

HISTORIC DOWNTOWN OREGON CITY 2ND GENERATION RESTAURANT



PRIME CORNER FOR LEASE

ADDRESS

724 Main Street
Oregon City, OR 97045

AVAILABLE SPACE

- 2,590 SF ground floor corner, character rich restaurant space - move in ready!
- ~1,000 SF lower level/basement, directly accessible. Optimal dedicated and secured storage and dry goods area. Leased at storage rate.

RENTAL RATE

\$32.00 PSF/YR/NNN

TRAFFIC COUNTS

Main Street – 7,356 ADT ('25)

HIGHLIGHTS

- The space features a fully built-out bar and restaurant space in the heart of Main Street in historic downtown Oregon City, directly across from the courthouse.
- Delivered in AS-IS condition, with all FF&E in place. FF&E included (type I hood, grease interceptor, walk-in, additional mechanical, electrical and plumbing infrastructure.)
- Off street parking at the current monthly rate.
- Exterior sidewalk seating permitted with city approval.
- Adjacent tenants include numerous successful restaurants and retailers including Nebbiolo Restaurant & Wine Bar, Pho Thi, Arch Bridge Taphouse, Sorrento Italian Bistro, McMenamins Oregon City, The Verdict Bar & Grill, and directly across from the former courthouse future mixed-use redevelopment site.
- Available now!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

