

# WEST LINN CENTRAL VILLAGE

21900 WILLAMETTE DRIVE, WEST LINN, OR 97068

**GRAMOR**  
DEVELOPMENT  
ENHANCING COMMUNITIES

1,238 SF TO 5,000 SF RETAIL AVAILABLE FOR LEASE /  
PAD & NEW SHOP BLDG. OPPORTUNITY - BUILD TO SUIT



West Linn Central Village is an 111,000 square foot mixed-use retail and office project located in the heart of West Linn. West Linn Central Village is located on busy Hwy 43 with immediate access to I-205. The center is anchored by Market of Choice and is adjacent to the Public Library. The center boasts numerous national and local retailers.

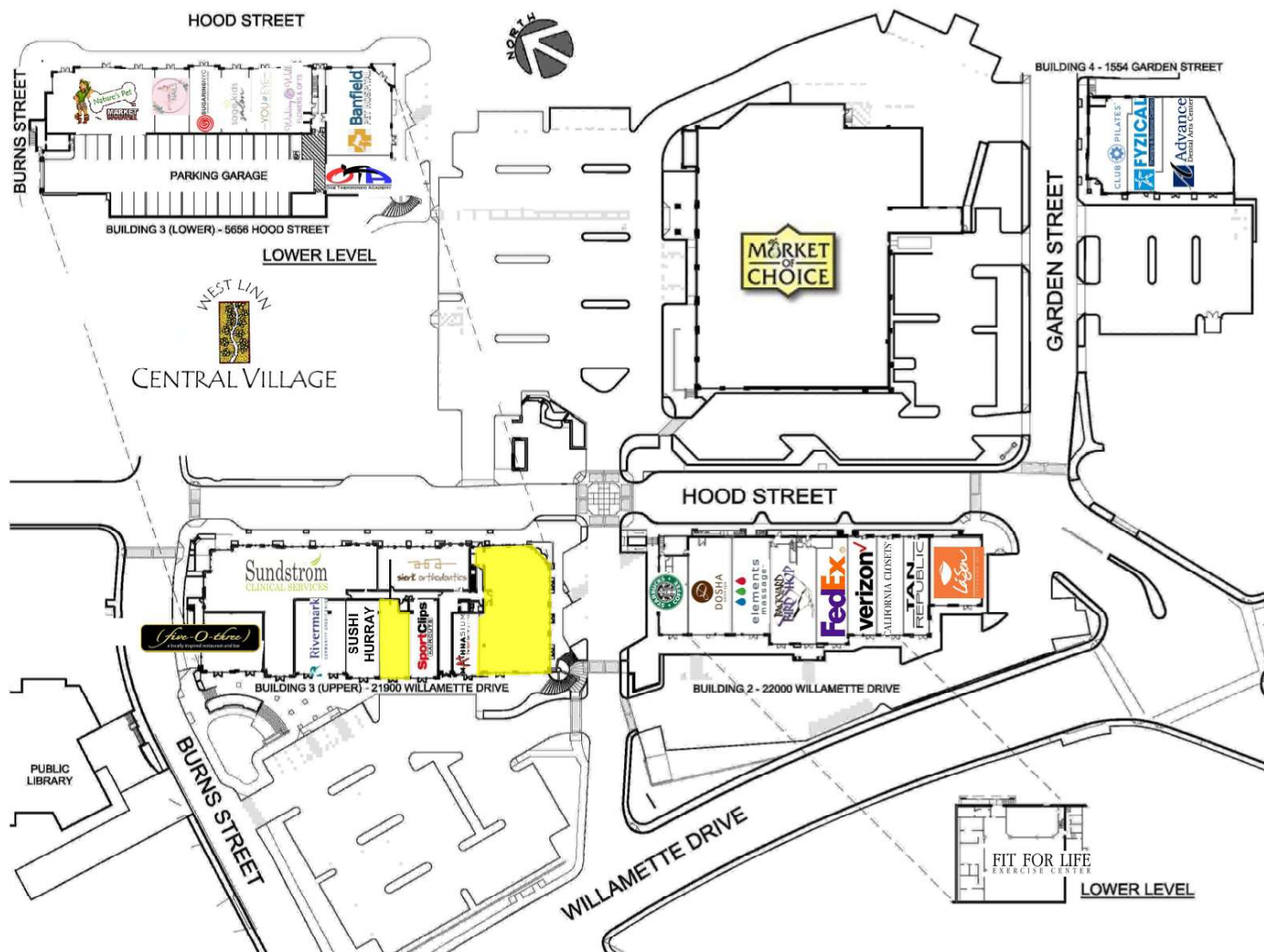
- Size: 1,238 SF to 5,000 SF
- Pricing: \$35.00 - 37.00/SF/NET
- Call for Availability.



