

FOR SALE >



Beautiful Downtown West Linn

1793 8TH AVENUE, WEST LINN, OREGON



Property Highlights

- Parcel Size - Approximately 21,806 SF (0.50 acres plus single family home)
- Located in beautiful Downtown West Linn
- Fronts onto Willamette Falls Drive with North-side property access off of 8th Avenue
- Close to I-205 Freeway (81,800 ADT cars)
- Upper-end population and income
- Numerous nearby offices, retailers, restaurants, and services
- Price: \$1,250,000, Cash at Closing



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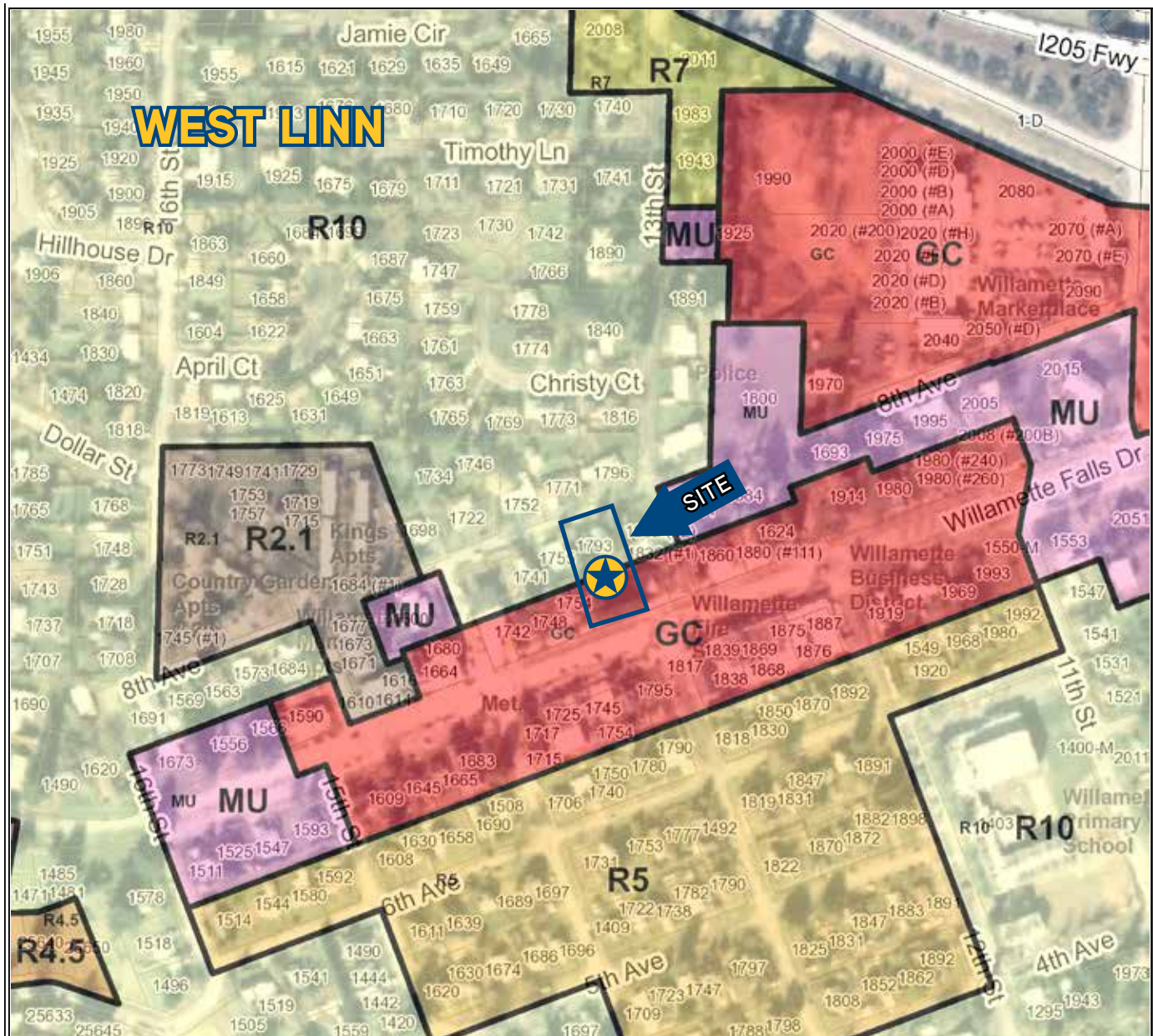
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Zoning Information

- GC - Provides for a variety of goods and services. Permitted Uses: General retail services, convenience sales, drive-thru restaurant, financial services, medical & dental services, restaurant, hotel/motel, plus others.
- R-10 - Areas designated as low density residential. Permitted Uses: Single-family detached unit, community recreation center, family day care, transportation facility, plus others.

