

WEST LINN CENTRAL VILLAGE

21900-22000 WILLAMETTE DRIVE, WEST LINN, OR 97068

GRAMOR
DEVELOPMENT
ENHANCING COMMUNITIES

1,460 SF TO 5,000 SF RETAIL AVAILABLE FOR LEASE



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: 1,460 SF to 5,000 SF
- Pricing: \$35.00 - 37.00/SF/NET
- Call for Availability.



PLEASE DO NOT DISTURB TENANTS

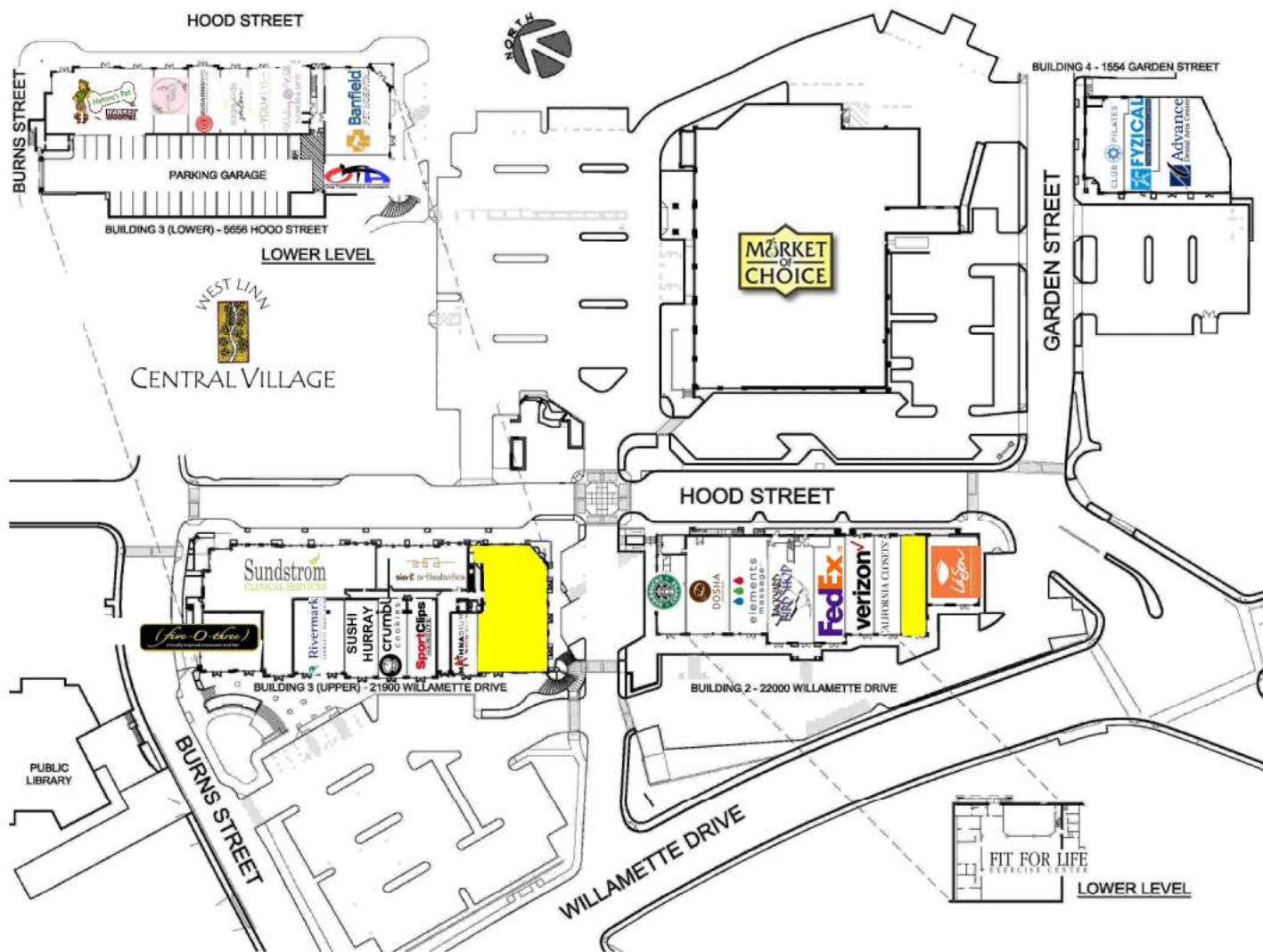
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SITE PLAN

