

Results Driven Retail SolutionsSM

Barnard Commercial
Real Estate

Newberg Commerce

2318 Portland Rd (Hwy 99), Newberg, OR 97132

View Online
With Video
Tours:



This office/medical building is located on Portland Road (Hwy 99) with AutoZone in front. The property offers a quiet spacious area with ample parking and easy access. Newberg Hospital is located just North of the property and George Fox University is just South with an average attendance of 3,500 students. Former tenant was Prudential with a general office build out. Neighboring tenant is Oregon Eye Specialists. Monument signage is available on Portland Road/Hwy 99 below Auto Zone.



Available For Lease and/or Sale:

Suite 2—3,990 SF
Previous office use with build out

\$1.50 PSF/Month, NNN

7,500 SF Building
39,204 SF Lot/ .9 Acres

SALE PRICE: \$1,950,000



503.675.0900 | Craig Barnard | Email: craig@barnardcommercial.com
www.barnardcommercial.com | Mail: 6650 SW Redwood Lane, Suite 330, Portland OR 97224

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

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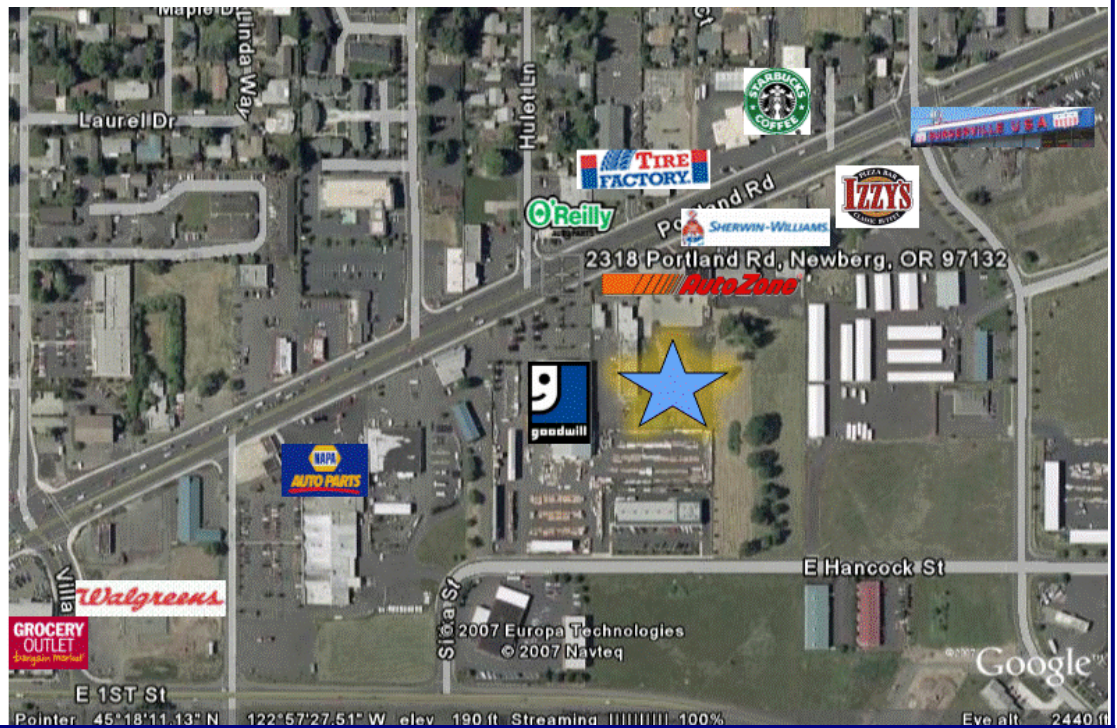
Average Daily Traffic (2010):

38,500 - 0.10 mile west of Springbrook Road

38,800 - 0.02 mile east of N. Everest Road

Demographic Information

2015 Estimate:	1 Mile	3 Mile	5 Mile
Population:	12,625	27,415	34,451
Average HH Income:	\$60,589	\$72,376	\$77,945



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