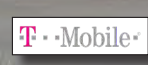


FOR LEASE ► NEWBERG, OR

# CRESTVIEW CROSSING



PACIFIC HWY 99W & CRESTVIEW DRIVE



**Encore 77 Taphouse**  
(coming soon!)



Newberg is the gateway to Oregon's wine country and considered one of the world's best and fastest growing communities in Oregon. With over 200 wineries, the valley is home to hiking trails, bike paths, farmer's markets, and covered bridges making the area popular for tourists and locals alike. Crestview Crossing, Newberg's first, Class A shopping center, was designed with pedestrian-friendly walkways, plazas, and fantastic exposure to serve the surrounding Willamette Valley.

## ADDRESS

4105-4215 E Crestview Drive  
Newberg, OR 97132

## AVAILABLE SPACE

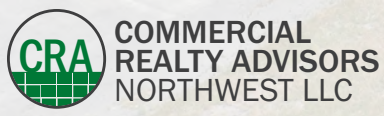
- 1,105 SF - 6,957 SF

## TRAFFIC COUNTS

US Hwy 99W - 36,628 ADT ('22)

## HIGHLIGHTS

- This new 36,773 SF development is located at a high-traffic signalized intersection along Hwy 99W. It has excellent access to transportation, nearby attractions such as the Allison Inn & Spa and proximity to a large regional medical center immediately across the intersection.
- Crestview Crossing provides excellent trade area visibility and access to retail, services and restaurants.



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**CRESTVIEW CROSSING**  
4105-4215 E CRESTVIEW DR  
NEWBERG, OR



**MOUNTAIN VIEW MIDDLE SCHOOL**

**NEWBERG HIGH SCHOOL**  
1,389 STUDENTS

**SITE**

**36,628 ADT (22)**

**BI-MART**

**34,442 ADT**

N Springbrook Rd

**GEORGE FOX UNIVERSITY**  
4,200 STUDENTS

**44,421 ADT (22)**

1st St

E 1st St





**NEWBERG**

**NEWBERG HIGH SCHOOL**  
1,389 STUDENTS

**MOUNTAIN VIEW MIDDLE SCHOOL**

**SPRINGBROOK**  
NEW DEVELOPMENT ON 450-ACRES  
COMING SOON!



PACIFIC HWY 99W



PACIFIC HWY 99W

**Providence HOSPITAL**  
529 EMPLOYEES  
40 BEDS

PROVIDENCE DRIVE

**Spring Meadow @ Crestview**  
NEW APARTMENT PROJECT  
196 APARTMENT UNITS  
COMING SOON!

CRESTVIEW CROSSING


E CRESTVIEW DRIVE

**CRESTVIEW GREEN**  
NEW RESIDENTIAL PROJECT  
14 LARGE LOTS  
96 TOWNHOME LOTS  
PAD FOR 24-UNIT APT BLDG  
COMING SOON!





Calera  
NAIL SPA

FIVE GUYS  
BURGERS and FRIES

BEDMART

Jersey Mike's  
SUBS

T-Mobile

OnPoint  
COMMUNITY CREDIT UNION

MOD



Roxy's  
COMING SOON!

CRESTVIEW  
CROSSING

E CRESTVIEW DRIVE

36,628 ADT (22)

99W

PACIFIC HWY 99W

PROVIDENCE DRIVE



TENANTS

CRESTVIEW CROSSING  
4105-4215 E CRESTVIEW DR  
NEWBERG, OR



**SITE PLAN**

**AVAILABILITY**

**BUILDING A**

Suite 103	1,105 SF	Inline retail space
Suite 111	2,091 SF	Inline retail space
Suite 113	1,300 SF	Inline retail space

