

FOR LEASE

Barnard Commercial
Real Estate

Village Quarter

McMinnville, Oregon



Craig Barnard
President



Brand New Retail/Office Mixed Use Construction

This is a beautiful three story building with great retail spaces on the ground floor and senior housing above. This building has excellent curb appeal with covered parking in addition to street side parking.

Available:
7,350 SF Total
(Divisible to 2,300 SF)

\$19.50, Modified Gross

**Corner of 3rd and Irvine
McMinnville, OR 97128**

Phone: 503-675-0900
Fax: 503-675-0948

Barnard Commercial
17937 SW McEwan Road
Suite 200
Portland, OR 97224
craig@barnardcommercial.com

Visit our website at:
www.barnardcommercial.com

Demographic Information

	1 Mile	3 Mile	5 Mile
2006 Estimate:			
Population:	9,712	27,696	35,165
Avg HH Income:	\$48,596	\$53,898	\$55,179

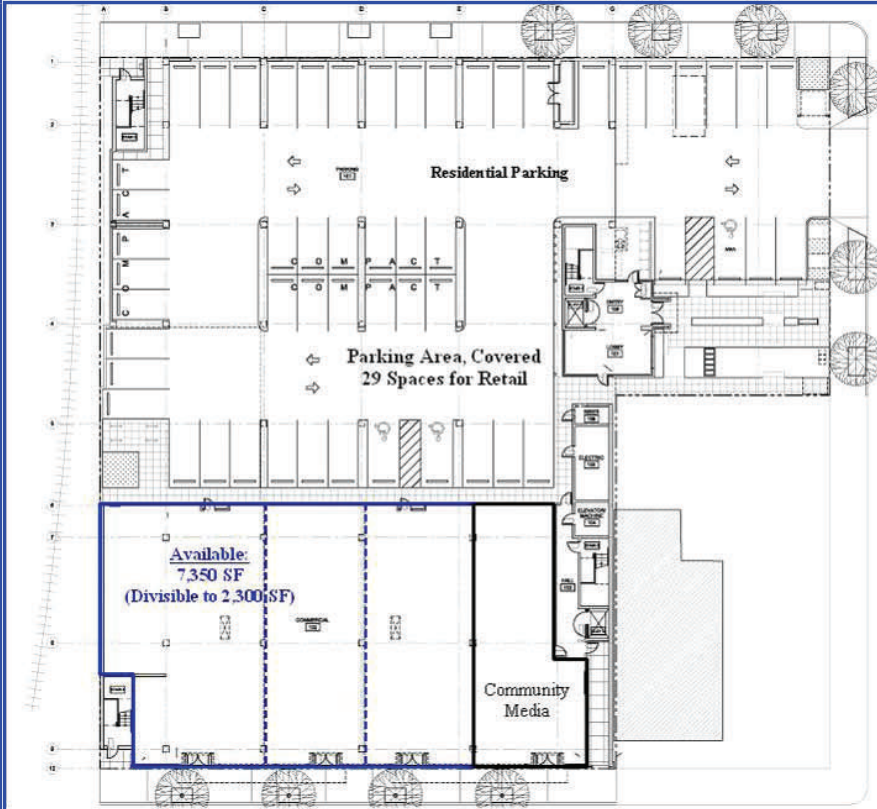
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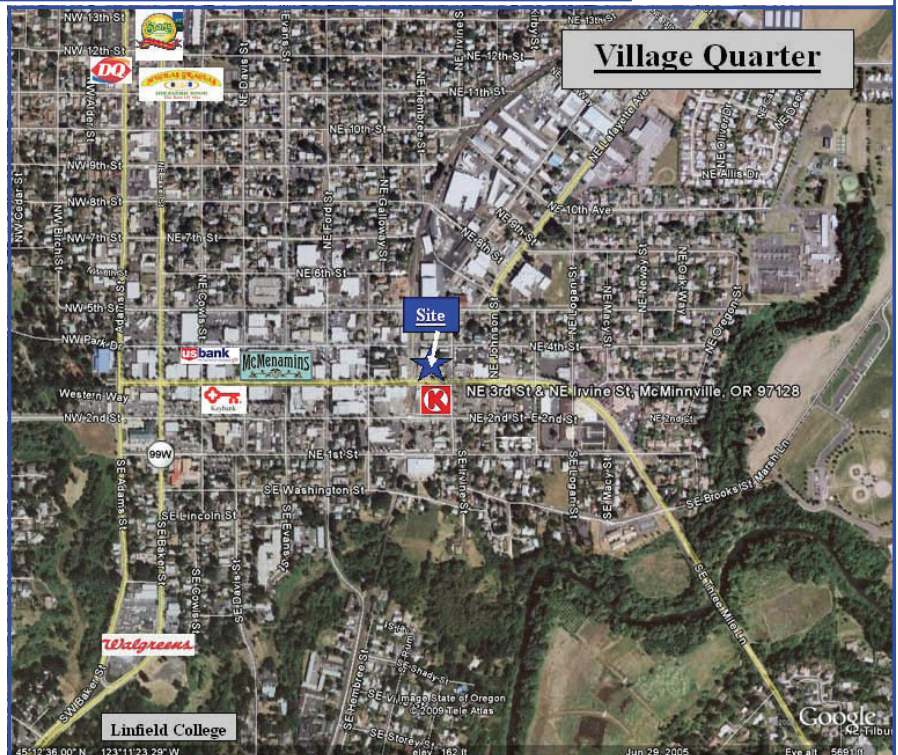
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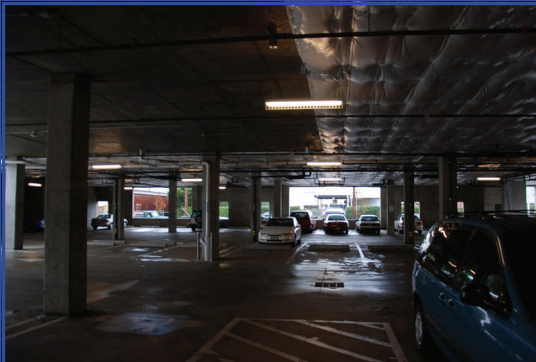
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About the City of McMinnville:

McMinnville is located in the western portion of Oregon's agriculturally rich Willamette Valley on U.S. Highway 99W, in the heart of Willamette Valley's wine country. The quiet, friendly city enjoys a central location to Pacific Ocean beaches (50 miles), the big city (Portland - 30 miles to the northeast), and the state capitol (Salem - 25 miles southeast), with an easy scenic drive to Mt. Hood and other ski areas.

- McMinnville's population as of the year 2005 is 29,200. The city has grown over the past ten years at an annual rate of approximately 2.8 percent.
- McMinnville is home to Linfield College. This independent, comprehensive, liberal arts college is nationally recognized for its strong teaching faculty, outstanding science programs and distinctive international emphasis. Linfield is one of the oldest colleges in the west and offers 41 majors for bachelor degrees. The 193-acre residential campus serves over 1,600 students.
- Chemeketa Community College's McMinnville Campus offers a wide range of educational services in McMinnville and Yamhill County, including transferable college credit courses (first two years); non-credit, personal enrichment classes; advising in academic and career development financial aid information; and a Business Skills Training Program.

* Information gathered from the McMinnville Area Chamber of Commerce

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