



Available Now · Albany, Oregon

Heritage Plaza

1880 14th Ave SE · Albany, OR 97322

\$16

Asking Rent (PSF/YR NNN)


2,700,000+

Annual Visitors to Heritage Plaza



A Rare Large-Format Retail Opportunity

Nearly 20,000 SF of open retail floor plate in the most-trafficked shopping corridor in the Mid-Willamette Valley. The suite is being offered in shell condition, providing a blank canvas for your brand's buildout. **The space features an open floor plan with approximately 100 feet of frontage, 196 feet of depth, and 16-foot ceiling heights. A dedicated loading dock serves the space and can accommodate a 53-foot truck and trailer for deliveries.**




19,604
Available SF



Shell
Condition · TI Negotiable




Open
Retail Sales Floor Plan



290
Surface Parking Stalls



RC
Regional Commercial Zoning



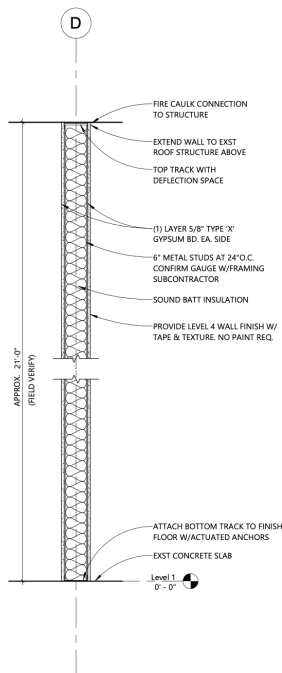
Immediate
Occupancy Availability



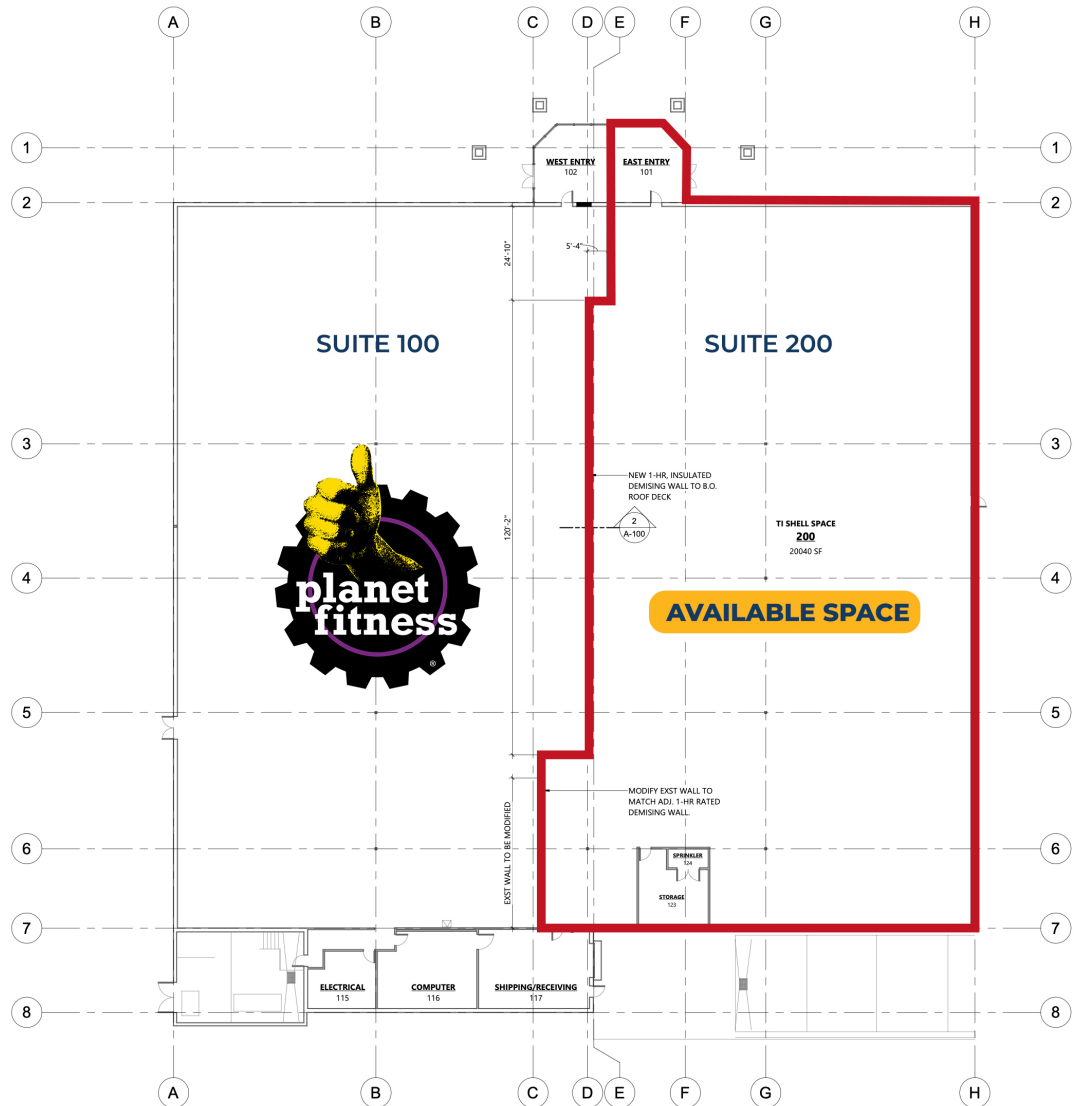
Building Plan

This page provides an overview of the building plan for suite 200. The layout highlights the current suite configuration, with the available space outlined in red for easy reference. Please review the plan to better understand the spatial arrangement, boundaries, and opportunities within the space.

