

# HERITAGE MALL



1895 14TH AVENUE NE | ALBANY, OR





### PROPERTY DATA

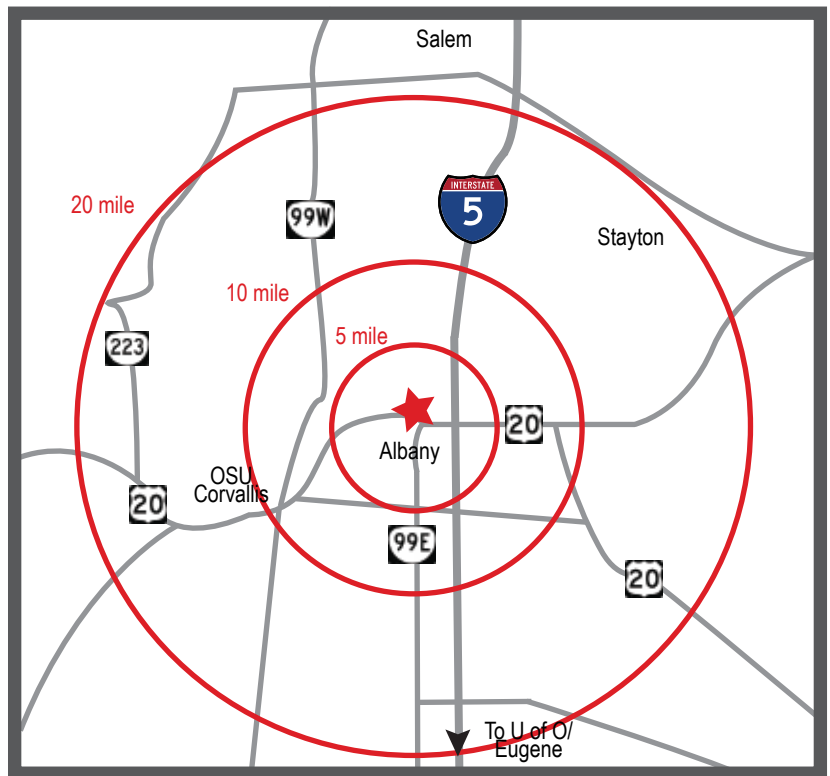
Opened	1988
Remodeled	2006
Site	33 Acres
Total Stores	73
Levels	Single
Parking Spaces	1885

### LEASABLE AREA

Total GLA	407,438 SF
Mall Shops	112,562 SF
Outparcels	44,667 SF
Anchors	249,559 SF
Ross Dress For Less	24,981 SF
Target	94,510 SF
Hobby Lobby	62,070 SF

### TRADE AREA 20 MILE

2017 Population	303,542
Average HH Income	\$69,614
Median Age	37.3
Total Households	118,853



**HERITAGE MALL** is the major retail destination for Linn and Benton Counties in Oregon. It is anchored by Target, Hobby Lobby, Ross, Old Navy, and provides 52 specialty stores and restaurants, including Sears Hometown, Maurices, GameStop, Famous Footwear, Zumiez, Christopher & Banks, and more to the market.

Heritage Mall is conveniently located off Interstate 5, the state's major north/south transportation freeway just 90 minutes south of Portland and 45 minutes north of Eugene. The trade area encompasses a 20-mile radius representing 296,269 residents. Albany is the third fastest growing city in Oregon, supported by education, agriculture, manufacturing, health services, outdoor sportsmanship, and retail. Oregon State University in Corvallis (student population of 28,886) and University of Oregon in Eugene (student population of 23,634) are within 10 and 30 minutes of the center, respectively, representing a steady customer base.

Albany is located on the Willamette River in the Willamette Valley, known for its fine wines, which draws over 4.1 million tourists per year. In addition to Willamette Valley's spectacular parks, Albany's 30 local parks and trails, museums, and its recent designation as an "Oregon All-Star Heritage Community" are all strong drivers of tourism to the area.

# Heritage Mall - 5,10,20 Mile Radius

## Pop-Facts Summary

Description	Heritage Mall: Radius Analysis Area Group: Radius 5.0 mile(s)		Heritage Mall: Radius Analysis Area Group: Radius 10.0 mile(s)		Heritage Mall: Radius Analysis Area Group: Radius 20.0 mile(s)	
	Total	%	Total	%	Total	%
<b>Population</b>						
2019 Estimate	60,213		95,646		303,542	
Growth 2019 - 2022		5.52%		4.98%		4.85%
<b>Households</b>						
2019 Estimate	23,639		38,415		118,853	
Growth 2019 - 2022		5.74%		5.46%		5.39%
<b>Family Households</b>						
2019 Estimate	15,802		25,063		76,248	
Growth 2019 - 2022		5.91%		5.59%		5.42%
<b>Pop-Facts Demographic Snapshot</b>						
<b>2019 Est. Population by Sex</b>						
Male	29,591	49.14%	47,079	49.22%	150,212	49.49%
Female	30,622	50.86%	48,567	50.78%	153,330	50.51%
<b>2019 Est. Median Age</b>						
	38.5		38.8		37.3	
<b>2019 Est. Average Age</b>						
	39.4		39.9		39.3	
<b>2019 Est. Average Household Income</b>						
	\$64,891		\$66,305		\$69,614	
<b>2019 Est. Median Household Income</b>						
	\$51,967		\$50,990		\$53,594	
<b>2019 Est. Occupied Housing Units by Tenure</b>						
Owner Occupied	14,629	61.88%	23,505	61.19%	73,557	61.89%
Renter Occupied	9,011	38.12%	14,910	38.81%	45,296	38.11%





 **HERITAGE MALL**



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