

# CRESTVIEW CROSSING

PACIFIC HWY 99W & CRESTVIEW DRIVE, NEWBERG, OR 97132

**NOW AVAILABLE**



Newberg is the gateway to Oregon's wine country. Crestview Crossing, Newberg's first class A shopping center, will be designed with pedestrian friendly walkways, plazas, and fantastic shops to serve the surrounding Willamette Valley. The region's wine is considered one of the world's best. With 12,000 grape-growing acres and over 200 wineries, the valley is also home to hiking trails, bike paths, farmer's markets, and covered bridges making the area popular for tourists and locals alike.

## **NEW DEVELOPMENT PROPERTY**

- Class A retail shop, restaurant and service spaces.
- Call for pricing.

## **FOR LEASING INFORMATION CONTACT**

George Macoubray 503 504 2957 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0407 / nstanton@naielliott.com  
Gael Zongazo 650 741 8058 / gzongazo@naielliott.com  
Emmy Johnston 503 867 4861 / ejohnston@naielliott.com



# CRESTVIEW CROSSING

PACIFIC HWY 99W & CRESTVIEW DRIVE, NEWBERG, OR 97132



## PROJECT DETAILS



### PROPERTY HIGHLIGHTS

- High traffic, signalized intersection with great access
- Close proximity to Allison Inn & Spa
- Gateway to wine country
- Adjacent to large regional medical facility

### DEMOGRAPHICS (2023)

RADIUS	1 MILE	3 MILE	5 MILE
Population	6,183	29,857	44,438
Avg. Household Income	\$105,591	\$127,937	\$136,463
Daytime Population	4,917	24,122	35,587

### TRAFFIC COUNTS (2023)

LOCATION	ADT
Pacific Hwy 99W	37,036

### FOR LEASING INFORMATION CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0407 / nstanton@naielliott.com  
Gael Zongazo 650 741 8058 / gzongazo@naielliott.com  
Emmy Johnston 503 867 4861 / ejohnston@naielliott.com