CAN COMBINE FOR 3,391 SF

**BUILDING B**

Suite 125	1,994 SF	Prime end-cap with operable doors and patio amenity outdoor seating space
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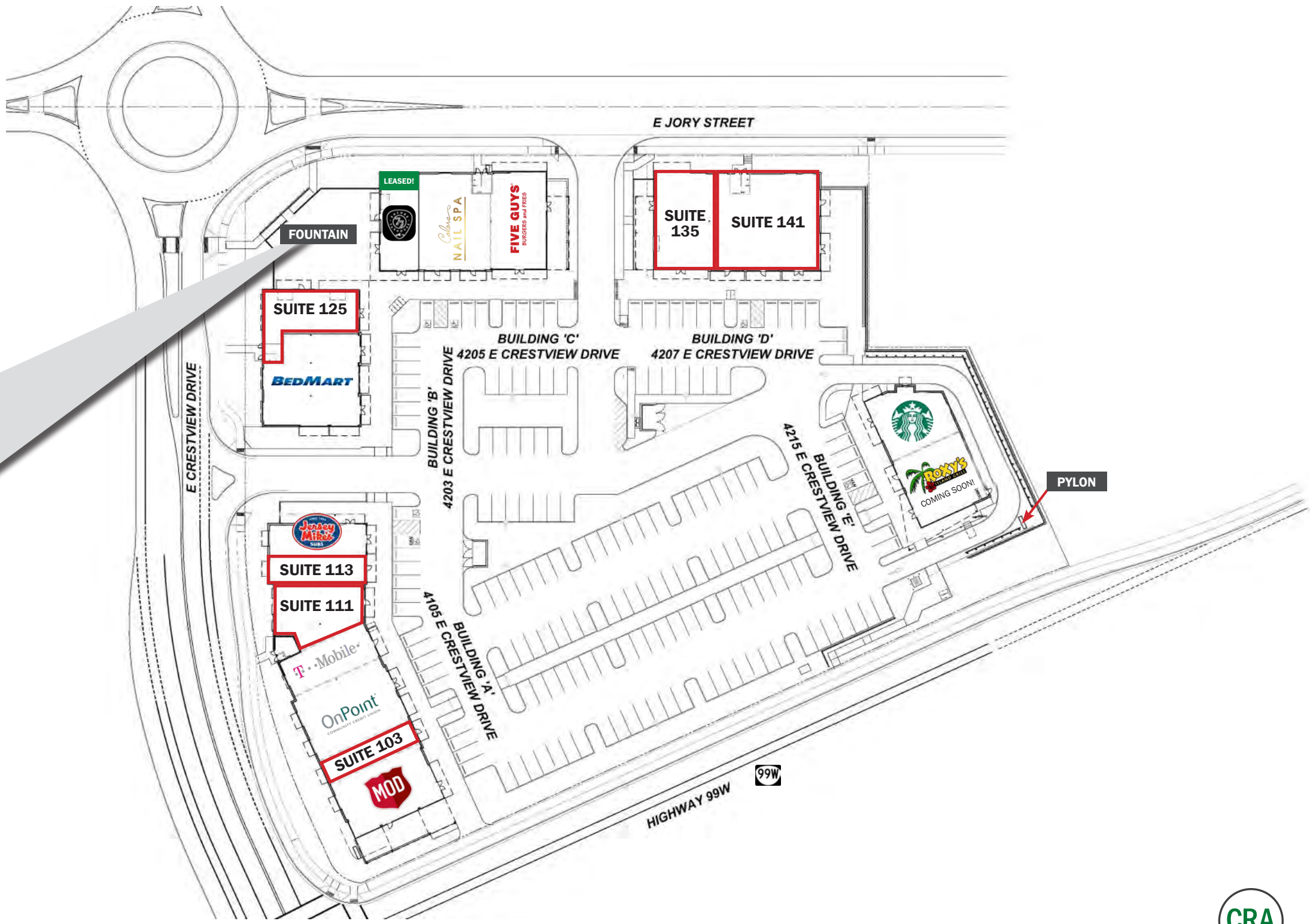
**BUILDING D**

Suite 141	4,300 SF	Prime end-cap with operable doors and patio amenity outdoor seating space
Suite 135	2,657 SF	Prime end-cap with operable doors and patio amenity outdoor seating space