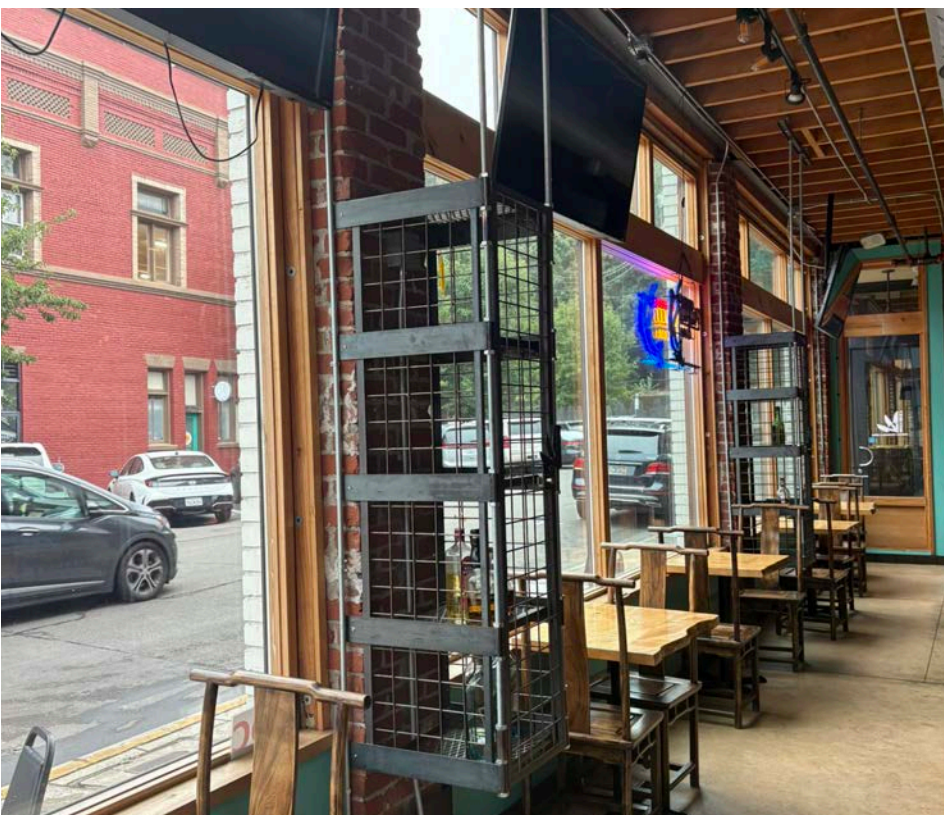
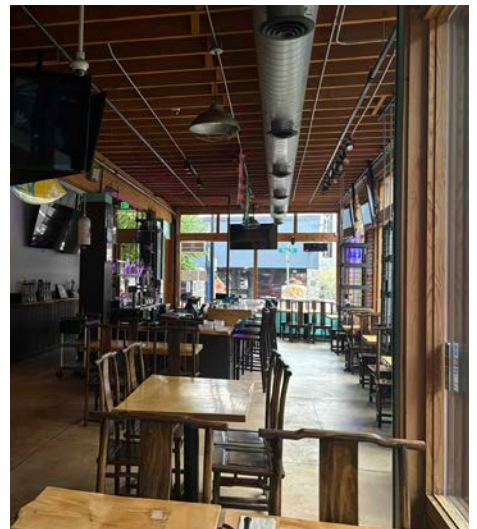
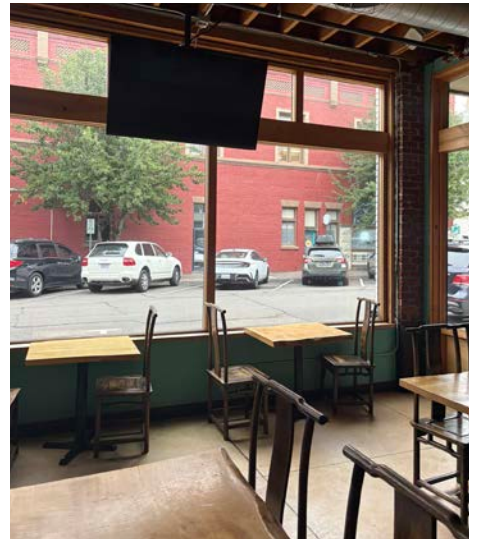
