

FOR LEASE



52001 S Columbia River Hwy | Scappoose, Oregon

High Visibility Retail/Office | 2,007 SF | Call for Rates

Join Starbucks in the Heart of Scappoose!



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YOUR URBAN REAL ESTATE RESOURCE

THE BUILDING



This fully updated and remodeled retail space is located on the charming main thoroughfare in Scappoose, Oregon. Centered upon a major signalized intersection in Scappoose's commercial district that produces over **30,000 vehicles per day**, this high visibility location offers an excellent address for any business, bank, urgent care facility, insurance group, or service-based retail company. Directly across from Scappoose High School, Otto Peterson Elementary, Grant Watts Elementary, and the Scappoose school district offices. This location offers an opportunity to truly be in the heart of Scappoose.

DESIRED USES

bank, urgent care, insurance, service based retail



THE SPACE

NOW AVAILABLE

2,007 SF

Fully updated and completely remodeled, this retail/office space provides flexibility and is ideal for any business looking to expand and grow in a connected community. The building features a drive thru Starbucks that will drive significant customer traffic for any business. Join Starbucks for this rare opportunity!

SPACE FEATURES

- High visibility
- Great signage opportunity
- Street Frontage
- Open Floor Plan
- ATM Alcove
- 9 Parking spaces

2020 DEMOGRAPHICS 5 MILE RADIUS

POPULATION

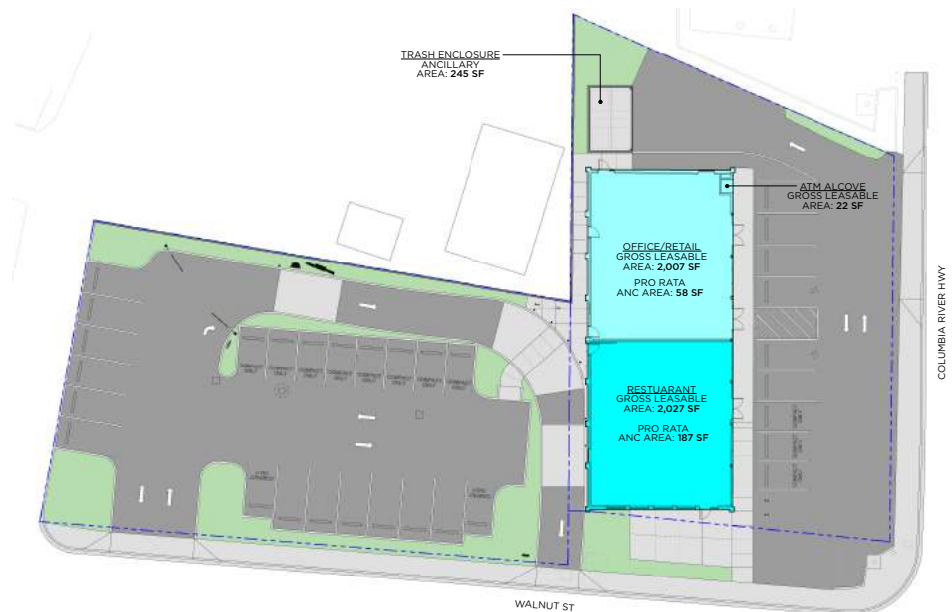
13,770

NUMBER OF HOUSEHOLDS

5,559

AVG HOUSEHOLD INCOME

\$97,765

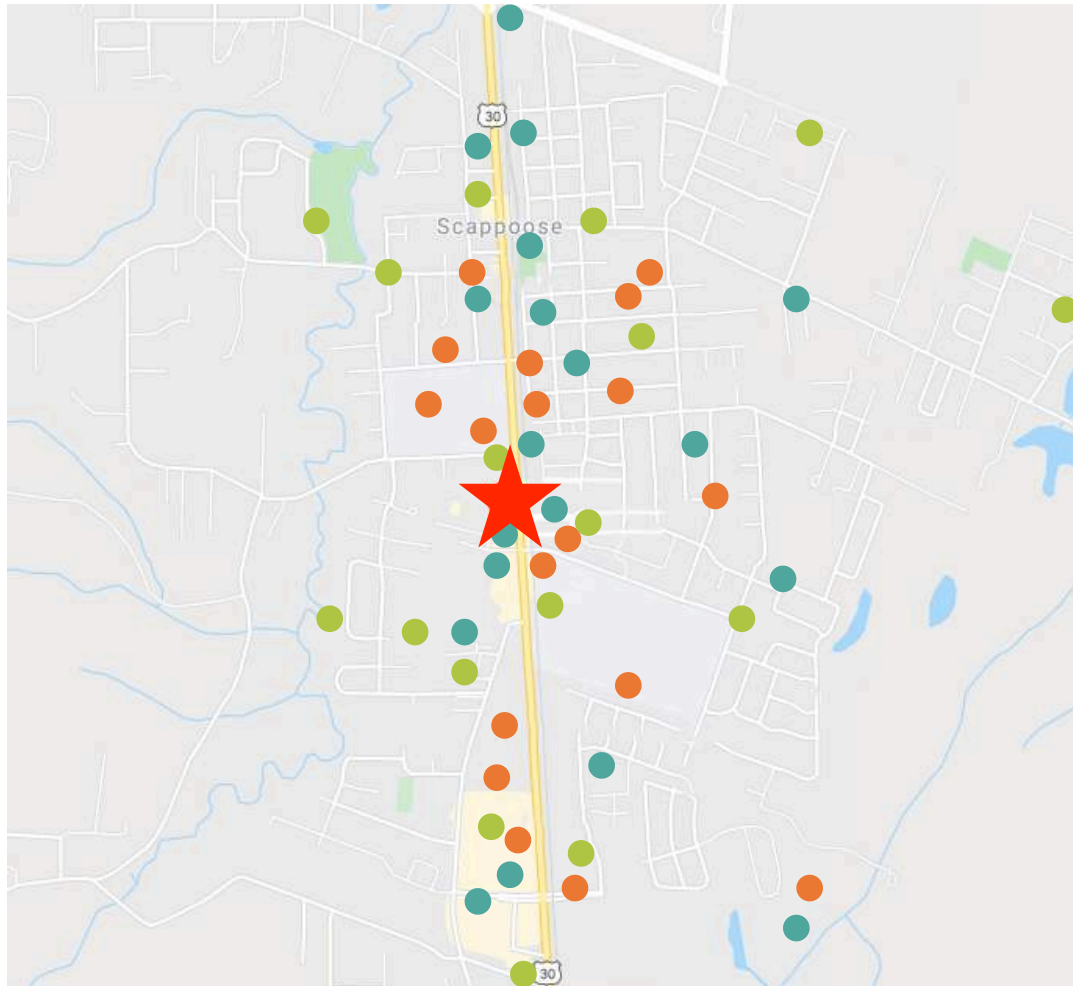


1/30/2020 LOI SITE PLAN

SCALE: 1" = 20'

HWY 30 VARSITY GRILL REMODEL

THE NEIGHBORHOOD



SHOP

All About Pets
Flora Design
Gone Wickless Candles
Columbia Feed & Supply
Fred Meyer
Poolside Skateboards
Means Nursery
Pro Automotive & Diesel
West Coast Shoe Company
U.S. Bank
St. Helens Credit Union

EAT

Starbucks
Bamford Bakeshop
Longfellow's Inn
Fultano's Pizza
Ixtapa
Ichabod's Restaurant
Fork'd Cafe
Marks on the Channel
Pizza Vendor Cafe
Dutch Bros Coffee
Rosebud Cafe

PLAY

Crown Zellerbach trails
Salon Halloo
Stella Spa & Salon
The Yoga Loft
3rd Avenue Salon
Cinema 7
Veteran's Park
Duckworks Aviation
Casswell Park Lodge
Scappoose Public Library
Snap Fitness

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to



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