

AVAILABLE  
DEVELOPMENT  
SITE

# 1101 MOLALLA

OREGON CITY, OREGON



**Location »** 1101 Molalla Avenue, Oregon City, Oregon

**Parcel Size »** 14,375 SF

**Price »** Call for details

**Comments »**

- Corner location on Oregon City's primary retail corridor.
- Near other amenities and traffic generators such as Hilltop Shopping Center featuring Safeway, Gardiner Middle School and Fred Meyer.
- Close proximity to Clackamas Community College.

**Traffic Count »** Molalla Ave – 19,773 ADT (12)

**Demographics »**

	1 Mile	3 Mile	5 Mile
Est. Population	10,907	51,823	106,827
Population Forecast 2019	11,365	54,083	111,500
Average HH Income	\$59,291	\$81,067	\$84,311
Employees	7,012	20,616	37,311

Source: Regis - SitesUSA (2014)



**JEFF OLSON**

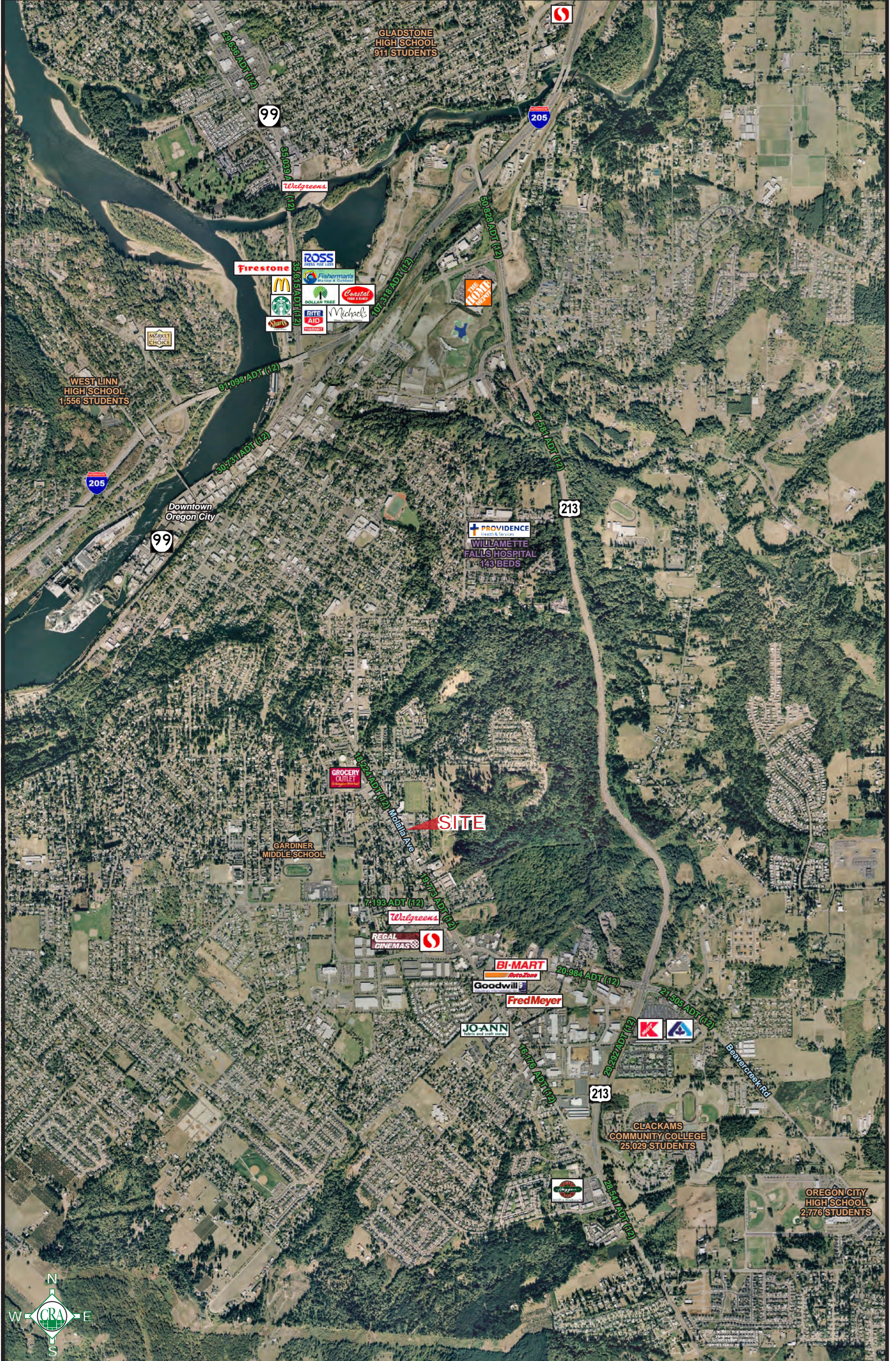
jeff@cra-nw.com

503-274-0211 Ext. 160

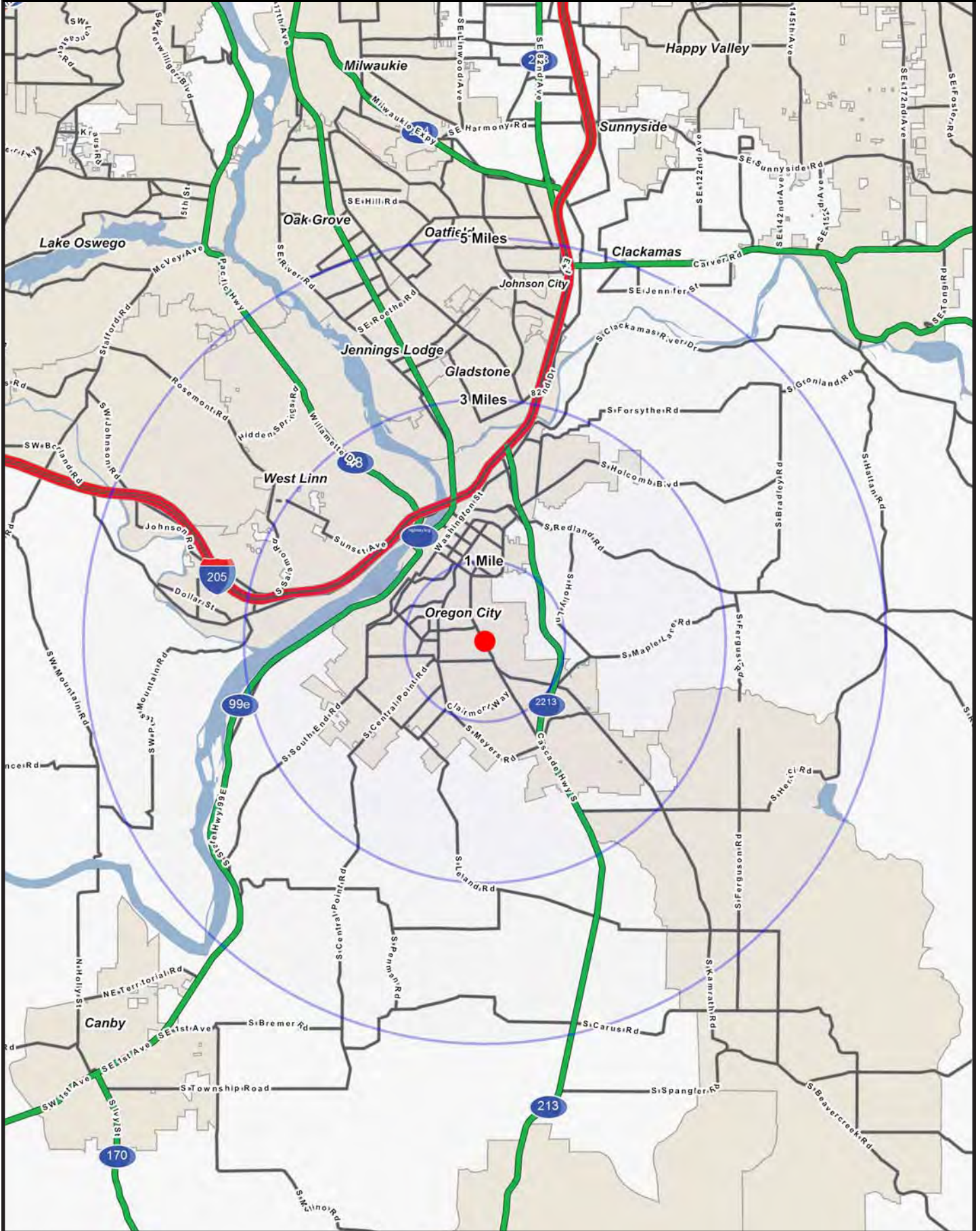
**Commercial Realty Advisors NW, LLC**  
733 SW 2nd Avenue, Suite 200  
Portland, Oregon 97204  
[www.cra-nw.com](http://www.cra-nw.com)

