

FOR LEASE

RIVER FALLS SHOPPING CENTER

1855 Blankenship Road | West Linn, OR



- 1,500 SF AVAILABLE
- 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

Demographics



- 1 MILE – 9,323
- 3 MILE – 49,597
- 5 MILE – 133,803



- 1 MILE – 2,852
- 3 MILE – 14,039
- 5 MILE – 44,488



- 1 MILE – \$191,180
- 3 MILE – \$172,070
- 5 MILE – \$163,109

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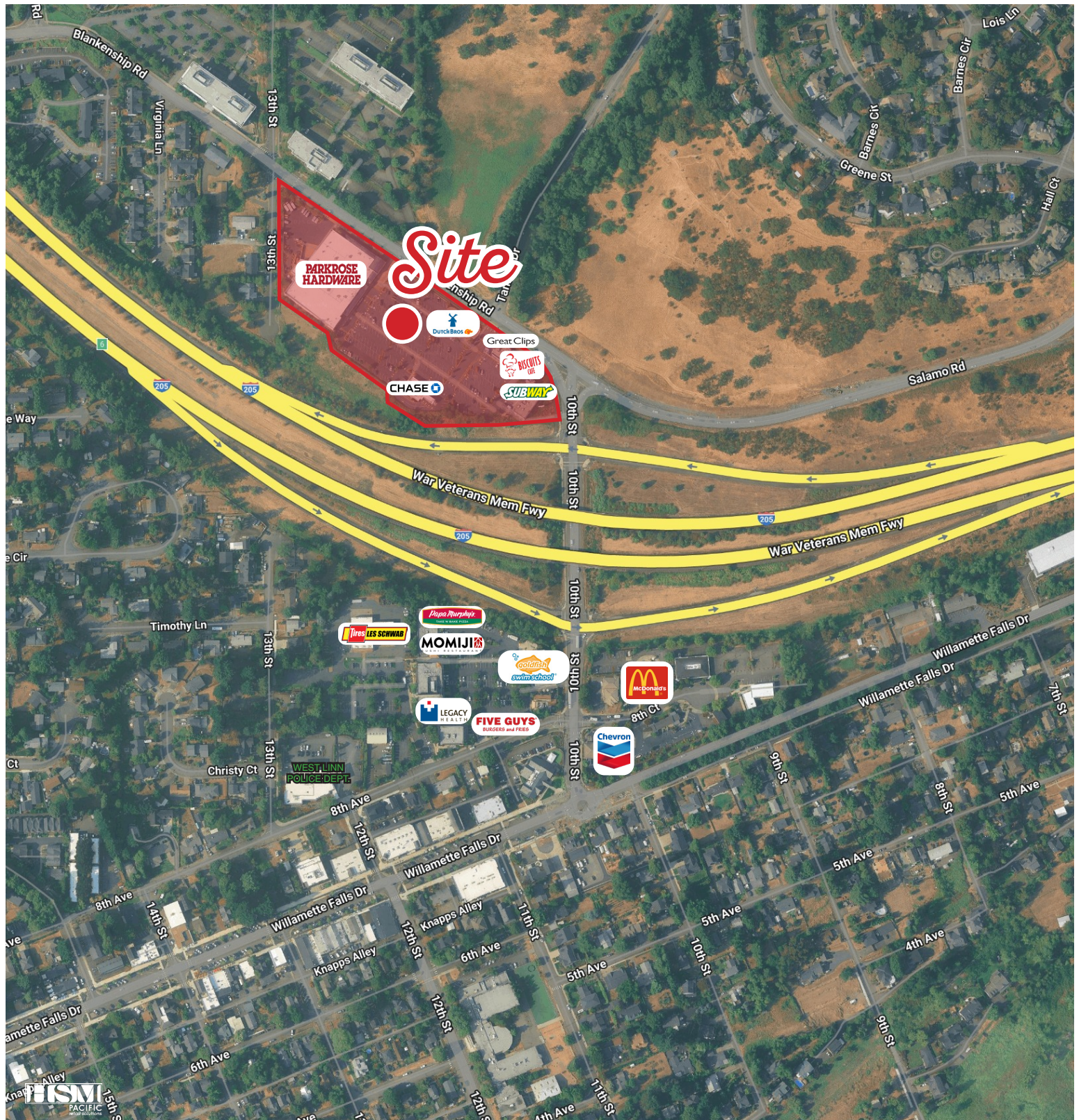
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CHAINLINKS
RETAIL ADVISORS