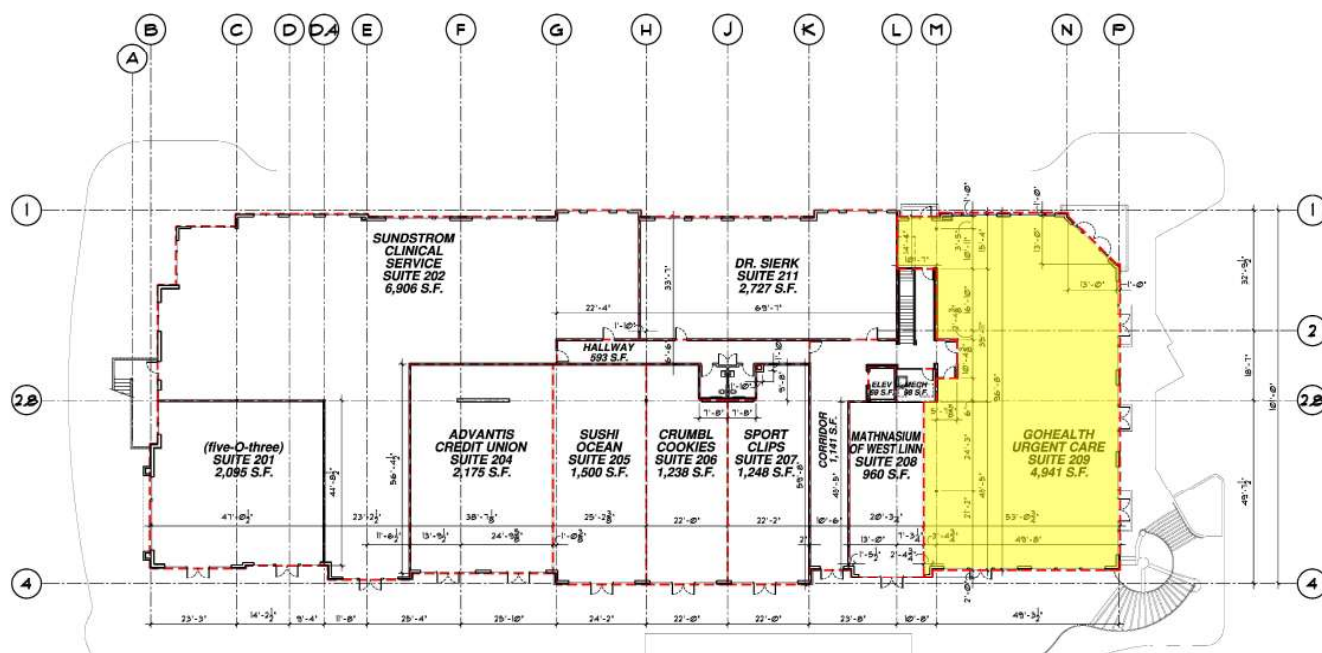


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Architectural floor plan of the 2nd floor of a building. The plan shows various rooms and areas, including:

- UTILITY AREA (115)**: [34' x 14' x 10']
- TOILET ROOM (116)**: [34' x 14' x 10']
- WORK AREA - VESTIBULE (117)**: [34' x 14' x 10']
- TOILET ROOM (118)**: [34' x 14' x 10']
- LOOK-UP ROOM (119)**: [34' x 14' x 10']
- WORK STATION AREA (120)**: [34' x 14' x 10']
- RECEPTION AREA (121)**: [34' x 14' x 10']
- ADJACENT TENANT 2434 SQ. FT.**
- PARKING AREA (122)**: [34' x 14' x 10']
- ENTRY AREA (123)**: [34' x 14' x 10']