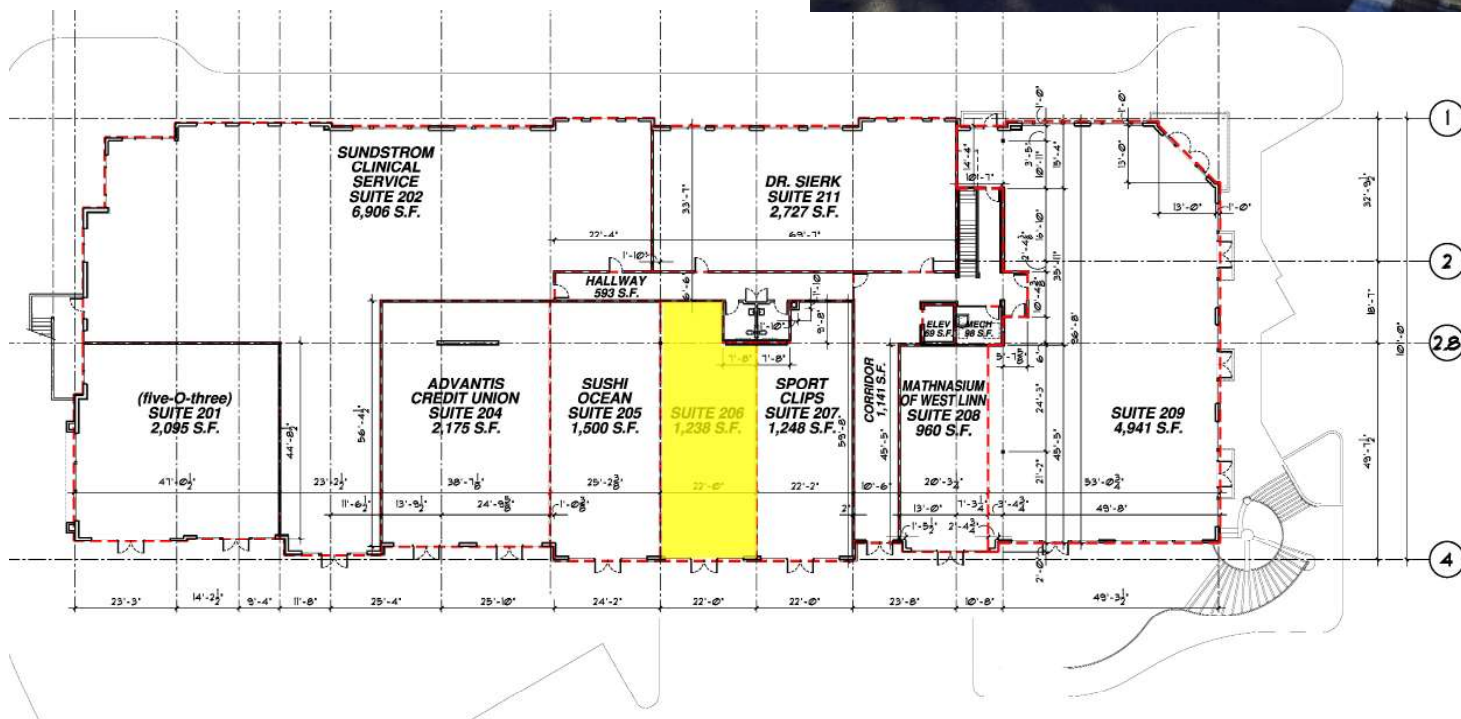
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## SITE PLAN