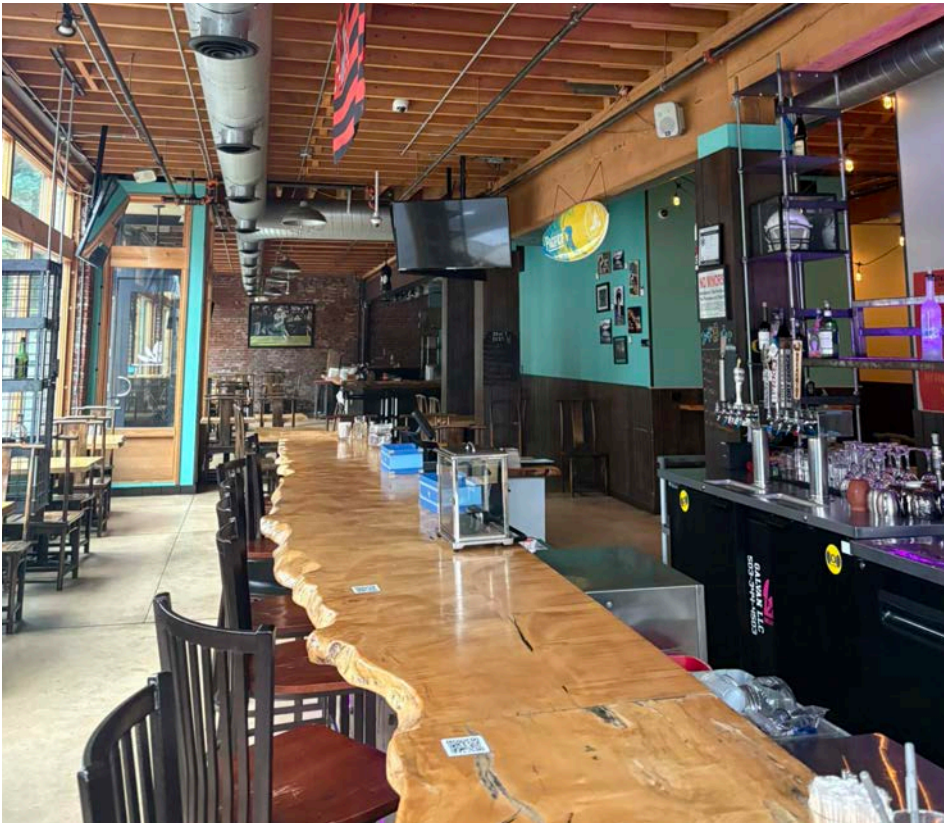
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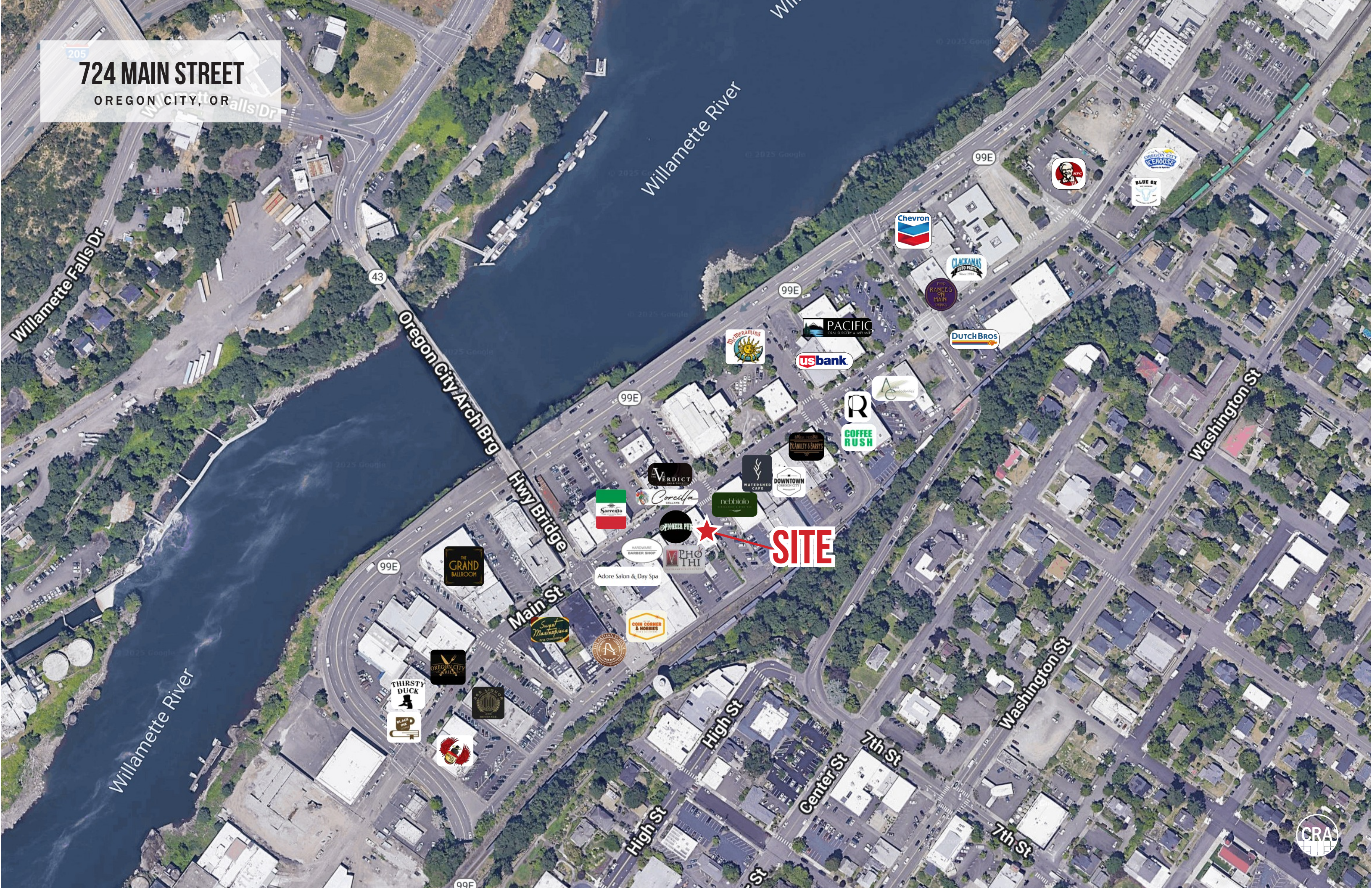
724 MAIN STREET