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ESTIMATED DEMOGRAPHICS

3 miles

5 miles

| | | |
|-------------------------------|-----------|-----------|
| 2017 Total Population | 47,133 | 124,581 |
| 2017 Average Household Income | \$111,923 | \$106,223 |
| 2017 Households | 17,603 | 47,971 |

City of West Linn

- This downtown, beautiful West Linn site is an excellent redevelopment opportunity that has good frontage on the popular Willamette Drive corridor within the historic Willamette District of West Linn.
- West Linn is easily connected to Portland with Hwy I-205 and Interstate 5, and provides many commuting opportunities to Portland, Clackamas, Wilsonville, Tualatin, Tigard, and Lake Oswego.
- City Population - Approximately 24,400



South side view - Willamette Falls Dr.



North side view - 8th Ave.



North side view - 8th Ave.

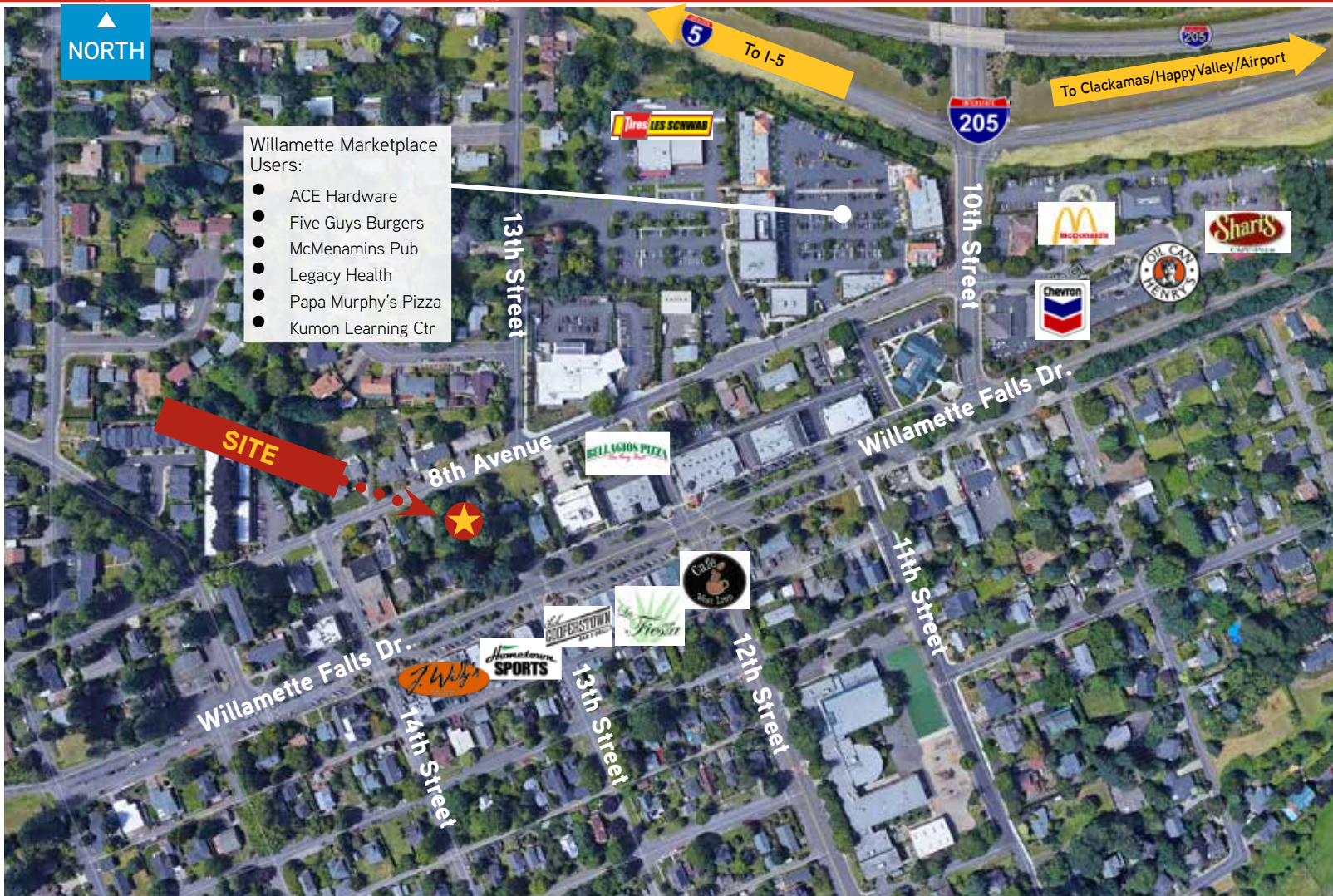


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Other Nearby Users:

- Tualatin Valley Fire & Rescue #59
- Bellagio's Pizza
- J. Willys Public House & Eatery
- Hometown Sports
- Lil' Cooperstown Bar & Grill
- La Fiesta Mexican Kitchen
- Cafe West Linn
- Willamette Primary School

Estimated Traffic Counts:



Willamette Falls Drive ± 5,000 ADT
Exit off I-205 (10th St.) ± 12,270 ADT
Interstate 205 Freeway ± 81,800 ADT

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