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# OREGON CITY, OREGON



# DEMOGRAPHIC MAP | OREGON CITY, OREGON



# FULL PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups



Lat/Lon: 45.3400/-122.5929

RF1

**1101 Molalla Ave**

**Oregon City, OR**

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2014 Estimated Population	10,907	51,823	106,827
	2019 Projected Population	11,365	54,083	111,500
	2010 Census Population	10,613	50,387	103,859
	2000 Census Population	10,380	43,380	93,864
	Projected Annual Growth 2014 to 2019	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2014	0.4%	1.4%	1.0%
<b>HOUSEHOLDS</b>	2014 Estimated Households	4,130	19,756	41,302
	2019 Projected Households	4,359	20,849	43,588
	2010 Census Households	3,991	19,089	39,907
	2000 Census Households	3,817	16,045	34,914
	Projected Annual Growth 2014 to 2019	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2014	0.6%	1.7%	1.3%
<b>AGE</b>	2014 Est. Population Under 10 Years	12.0%	12.2%	11.4%
	2014 Est. Population 10 to 19 Years	12.8%	13.9%	13.5%
	2014 Est. Population 20 to 29 Years	16.2%	12.0%	11.0%
	2014 Est. Population 30 to 44 Years	20.9%	20.1%	19.0%
	2014 Est. Population 45 to 59 Years	19.8%	21.5%	22.3%
	2014 Est. Population 60 to 74 Years	12.0%	14.6%	16.5%
	2014 Est. Population 75 Years or Over	6.3%	5.7%	6.4%
	2014 Est. Median Age	35.4	38.3	40.7
<b>MARITAL STATUS &amp; GENDER</b>	2014 Est. Male Population	50.3%	49.3%	49.0%
	2014 Est. Female Population	49.7%	50.7%	51.0%
	2014 Est. Never Married	35.7%	26.4%	25.1%
	2014 Est. Now Married	39.7%	51.5%	53.1%
	2014 Est. Separated or Divorced	17.2%	15.8%	15.5%
	2014 Est. Widowed	7.3%	6.3%	6.2%
<b>INCOME</b>	2014 Est. HH Income \$200,000 or More	1.6%	5.3%	5.9%
	2014 Est. HH Income \$150,000 to \$199,999	3.4%	7.3%	7.3%
	2014 Est. HH Income \$100,000 to \$149,999	11.9%	15.7%	15.4%
	2014 Est. HH Income \$75,000 to \$99,999	13.8%	13.7%	14.3%
	2014 Est. HH Income \$50,000 to \$74,999	21.8%	19.0%	18.6%
	2014 Est. HH Income \$35,000 to \$49,999	13.7%	13.4%	12.7%
	2014 Est. HH Income \$25,000 to \$34,999	9.9%	9.0%	9.0%
	2014 Est. HH Income \$15,000 to \$24,999	9.8%	8.0%	8.6%
	2014 Est. HH Income Under \$15,000	14.1%	8.6%	8.2%
	2014 Est. Average Household Income	\$59,291	\$81,067	\$84,311
	2014 Est. Median Household Income	\$54,103	\$68,421	\$68,887
	2014 Est. Per Capita Income	\$23,244	\$31,103	\$32,743
2014 Est. Total Businesses	647	2,315	4,361	
2014 Est. Total Employees	7,012	20,616	37,311	

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1101 Molalla Ave		1 Mile	3 Miles	5 Miles
Oregon City, OR				
<b>RACE</b>	2014 Est. White	90.0%	90.9%	90.7%
	2014 Est. Black	0.7%	0.7%	0.7%
	2014 Est. Asian or Pacific Islander	1.6%	2.4%	2.4%
	2014 Est. American Indian or Alaska Native	1.0%	0.8%	0.8%
	2014 Est. Other Races	6.7%	5.2%	5.4%
<b>HISPANIC</b>	2014 Est. Hispanic Population	1,035	3,582	7,475
	2014 Est. Hispanic Population	9.5%	6.9%	7.0%
	2019 Proj. Hispanic Population	10.1%	7.4%	7.5%
	2010 Hispanic Population	9.0%	6.5%	6.6%
<b>EDUCATION (Adults 25 or Older)</b>	2014 Est. Adult Population (25 Years or Over)	6,839	34,510	73,069
	2014 Est. Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.6%
	2014 Est. Some High School (Grade Level 9 to 11)	10.7%	6.6%	6.0%
	2014 Est. High School Graduate	27.5%	23.9%	24.1%
	2014 Est. Some College	34.8%	31.7%	30.8%
	2014 Est. Associate Degree Only	8.0%	8.1%	7.6%
	2014 Est. Bachelor Degree Only	12.1%	19.3%	20.0%
	2014 Est. Graduate Degree	5.1%	9.0%	9.8%
<b>HOUSING</b>	2014 Est. Total Housing Units	4,301	20,852	43,096
	2014 Est. Owner-Occupied	52.4%	65.3%	68.5%
	2014 Est. Renter-Occupied	43.7%	29.5%	27.4%
	2014 Est. Vacant Housing	4.0%	5.3%	4.2%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	4.2%	6.3%	5.5%
	2010 Homes Built 2000 to 2004	7.2%	10.7%	9.1%
	2010 Homes Built 1990 to 1999	16.7%	21.3%	19.1%
	2010 Homes Built 1980 to 1989	11.1%	10.6%	12.3%
	2010 Homes Built 1970 to 1979	25.4%	19.8%	23.5%
	2010 Homes Built 1960 to 1969	8.6%	8.1%	9.6%
	2010 Homes Built 1950 to 1959	7.6%	6.5%	6.9%
	2010 Homes Built Before 1949	19.3%	16.7%	13.9%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.7%	1.7%	1.9%
	2010 Home Value \$500,000 to \$999,999	1.8%	9.1%	11.2%
	2010 Home Value \$400,000 to \$499,999	7.1%	9.1%	8.9%
	2010 Home Value \$300,000 to \$399,999	21.6%	24.7%	23.6%
	2010 Home Value \$200,000 to \$299,999	37.0%	32.2%	31.5%
	2010 Home Value \$150,000 to \$199,999	14.4%	9.6%	9.2%
	2010 Home Value \$100,000 to \$149,999	4.3%	3.7%	3.5%
	2010 Home Value \$50,000 to \$99,999	2.5%	2.3%	2.2%
	2010 Home Value \$25,000 to \$49,999	2.2%	3.0%	2.7%
	2010 Home Value Under \$25,000	8.4%	4.4%	5.3%
	2010 Median Home Value	\$241,836	\$285,971	\$292,000
	2010 Median Rent	\$756	\$797	\$826

