



FOR LEASE



PACIFIC HWY (99W) & NE DORAN DR
MCMINNVILLE, OR

DRIVE-THRU / GROUND LEASE / BUILD-TO-SUIT

PAD OPPORTUNITIES

STRONG TRAFFIC COUNTS

CENTRALLY LOCATED OFF HWY 99W

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SUMMARY



Address Pacific Highway (99W) @ NE Doran Dr
McMinnville, OR

Size 3,366 SF - 4,675 SF

Timing Q2 2026

Pricing Call for Pricing

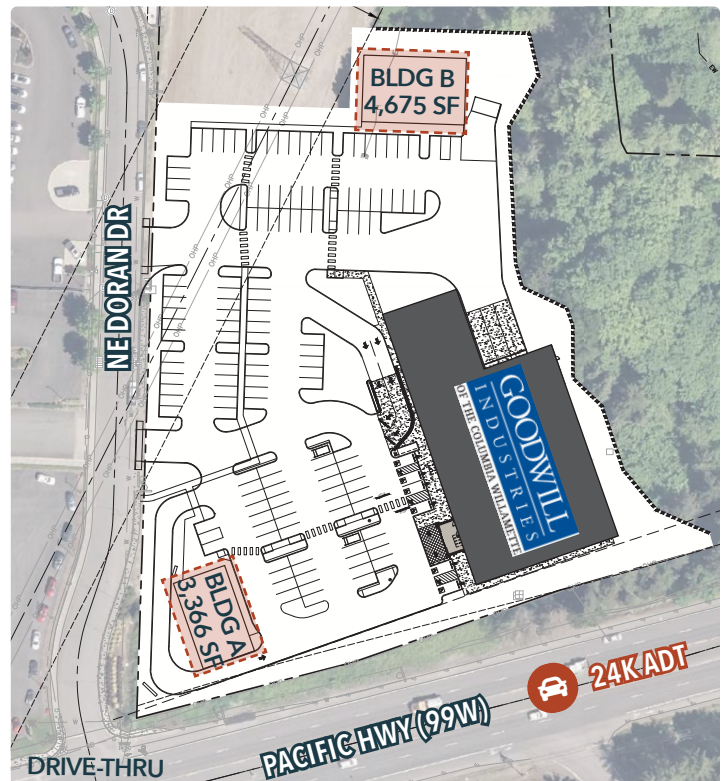
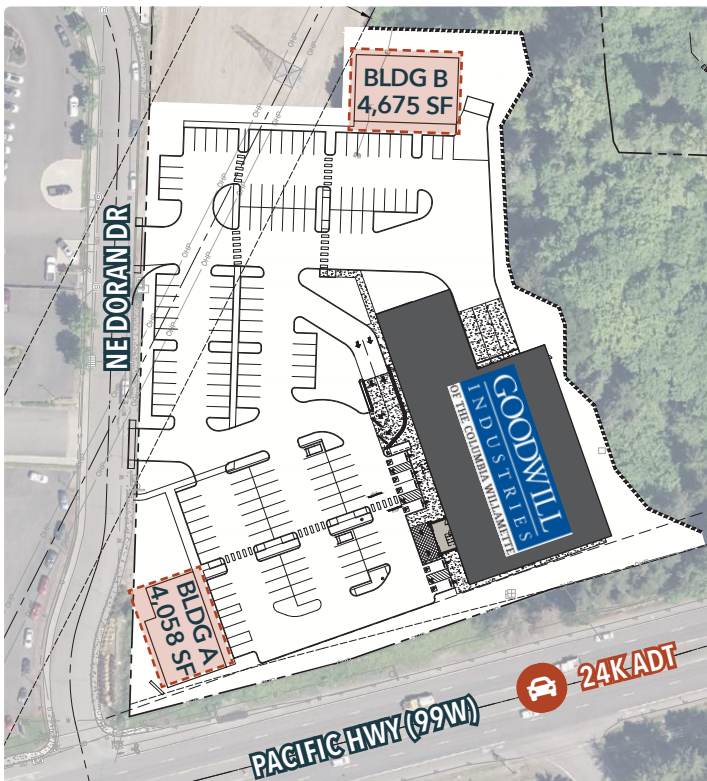
The Opportunity

- Located on Pacific Hwy (99W) in McMinnville, OR surrounded by high traffic counts
- Opportunity is in the National Retail Core of the market
- Drive-thru opportunity
- Close proximity to over 200 Oregon wineries
- McMinnville is the home of Linfield University (1,700 students)

Nearby Retailers Include



Demographics	1 Mile	3 Miles	5 Miles
2024 Population	2,505	29,233	48,025
Total Employees	3,107	12,817	16,668
Total Businesses	261	1,542	2,072
Average HH Income	\$94,048	\$96,462	\$100,855
Median Age	39.5	38.1	38.7



McMINNVILLE, OR