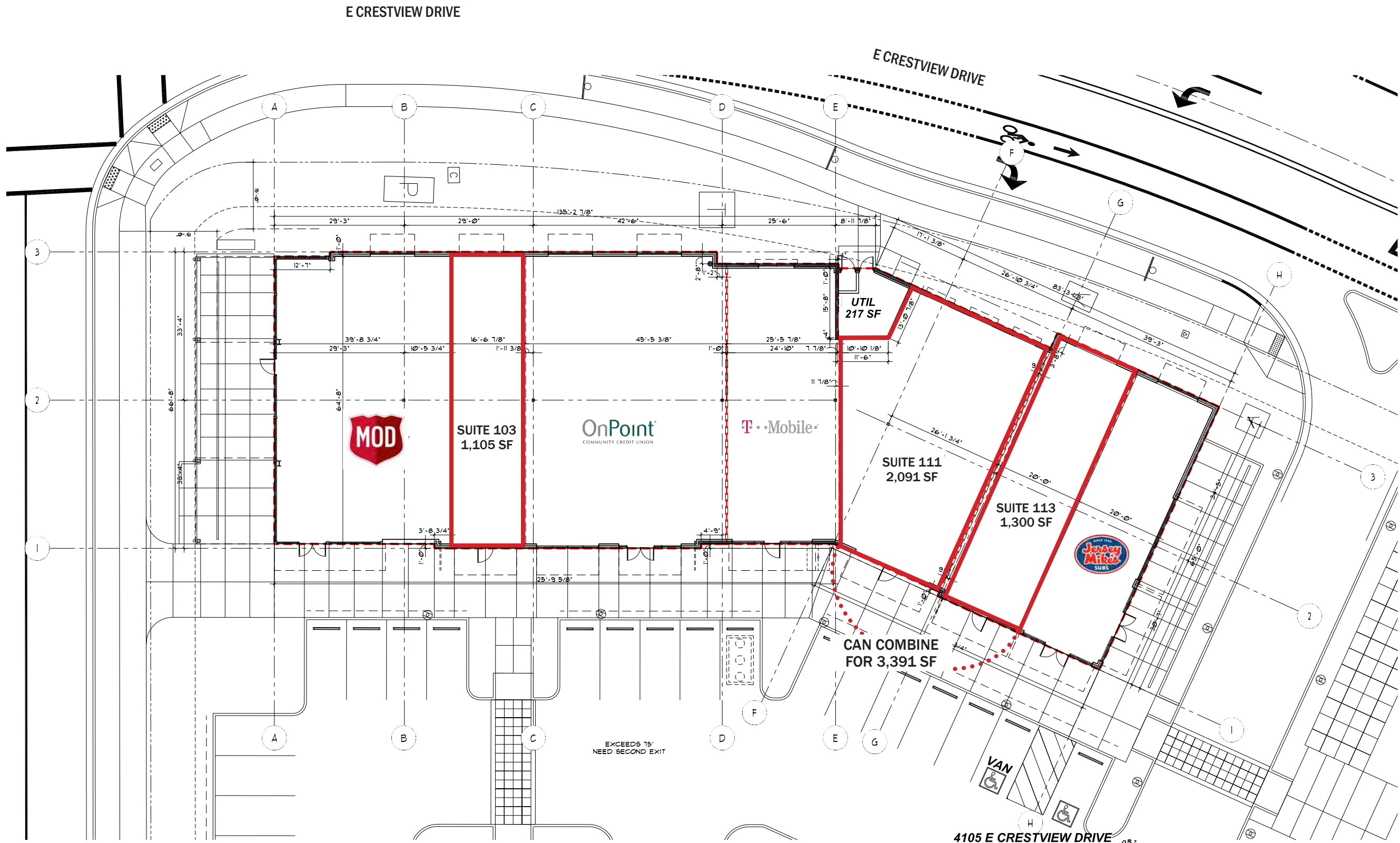
CAN COMBINE FOR 6,957 SF

**BUILDING E**

Suite 147	LEASED - Coming Soon
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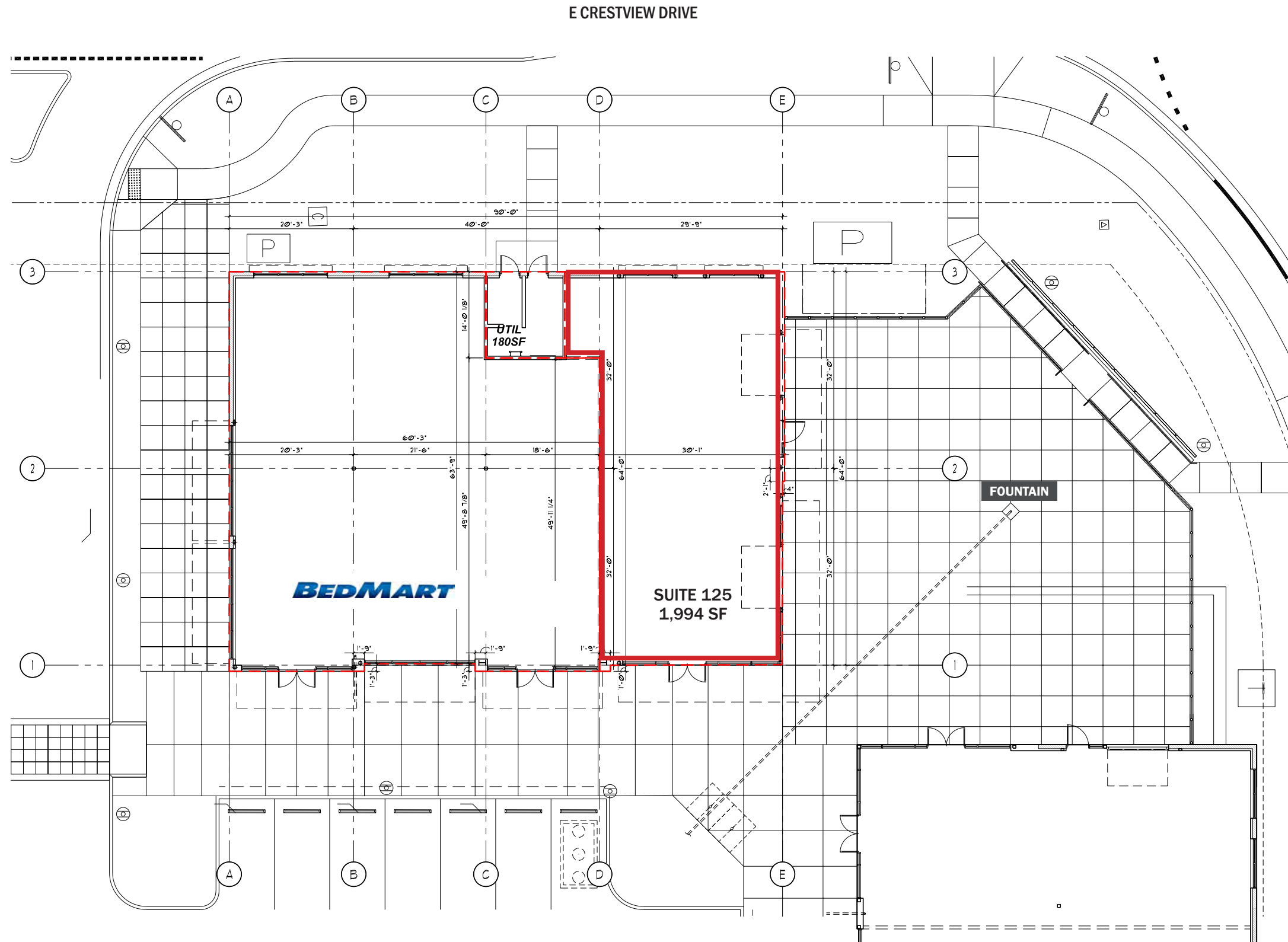
99W  
PACIFIC HWY 99W