Permit Number:
BLD-0087-23



2 TYP. 1-HR RATED WALL SECTION
SCALE: 3/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/16" = 1'-0"



Your Neighbors

Heritage Plaza Corner sits within a mature, high-performing community center anchored by nationally recognized brands across fitness, grocery, and value retail.

Planet Fitness

Low-cost gym driving daily traffic

Safeway

Full-Service Grocery Anchor

Marshalls

Value Apparel & Home Anchor

Grocery Outlet

Discount Grocery

Applebee's

Full-Service Restaurant

Burger King

Quick-Service Restaurant

Del Taco

Quick-Service Restaurant

X-finity - America's Best

Telecom & Optical Services

33 min

Avg. Dwell Time

+8.9%

Visit Growth Yo2Y

3.5M+

Heritage Mall Visitors

Neighboring Heritage Mall

Heritage Plaza is located directly across the street from Heritage Mall, benefiting from its strong daily traffic and established customer base. This close proximity still allows tenants to capture significant spillover traffic and increased visibility, making it a highly attractive location for leasing.



WHY HERE

Built-In Demand. Proven Traffic.

Heritage Plaza Corner is anchored by a nationally recognized fitness brand and surrounded by millions of annual shoppers — your built-in customer base from day one.

✓ Immediate co-tenancy with Planet Fitness

A 19,609 SF, investment-grade (S&P: BBB) fitness anchor on a fresh 10-year NNN lease generating consistent daily foot traffic.

✓ Access to Heritage Mall's customer base

The only regional mall in the market serving 3.5M+ annual visitors, located directly adjacent.

✓ Exceptional visibility and access

Less than a mile from Interstate 5 on-ramps with 70,674 VPD. Hard corner position at 14th Ave SE and SE Geary St.

✓ Dominant regional trade area

Drawing customers from Albany, Corvallis, Lebanon, Philomath, Sweet Home, and beyond.

✓ Generous parking

290 surface stalls at a 7.40/1,000 SF ratio, accommodating high-volume activity-based or service retail uses.

+5.3%

Visits Growth Year-over-Year

33 min

Average Customer Dwell Time

2000 | 2025

Year Built | Partial Renovation

±4.32 Ac

Total Parcel (188,179 SF)

What Fits Here

Heritage Plaza Corner sits within a mature, high-performing community center anchored by nationally recognized brands across fitness, grocery, and value retail.



Indoor Pickleball

High-traffic recreational. Pairs naturally with Planet Fitness co-tenancy.



Golf Simulator

Premium entertainment concept with growing regional demand.



Soft Goods

Everyday retail category focused on consumables, generating steady traffic through repeat purchases.



Hard Goods / Retail

Large-format specialty or discount retail with strong category fit.



Urgent Care

High-visibility medical use anchored by the plaza's existing customer base.



LEASE TERMS

Leasing Parameters

The following terms reflect the proforma underwriting. All terms are negotiable subject to credit, use, and deal structure. Contact the listing team to discuss your specific requirements.

Available Space	19,604 SF (Unit 2) — 49.99% of building
Asking Rent	\$16.00 PSF/YR NNN (\$26,133/month)
Lease Type	NNN (Tenant reimburses taxes, insurance,
Estimated NNN	~\$3.97 PSF/YR (~\$6,488/month) based on current operating expenses
Estimated Lease Term	10 Years (preferred); renewal options available
Condition	Shell / Warm Dark Shell — open retail sales area
Zoning	Regional Commercial (RC) — Albany, OR
Parking	290 surface stalls shared · 7.40/1,000 SF ratio
Exclusivity	Note: Co-anchor Planet Fitness holds exclusive use rights for fitness/gym/wellness uses within the building

Location & Demographics

Albany anchors the Mid-Willamette Valley between Salem and Eugene, drawing a robust and growing trade area from multiple population centers along the I-5 corridor.

KEY TRAFFIC COUNTS

Interstate 5	70,674 VPD
Pacific Blvd (N)	29,879 VPD
Santiam Hwy	23,595 VPD
Pacific Blvd (S)	22,600 VPD
Albany–Corvallis Hwy	20,720 VPD

TRADE AREA DEMOGRAPHICS (2025 Est.)

RING	1 - MILE	3 - MILE
POPULATION	18,533	53,594
HOUSEHOLDS	7,486	21,550
AV. HH INCOME	\$78,309	\$93,097
MEDIAN HH INCOME	\$66,313	\$77,663



GET IN TOUCH

Contact the Listing Team

Represented by Urban Works Real Estate

Ron Dowhaniuk

Urban Works Real Estate



503-228-3262



rdowhaniuk@urbanworksrealestate.com



75 SE Yamhill Street, Portland, Oregon