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### Oregon City, OR

		1 Mile	3 Miles	5 Miles
<b>LABOR FORCE</b>	2014 Est. Labor Population Age 16 Years or Over	8,245	40,403	84,765
	2014 Est. Civilian Employed	60.4%	62.2%	61.3%
	2014 Est. Civilian Unemployed	5.9%	5.2%	4.6%
	2014 Est. in Armed Forces	0.1%	-	-
	2014 Est. not in Labor Force	33.6%	32.6%	34.0%
	2014 Labor Force Males	48.7%	48.5%	48.4%
	2014 Labor Force Females	51.3%	51.5%	51.6%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	4,905	23,110	47,874
	2010 Mgmt, Business, & Financial Operations	13.4%	15.7%	16.2%
	2010 Professional, Related	15.1%	20.4%	20.5%
	2010 Service	19.8%	15.3%	15.9%
	2010 Sales, Office	28.6%	29.2%	28.5%
	2010 Farming, Fishing, Forestry	0.7%	0.4%	0.5%
	2010 Construction, Extraction, Maintenance	10.0%	8.7%	8.2%
	2010 Production, Transport, Material Moving	12.3%	10.1%	10.2%
	2010 White Collar Workers	57.1%	65.4%	65.2%
	2010 Blue Collar Workers	42.9%	34.6%	34.8%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	71.0%	76.2%	77.5%
	2010 Drive to Work in Carpool	10.2%	8.0%	7.9%
	2010 Travel to Work by Public Transportation	3.5%	3.2%	3.1%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.3%
	2010 Walk or Bicycle to Work	9.0%	4.1%	3.2%
	2010 Other Means	0.3%	0.6%	0.6%
	2010 Work at Home	5.8%	7.6%	7.4%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	31.1%	25.9%	24.7%
	2010 Travel to Work in 15 to 29 Minutes	30.8%	33.7%	37.2%
	2010 Travel to Work in 30 to 59 Minutes	33.1%	35.4%	33.5%
	2010 Travel to Work in 60 Minutes or More	5.0%	5.0%	4.7%
	2010 Average Travel Time to Work	22.2	23.8	23.2
<b>CONSUMER EXPENDITURE</b>	2014 Est. Total Household Expenditure	\$202 M	\$1.19 B	\$2.57 B
	2014 Est. Apparel	\$9.72 M	\$57.5 M	\$124 M
	2014 Est. Contributions, Gifts	\$12.4 M	\$80.9 M	\$176 M
	2014 Est. Education, Reading	\$5.43 M	\$34.6 M	\$74.6 M
	2014 Est. Entertainment	\$11.3 M	\$67.3 M	\$145 M
	2014 Est. Food, Beverages, Tobacco	\$32.7 M	\$187 M	\$402 M
	2014 Est. Furnishings, Equipment	\$8.80 M	\$53.5 M	\$115 M
	2014 Est. Health Care, Insurance	\$14.5 M	\$83.6 M	\$180 M
	2014 Est. Household Operations, Shelter, Utilities	\$60.4 M	\$358 M	\$770 M
	2014 Est. Miscellaneous Expenses	\$3.42 M	\$19.6 M	\$42.1 M
	2014 Est. Personal Care	\$2.95 M	\$17.2 M	\$37.0 M
2014 Est. Transportation	\$40.8 M	\$236 M	\$507 M	

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