1 BUILDING 'A' - LEASE PLAN  
3/32" = 1'-0"

4105 E CRESTVIEW DRIVE  
NEWBERG, OR 97132



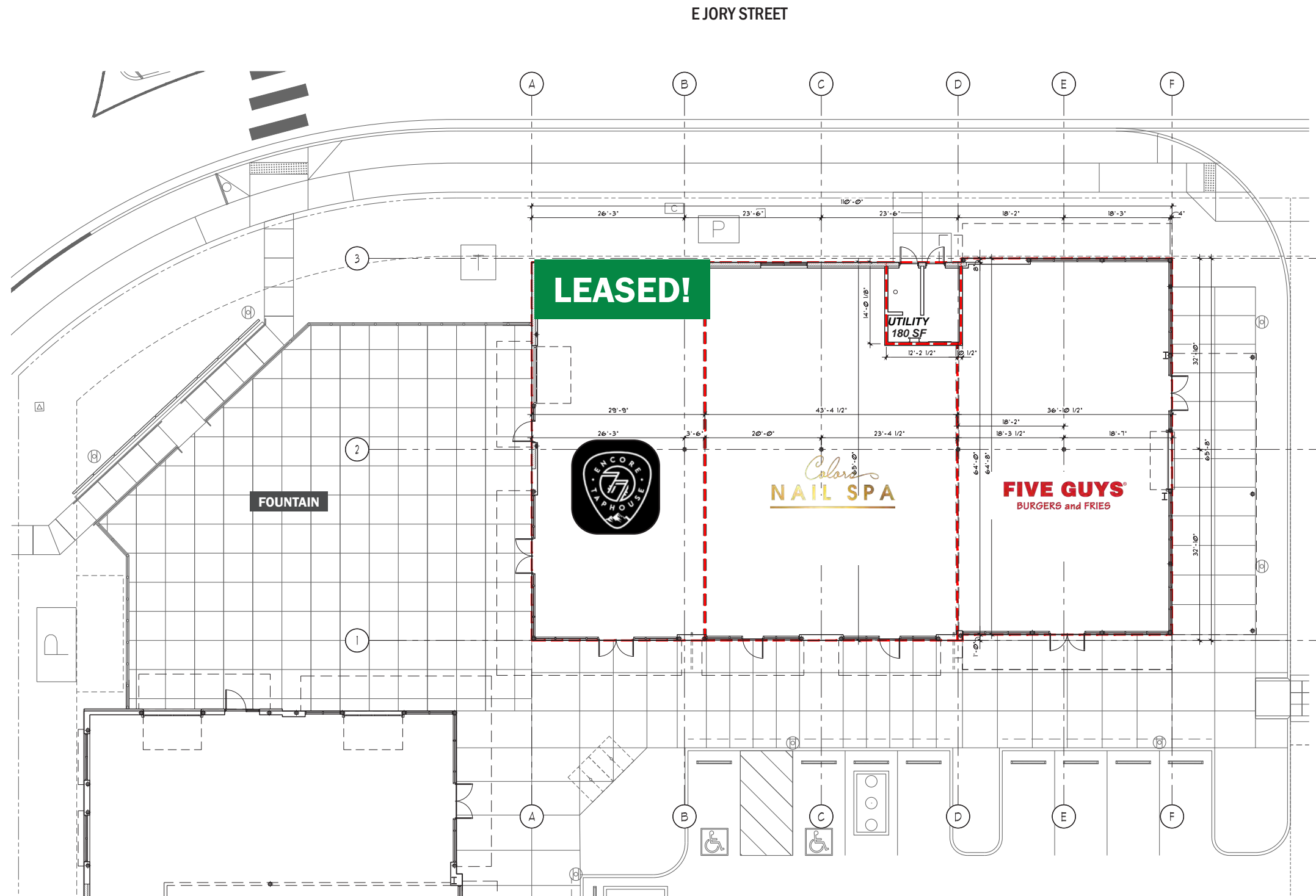


LEASE PLAN  
BUILDING 'B' - FLOOR PLAN  
1/8" = 1'-0"