4260 GALEWOOD ST. SUITE B LAKE OSWEGO, OR 97035

AERIAL



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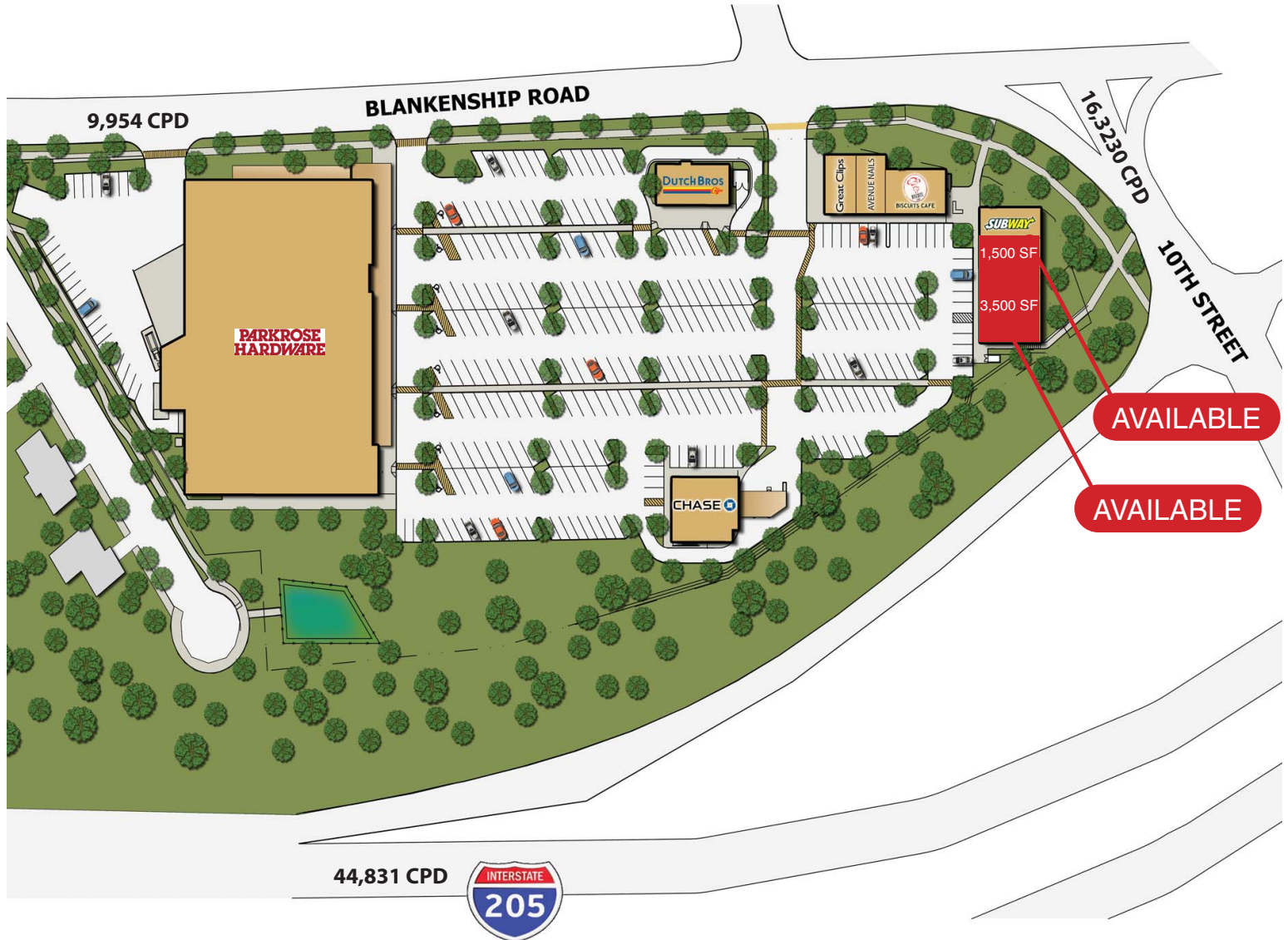
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SITE PLAN



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Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3498/-122.6548