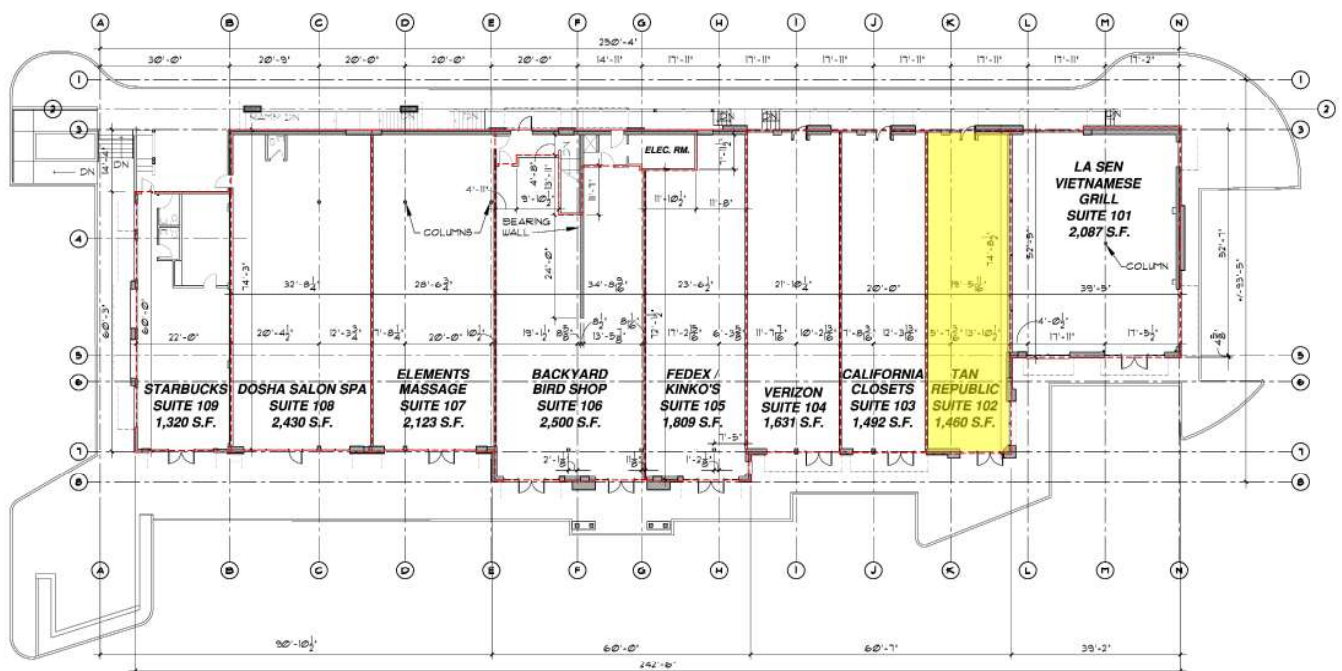
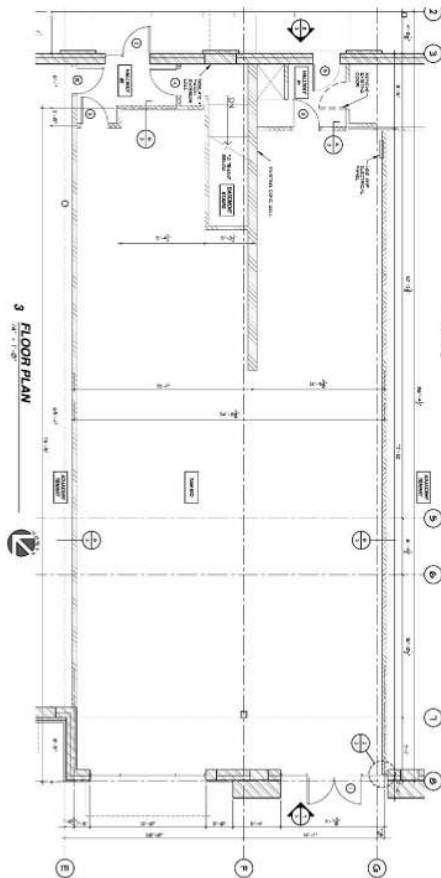
The plan includes dimensions, room numbers, and a north arrow. The overall dimensions of the building are 14'-2 1/2" by 14'-9 1/2".



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FLOOR PLAN - 22000 WILLAMETTE DRIVE, SUITE 102



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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.