4203 E CRESTVIEW DRIVE  
NEWBERG, OR 97132



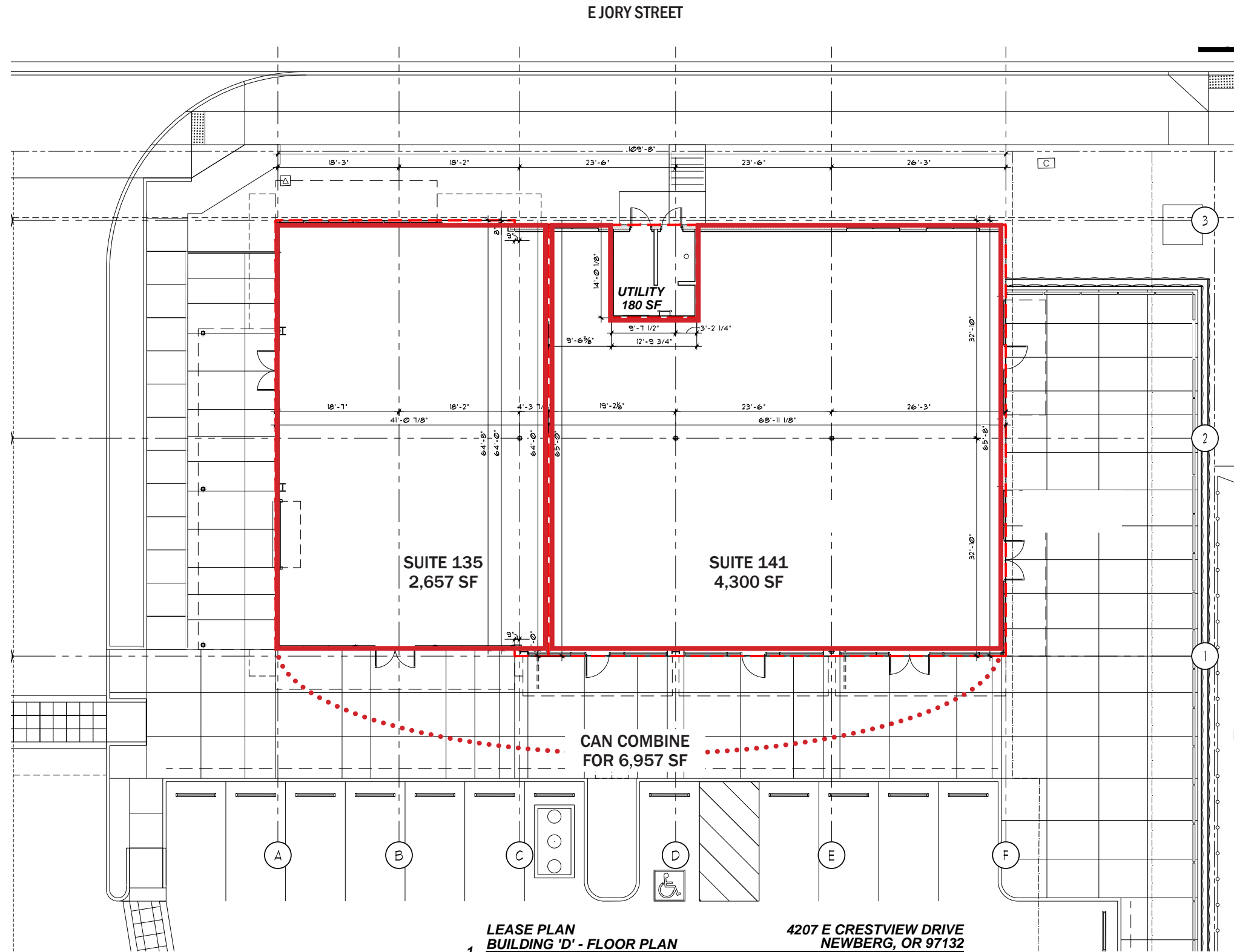




LEASE PLAN  
BUILDING 'C' - FLOOR PLAN  
1  
1/8" = 1'-0"