1855 Blankenship Rd				
West Linn, OR 97068				
	1 mi radius	3 mi radius	5 mi radius	
Population				
2025 Estimated Population	9,323	49,597	133,803	
2030 Projected Population	9,153	48,485	130,272	
2020 Census Population	9,428	50,632	136,006	
2010 Census Population	8,475	45,786	124,768	
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.5%	
Historical Annual Growth 2010 to 2025	0.7%	0.6%	0.5%	
Households				
2025 Estimated Households	3,581	18,998	52,526	
2030 Projected Households	3,578	18,893	52,049	
2020 Census Households	3,512	19,069	52,226	
2010 Census Households	3,271	17,533	48,506	
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.2%	
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.6%	
Age				
2025 Est. Population Under 10 Years	9.5%	10.4%	10.0%	
2025 Est. Population 10 to 19 Years	15.0%	13.0%	12.5%	
2025 Est. Population 20 to 29 Years	8.3%	9.2%	9.6%	
2025 Est. Population 30 to 44 Years	19.1%	20.6%	20.0%	
2025 Est. Population 45 to 59 Years	22.7%	21.0%	20.0%	
2025 Est. Population 60 to 74 Years	17.9%	18.4%	18.9%	
2025 Est. Population 75 Years or Over	7.5%	7.3%	9.0%	
2025 Est. Median Age	42.9	42.1	43.1	
Marital Status & Gender				
2025 Est. Male Population	48.8%	49.5%	49.4%	
2025 Est. Female Population	51.2%	50.5%	50.6%	
2025 Est. Never Married	26.6%	24.4%	25.9%	
2025 Est. Now Married	56.9%	57.7%	56.3%	
2025 Est. Separated or Divorced	13.1%	14.0%	13.2%	
2025 Est. Widowed	3.4%	3.9%	4.6%	
Income				
2025 Est. HH Income \$200,000 or More	33.3%	26.8%	23.6%	
2025 Est. HH Income \$150,000 to \$199,999	13.9%	13.0%	12.6%	
2025 Est. HH Income \$100,000 to \$149,999	15.3%	19.4%	19.7%	
2025 Est. HH Income \$75,000 to \$99,999	7.3%	10.8%	11.7%	
2025 Est. HH Income \$50,000 to \$74,999	10.4%	12.6%	13.3%	
2025 Est. HH Income \$35,000 to \$49,999	6.1%	6.0%	6.3%	
2025 Est. HH Income \$25,000 to \$34,999	2.2%	3.1%	4.2%	
2025 Est. HH Income \$15,000 to \$24,999	1.4%	2.7%	2.9%	
2025 Est. HH Income Under \$15,000	10.0%	5.6%	5.7%	
2025 Est. Average Household Income	\$191,180	\$172,070	\$163,109	
2025 Est. Median Household Income	\$152,229	\$132,552	\$123,972	
2025 Est. Per Capita Income	\$73,584	\$66,020	\$64,151	
2025 Est. Total Businesses	617	2,749	7,656	
2025 Est. Total Employees	2,852	14,039	44,488	

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Race			
2025 Est. White	82.2%	83.9%	83.2%
2025 Est. Black	1.6%	1.2%	1.4%
2025 Est. Asian or Pacific Islander	7.0%	5.2%	4.9%
2025 Est. American Indian or Alaska Native	0.3%	0.4%	0.5%
2025 Est. Other Races	9.0%	9.3%	10.0%
Hispanic			
2025 Est. Hispanic Population	739	4,082	12,079
2025 Est. Hispanic Population	7.9%	8.2%	9.0%
2030 Proj. Hispanic Population	9.0%	9.1%	9.8%
2020 Hispanic Population	6.6%	7.3%	8.5%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	6,633	35,682	97,498
2025 Est. Elementary (Grade Level 0 to 8)	0.8%	0.9%	1.6%
2025 Est. Some High School (Grade Level 9 to 11)	2.4%	2.0%	2.6%
2025 Est. High School Graduate	11.9%	15.0%	18.1%
2025 Est. Some College	16.5%	22.3%	21.6%
2025 Est. Associate Degree Only	6.1%	8.1%	8.2%
2025 Est. Bachelor Degree Only	40.5%	33.6%	30.6%
2025 Est. Graduate Degree	21.8%	18.0%	17.3%
Housing			
2025 Est. Total Housing Units	3,813	20,243	56,082
2025 Est. Owner-Occupied	67.3%	69.8%	66.4%
2025 Est. Renter-Occupied	26.6%	24.1%	27.3%
2025 Est. Vacant Housing	6.1%	6.2%	6.3%
Homes Built by Year			
2025 Homes Built 2010 or later	6.6%	9.6%	10.4%
2025 Homes Built 2000 to 2009	20.4%	13.3%	10.8%
2025 Homes Built 1990 to 1999	31.6%	20.2%	16.7%
2025 Homes Built 1980 to 1989	10.3%	13.8%	12.1%
2025 Homes Built 1970 to 1979	13.6%	15.7%	18.4%
2025 Homes Built 1960 to 1969	4.1%	5.7%	9.3%
2025 Homes Built 1950 to 1959	2.1%	4.7%	5.7%
2025 Homes Built Before 1949	5.2%	10.8%	10.3%
Home Values			
2025 Home Value \$1,000,000 or More	12.9%	14.1%	16.0%
2025 Home Value \$500,000 to \$999,999	71.8%	59.7%	54.2%
2025 Home Value \$400,000 to \$499,999	7.4%	13.1%	15.1%
2025 Home Value \$300,000 to \$399,999	4.0%	6.5%	5.9%
2025 Home Value \$200,000 to \$299,999	2.3%	2.6%	2.1%
2025 Home Value \$150,000 to \$199,999	-	0.2%	1.0%
2025 Home Value \$100,000 to \$149,999	1.0%	0.8%	0.9%
2025 Home Value \$50,000 to \$99,999	-	0.9%	1.4%
2025 Home Value \$25,000 to \$49,999	0.1%	1.0%	1.4%
2025 Home Value Under \$25,000	0.3%	1.1%	1.9%
2025 Median Home Value	\$765,068	\$702,504	\$700,197
2025 Median Rent	\$1,769	\$1,684	\$1,693

