
2021 Homes Built Before 1949	6.1%	12.3%	11.0%
<b>Home Values</b>			
2021 Home Value \$1,000,000 or More	5.3%	6.8%	7.8%
2021 Home Value \$500,000 to \$999,999	47.6%	34.1%	32.6%
2021 Home Value \$400,000 to \$499,999	24.0%	21.7%	20.8%
2021 Home Value \$300,000 to \$399,999	16.8%	23.7%	24.4%
2021 Home Value \$200,000 to \$299,999	3.9%	8.3%	7.9%
2021 Home Value \$150,000 to \$199,999	0.5%	0.9%	0.8%
2021 Home Value \$100,000 to \$149,999	0.7%	0.8%	0.9%
2021 Home Value \$50,000 to \$99,999	0.6%	1.0%	1.6%
2021 Home Value \$25,000 to \$49,999	0.4%	1.3%	2.0%
2021 Home Value Under \$25,000	0.2%	1.4%	1.2%
2021 Median Home Value	\$522,700	\$489,006	\$491,382
2021 Median Rent	\$1,282	\$1,265	\$1,243

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<b>Labor Force</b>			
2021 Est. Labor Population Age 16 Years or Over	7,811	69,496	160,432
2021 Est. Civilian Employed	58.8%	59.5%	60.3%
2021 Est. Civilian Unemployed	4.1%	4.3%	4.5%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	37.1%	36.2%	35.1%
2021 Labor Force Males	47.6%	47.9%	48.0%
2021 Labor Force Females	52.4%	52.1%	52.0%
<b>Occupation</b>			
2021 Occupation: Population Age 16 Years or Over	4,590	41,336	96,796
2021 Mgmt, Business, & Financial Operations	24.8%	21.6%	21.0%
2021 Professional, Related	31.3%	24.8%	24.9%
2021 Service	9.1%	13.7%	14.0%
2021 Sales, Office	23.0%	22.7%	22.5%
2021 Farming, Fishing, Forestry	0.2%	0.2%	0.3%
2021 Construction, Extraction, Maintenance	3.7%	5.6%	5.8%
2021 Production, Transport, Material Moving	7.9%	11.5%	11.6%
2021 White Collar Workers	79.1%	69.1%	68.4%
2021 Blue Collar Workers	20.9%	30.9%	31.6%
<b>Transportation to Work</b>			
2021 Drive to Work Alone	70.3%	72.6%	72.8%
2021 Drive to Work in Carpool	9.3%	6.7%	6.9%
2021 Travel to Work by Public Transportation	4.4%	5.6%	5.0%
2021 Drive to Work on Motorcycle	-	0.2%	0.3%
2021 Walk or Bicycle to Work	2.3%	2.6%	3.4%
2021 Other Means	0.5%	1.3%	1.6%
2021 Work at Home	13.1%	10.9%	10.0%
<b>Travel Time</b>			
2021 Travel to Work in 14 Minutes or Less	11.2%	17.9%	20.5%
2021 Travel to Work in 15 to 29 Minutes	40.4%	35.1%	34.6%
2021 Travel to Work in 30 to 59 Minutes	41.7%	40.1%	37.7%
2021 Travel to Work in 60 Minutes or More	6.7%	6.9%	7.2%
2021 Average Travel Time to Work	28.1	26.9	26.0
<b>Consumer Expenditure</b>			
2021 Est. Total Household Expenditure	\$355.53 M	\$2.8 B	\$6.43 B
2021 Est. Apparel	\$12.78 M	\$99.86 M	\$229.9 M
2021 Est. Contributions, Gifts	\$22.41 M	\$171.41 M	\$393.37 M
2021 Est. Education, Reading	\$13.12 M	\$98.6 M	\$226.53 M
2021 Est. Entertainment	\$20.79 M	\$161.5 M	\$371.52 M
2021 Est. Food, Beverages, Tobacco	\$52.97 M	\$420.9 M	\$969.12 M
2021 Est. Furnishings, Equipment	\$12.87 M	\$100.04 M	\$230.09 M
2021 Est. Health Care, Insurance	\$31.8 M	\$252.01 M	\$579.56 M
2021 Est. Household Operations, Shelter, Utilities	\$113.1 M	\$895.71 M	\$2.06 B
2021 Est. Miscellaneous Expenses	\$6.82 M	\$53.31 M	\$122.61 M
2021 Est. Personal Care	\$4.77 M	\$37.51 M	\$86.32 M
2021 Est. Transportation	\$64.1 M	\$505.28 M	\$1.16 B

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