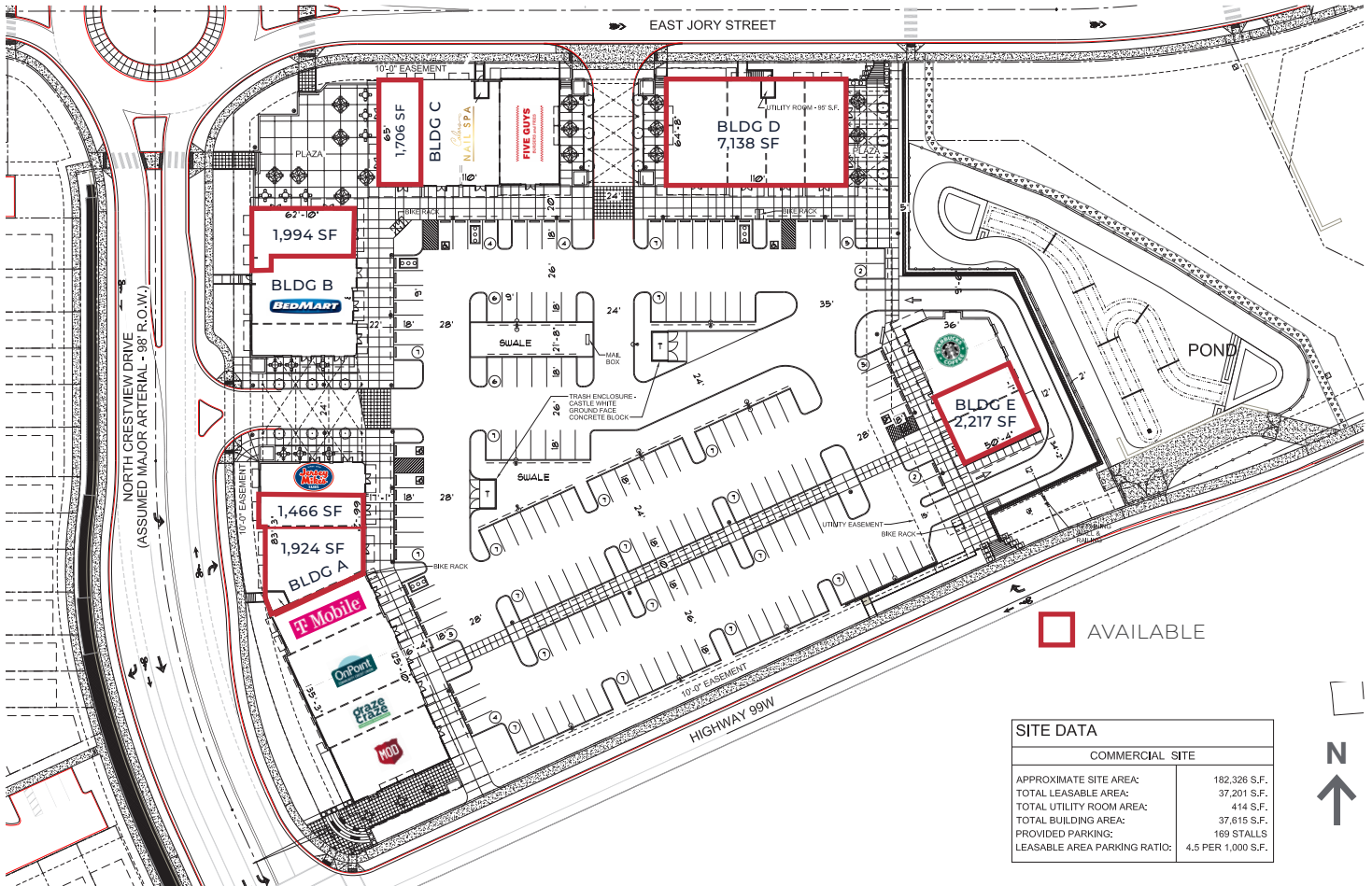


# CRESTVIEW CROSSING

PACIFIC HWY 99W & CRESTVIEW DRIVE, NEWBERG, OR 97132



## SITE PLAN



**SITE DATA**

COMMERCIAL SITE	
APPROXIMATE SITE AREA:	182,326 S.F.
TOTAL LEASABLE AREA:	37,201 S.F.
TOTAL UTILITY ROOM AREA:	414 S.F.
TOTAL BUILDING AREA:	37,615 S.F.
PROVIDED PARKING:	169 STALLS
LEASABLE AREA PARKING RATIO:	4.5 PER 1,000 S.F.

### FOR LEASING INFORMATION CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com  
 Nick Stanton 503 784 0407 / nstanton@naielliott.com  
 Gael Zongazo 650 741 8058 / gzongazo@naielliott.com  
 Emmy Johnston 503 867 4861 / ejohnston@naielliott.com