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	7,584	40,505	110,255
2025 Est. Civilian Employed	58.1%	58.9%	59.2%
2025 Est. Civilian Unemployed	3.5%	3.3%	3.1%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	38.4%	37.8%	37.7%
2025 Labor Force Males	48.2%	49.0%	49.0%
2025 Labor Force Females	51.8%	51.0%	51.0%
Occupation			
2025 Occupation: Population Age 16 Years or Over	4,406	23,864	65,256
2025 Mgmt, Business, & Financial Operations	31.4%	25.4%	23.5%
2025 Professional, Related	31.3%	27.4%	26.2%
2025 Service	10.5%	13.1%	13.2%
2025 Sales, Office	16.9%	18.7%	18.9%
2025 Farming, Fishing, Forestry	-	-	0.1%
2025 Construction, Extraction, Maintenance	3.1%	6.9%	7.5%
2025 Production, Transport, Material Moving	6.8%	8.4%	10.5%
2025 White Collar Workers	79.6%	71.5%	68.6%
2025 Blue Collar Workers	20.4%	28.5%	31.4%
Transportation to Work			
2025 Drive to Work Alone	58.3%	62.7%	64.1%
2025 Drive to Work in Carpool	5.6%	5.3%	5.9%
2025 Travel to Work by Public Transportation	0.3%	1.0%	1.2%
2025 Drive to Work on Motorcycle	-	-	0.3%
2025 Walk or Bicycle to Work	4.8%	2.6%	2.9%
2025 Other Means	1.8%	0.9%	0.9%
2025 Work at Home	29.2%	27.4%	24.7%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	15.4%	21.5%	22.2%
2025 Travel to Work in 15 to 29 Minutes	46.8%	42.1%	40.5%
2025 Travel to Work in 30 to 59 Minutes	33.8%	31.8%	32.7%
2025 Travel to Work in 60 Minutes or More	4.0%	4.6%	4.6%
2025 Average Travel Time to Work	24.3	23.8	23.6
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$503.94 M	\$2.55 B	\$6.74 B
2025 Est. Apparel	\$8.92 M	\$45.45 M	\$120.44 M
2025 Est. Contributions, Tax and Retirement	\$176.97 M	\$856.88 M	\$2.22 B
2025 Est. Education	\$11.74 M	\$59.12 M	\$155.89 M
2025 Est. Entertainment	\$27.48 M	\$140.02 M	\$371.3 M
2025 Est. Food, Beverages, Tobacco	\$53.06 M	\$274.72 M	\$733.53 M
2025 Est. Health Care	\$24.56 M	\$130.26 M	\$362.96 M
2025 Est. Household Furnishings and Equipment	\$13.06 M	\$66.33 M	\$175.56 M
2025 Est. Household Operations, Shelter, Utilities	\$100.9 M	\$517.05 M	\$1.39 B
2025 Est. Miscellaneous Expenses	\$8.28 M	\$42.22 M	\$111.99 M
2025 Est. Personal Care	\$5.55 M	\$28.87 M	\$77.18 M
2025 Est. Transportation	\$73.41 M	\$386.39 M	\$1.02 B

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