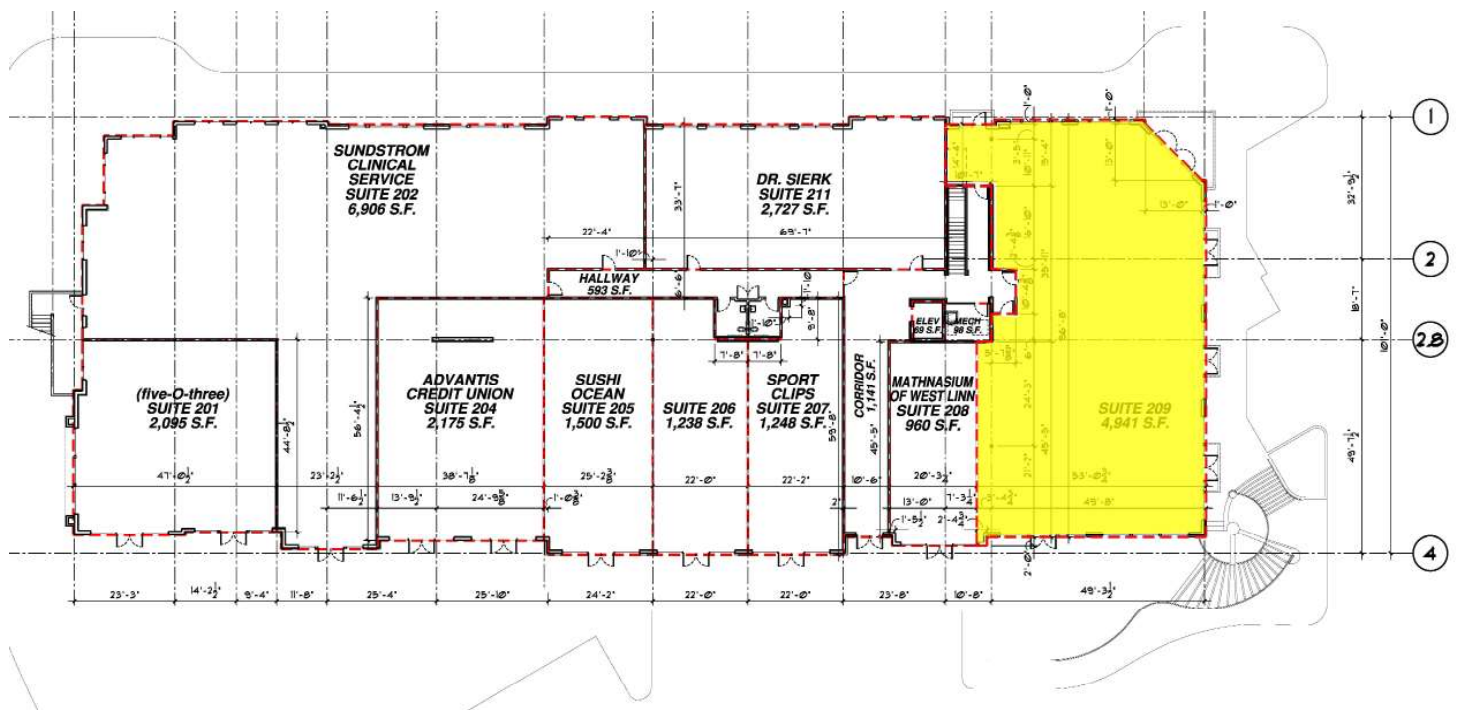
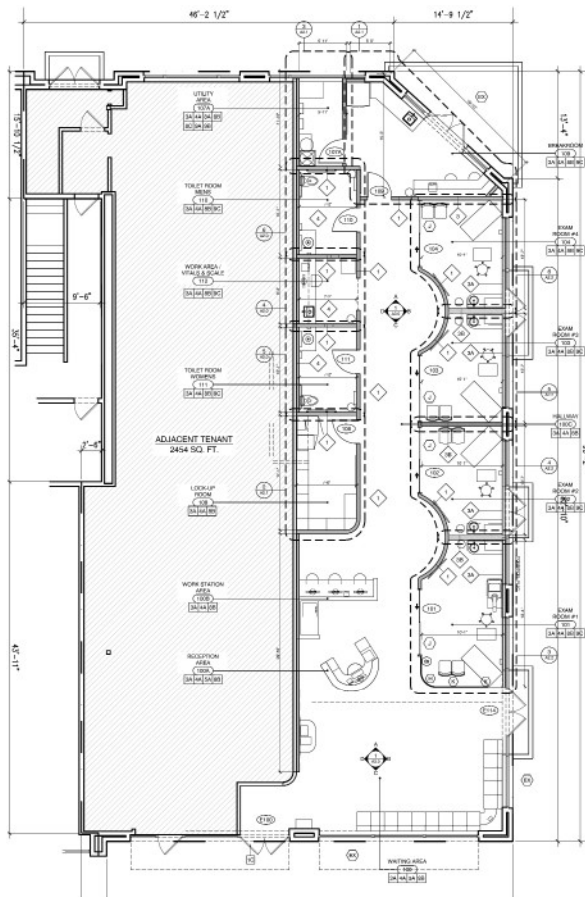
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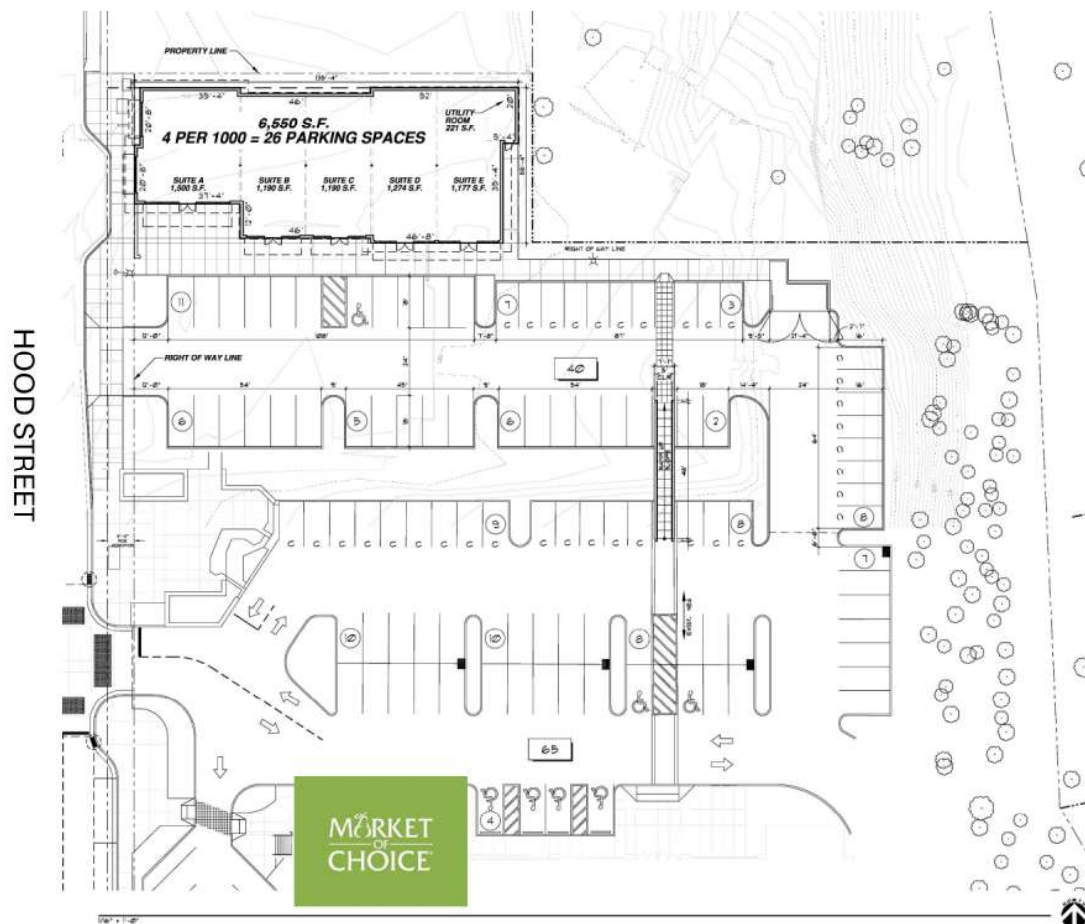
21900 WILLAMETTE DRIVE, SUITE 209 - UP TO 5,000 SF



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## PAD & NEW SHOP BUILDING OPPORTUNITY - BUILD TO SUIT



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## PROJECT DETAILS



### NOTABLE TENANTS INCLUDE



### DEMOGRAPHICS (2024)

| RADIUS                | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| Population            | 8,869     | 83,549    | 154,182   |
| Avg. Household Income | \$143,995 | \$139,319 | \$143,394 |
| Daytime Population    | 4,164     | 27,604    | 65,011    |

### TRAFFIC COUNTS (2023)

| LOCATION                      | ADT    |
|-------------------------------|--------|
| Willamette Drive / Highway 43 | 21,550 |



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## AERIAL



## CONTACT US

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The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.