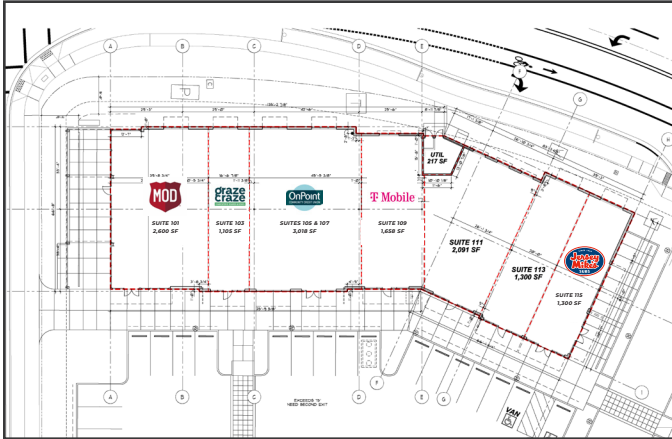
# CRESTVIEW CROSSING

PACIFIC HWY 99W & CRESTVIEW DRIVE, NEWBERG, OR 97132

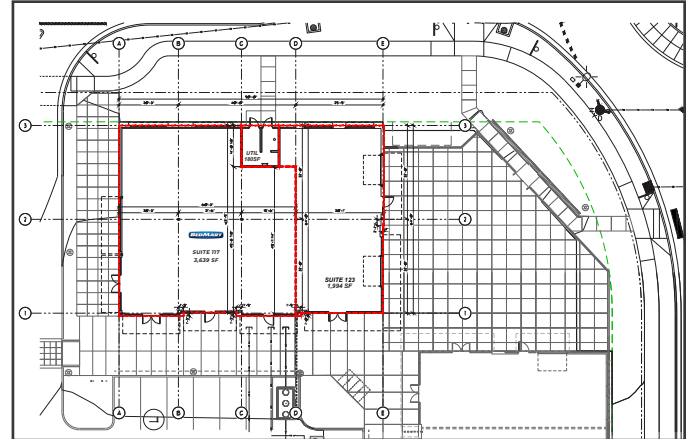


## BUILDING PLANS

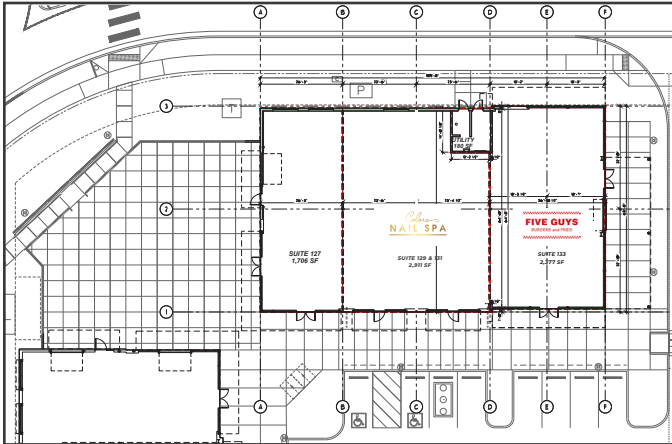
BUILDING A



BUILDING B



BUILDING C



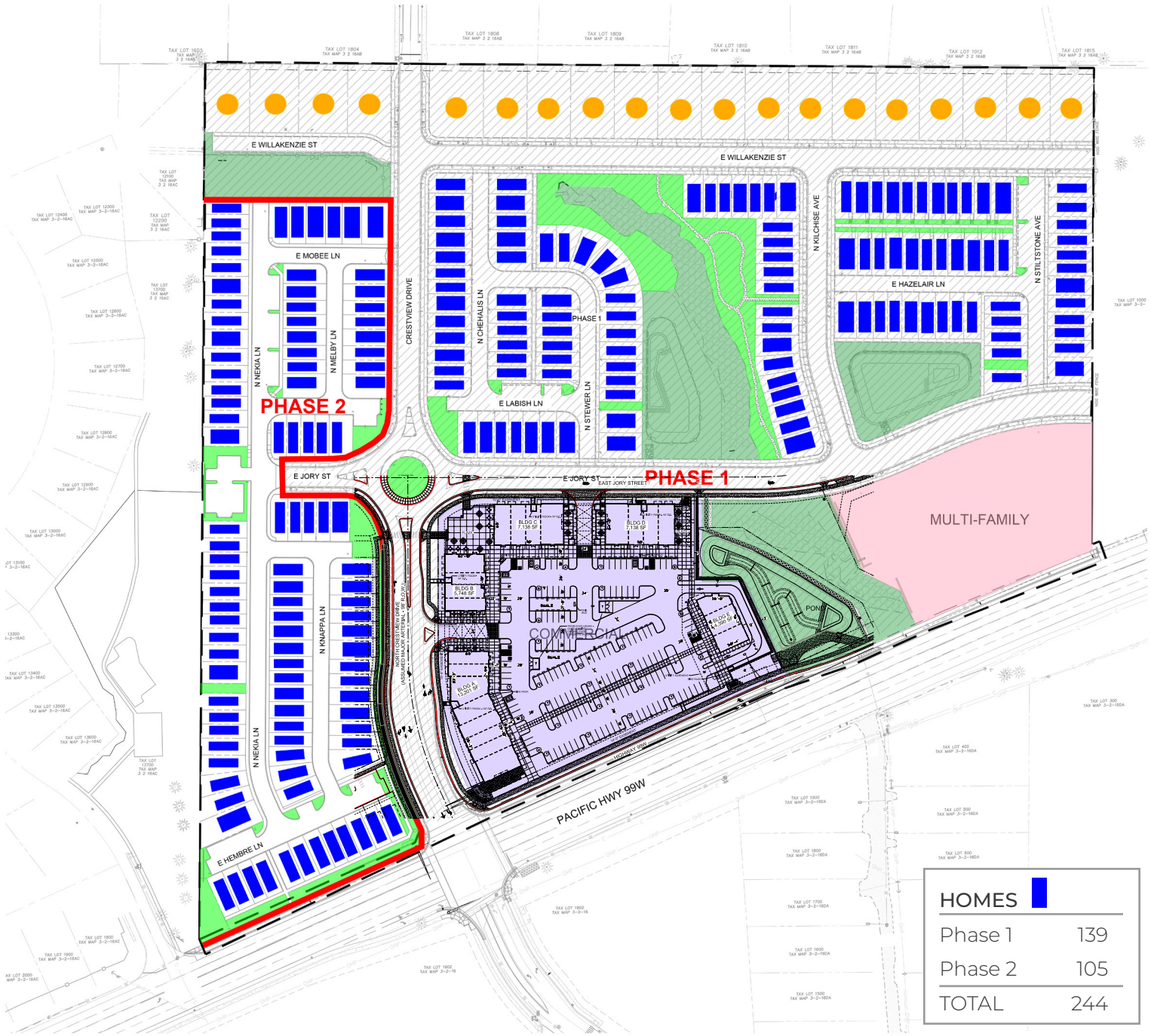


# CRESTVIEW CROSSING

PACIFIC HWY 99W & CRESTVIEW DRIVE, NEWBERG, OR 97132



## OVERALL SITE PLAN



### FOR LEASING INFORMATION CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com  
 Nick Stanton 503 784 0407 / nstanton@naielliott.com  
 Gael Zongazo 650 741 8058 / gzongazo@naielliott.com  
 Emmy Johnston 503 867 4861 / ejohnston@naielliott.com