4205 E CRESTVIEW DRIVE  
NEWBERG, OR 97132

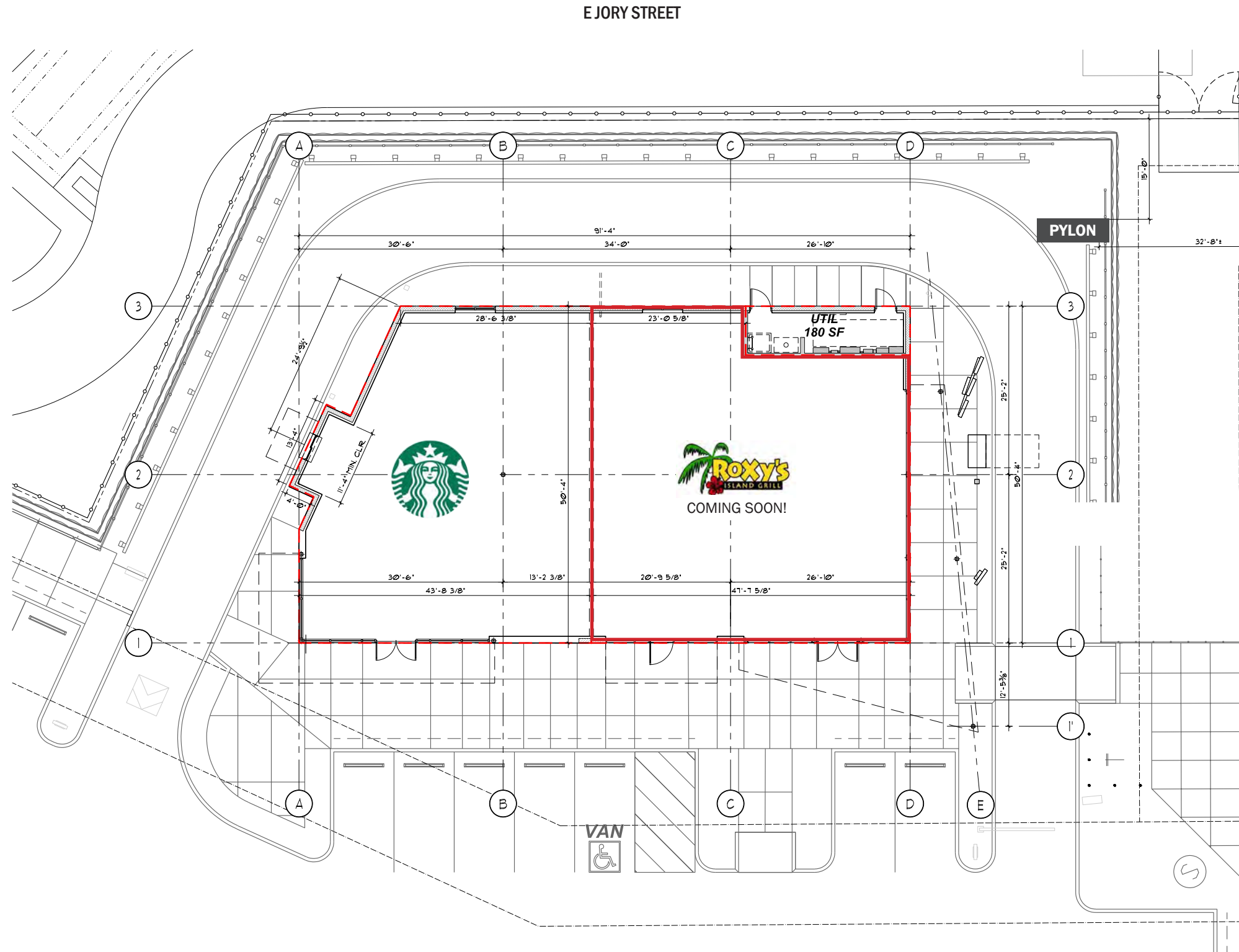




1 LEASE PLAN  
BUILDING 'D' - FLOOR PLAN  
1/8" = 1'-0"

4207 E CRESTVIEW DRIVE  
NEWBERG, OR 97132





99W  
PACIFIC HWY 99W



# CRESTVIEW CROSSING 4105-4215 E CRESTVIEW DR

NEWBERG, OR

## DEMOGRAPHIC SUMMARY

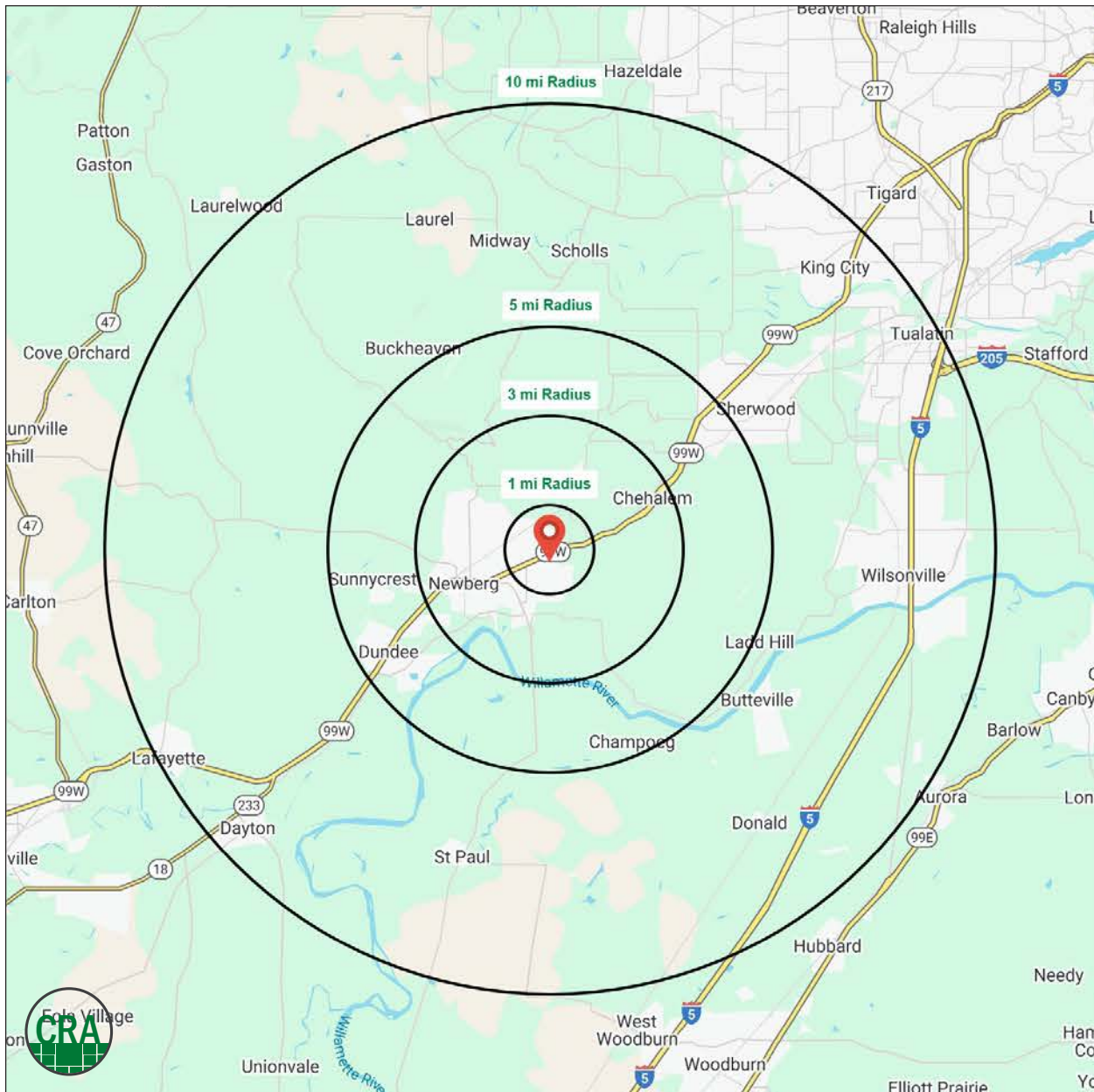
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE	10 MILE
Estimated Population 2024	5,857	29,898	44,093	169,492
Average HH Income	\$141,517	\$132,114	\$144,365	\$142,226
Median HH Income	\$115,206	\$103,300	\$112,648	\$112,288
Median Home Value	\$511,260	\$508,150	\$560,103	\$585,780
Daytime Demographics 16+	4,283	19,755	25,966	118,439
Some College or Higher	77.5%	72.2%	74.1%	76.4%