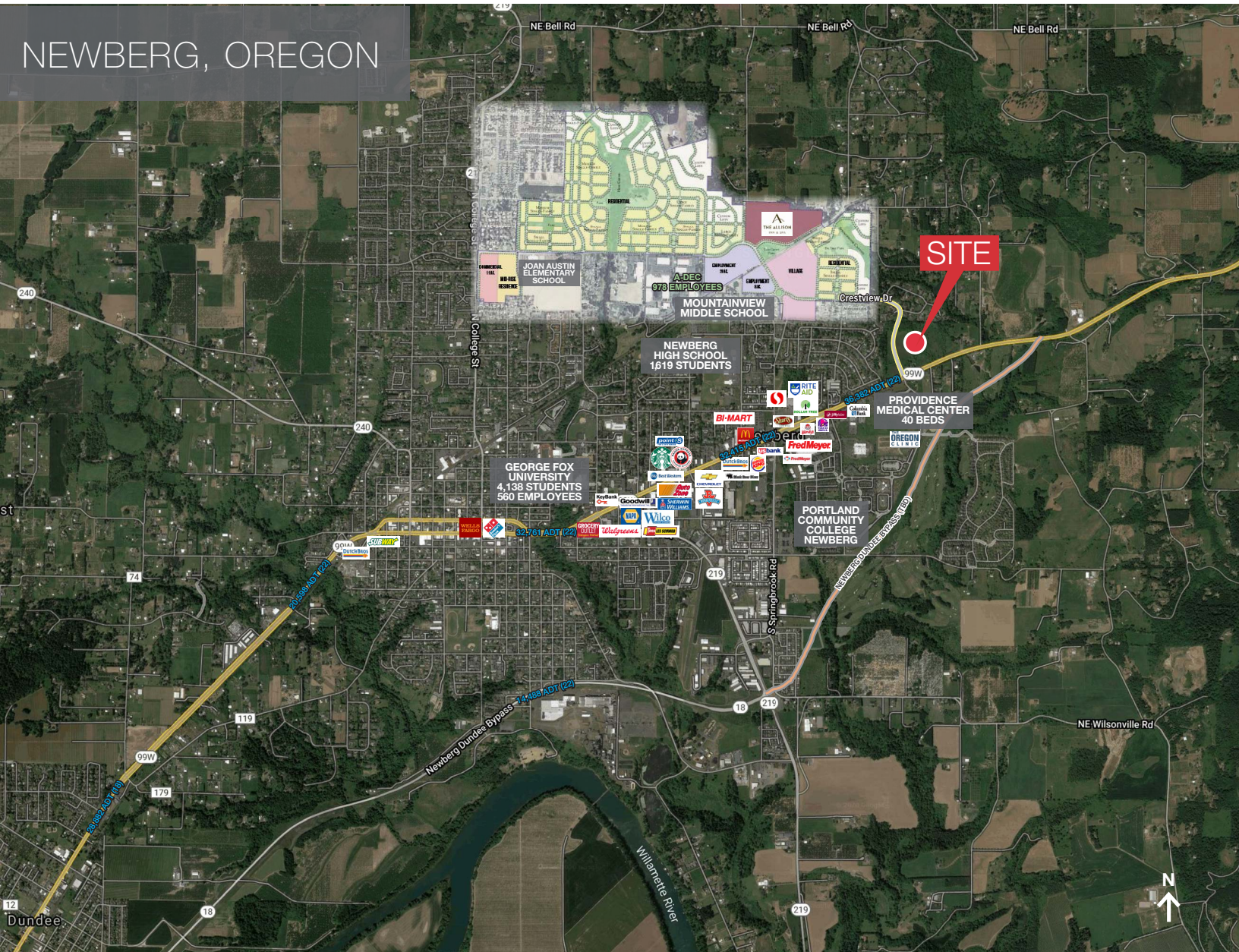
# CRESTVIEW CROSSING

PACIFIC HWY 99W & CRESTVIEW DRIVE, NEWBERG, OR 97132



## NEWBERG TRADE AREA AERIAL

NEWBERG, OREGON



### FOR LEASING INFORMATION CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0407 / nstanton@naielliott.com  
Gael Zongazo 650 741 8058 / gzongazo@naielliott.com  
Emmy Johnston 503 867 4861 / ejohnston@naielliott.com