**\$132,114**

Average Household Income  
3 MILE RADIUS

**39.2**

Median Age  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3106/-122.9354

<b>Crestview Crossing Newberg, OR 97132</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	<b>10 mi radius</b>
<b>Population</b>				
2024 Estimated Population	5,857	29,898	44,093	169,492
2029 Projected Population	5,917	30,340	44,593	168,132
2020 Census Population	6,172	29,448	43,666	169,081
2010 Census Population	4,933	25,764	39,064	146,231
Projected Annual Growth 2024 to 2029	0.2%	0.3%	0.2%	-0.2%
Historical Annual Growth 2010 to 2024	1.3%	1.1%	0.9%	1.1%
2024 Median Age	39.2	36.3	38.3	40.2
<b>Households</b>				
2024 Estimated Households	2,327	11,020	16,057	65,235
2029 Projected Households	2,357	11,232	16,327	65,237
2020 Census Households	2,290	10,545	15,427	63,067
2010 Census Households	1,764	9,069	13,708	55,155
Projected Annual Growth 2024 to 2029	0.3%	0.4%	0.3%	-
Historical Annual Growth 2010 to 2024	2.3%	1.5%	1.2%	1.3%
<b>Race and Ethnicity</b>				
2024 Estimated White	80.5%	79.9%	80.8%	76.5%
2024 Estimated Black or African American	1.4%	1.4%	1.1%	1.8%
2024 Estimated Asian or Pacific Islander	4.2%	2.9%	3.4%	7.1%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%	0.8%
2024 Estimated Other Races	12.9%	15.0%	13.9%	13.9%
2024 Estimated Hispanic	15.2%	16.3%	15.0%	14.5%
<b>Income</b>				
2024 Estimated Average Household Income	\$141,517	\$132,114	\$144,365	\$142,226
2024 Estimated Median Household Income	\$115,206	\$103,300	\$112,648	\$112,288
2024 Estimated Per Capita Income	\$56,390	\$49,028	\$52,813	\$54,861
<b>Education (Age 25+)</b>				
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.8%	2.6%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	3.3%	4.3%	4.0%	2.9%
2024 Estimated High School Graduate	18.0%	20.7%	19.3%	18.0%
2024 Estimated Some College	17.9%	21.9%	21.7%	21.2%
2024 Estimated Associates Degree Only	7.1%	8.1%	8.9%	8.5%
2024 Estimated Bachelors Degree Only	34.2%	27.0%	27.3%	30.3%
2024 Estimated Graduate Degree	18.4%	15.2%	16.3%	16.4%
<b>Business</b>				
2024 Estimated Total Businesses	380	1,451	2,033	8,486
2024 Estimated Total Employees	2,528	11,089	13,425	67,259
2024 Estimated Employee Population per Business	6.7	7.6	6.6	7.9
2024 Estimated Residential Population per Business	15.4	20.6	21.7	20.0

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*KNOWLEDGE*

*RELATIONSHIPS*

*EXPERIENCE*

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