OREGON CITY, OR

SAMPLING OF INTERIOR IMAGES



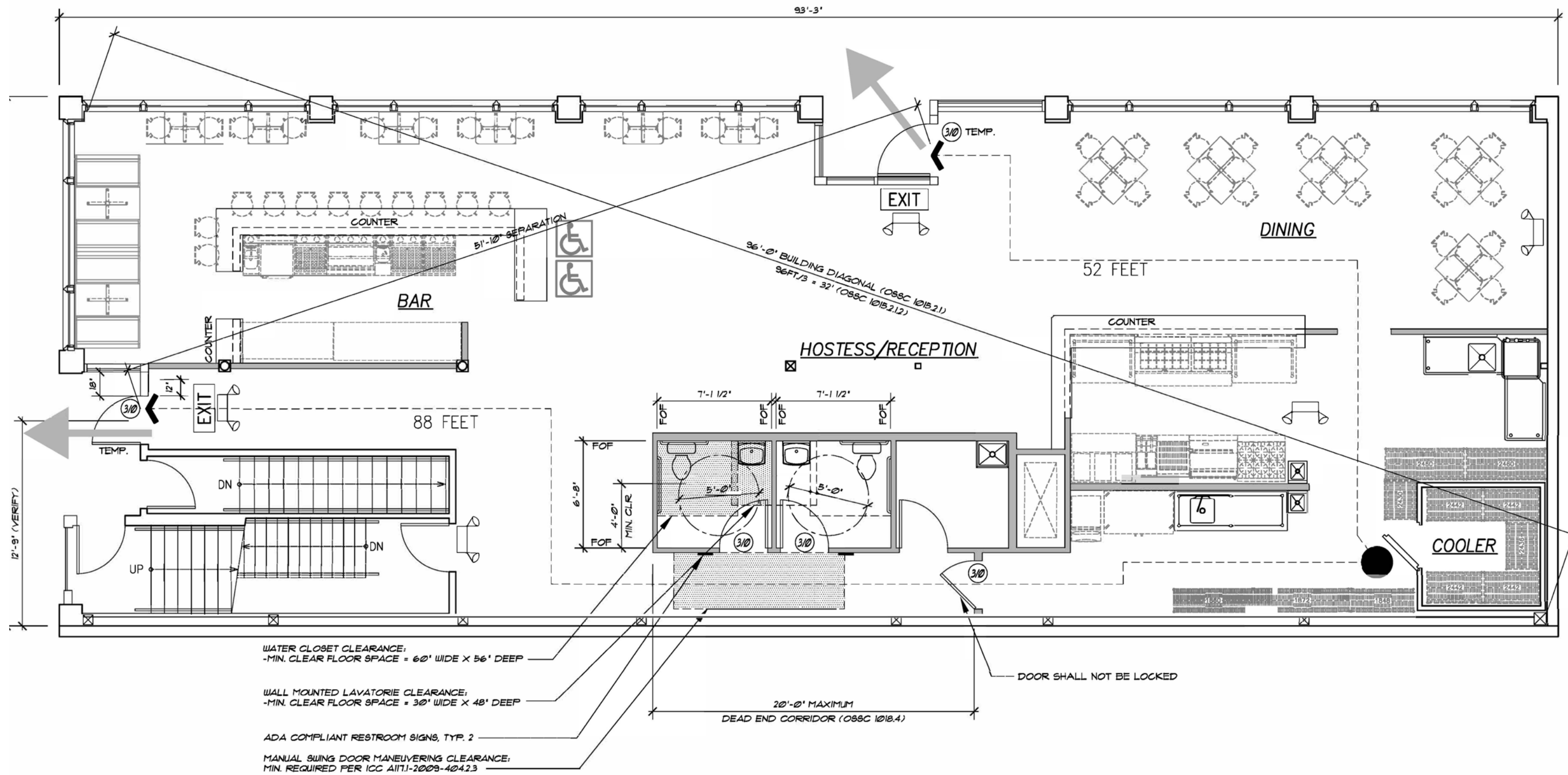
205
724 MAIN STREET
OREGON CITY, OR



SITE

INTERIOR GROUND FLOOR
FLOOR PLAN

724 MAIN STREET
OREGON CITY, OR



724 MAIN STREET

Oregon City, OR

DEMOGRAPHIC SUMMARY

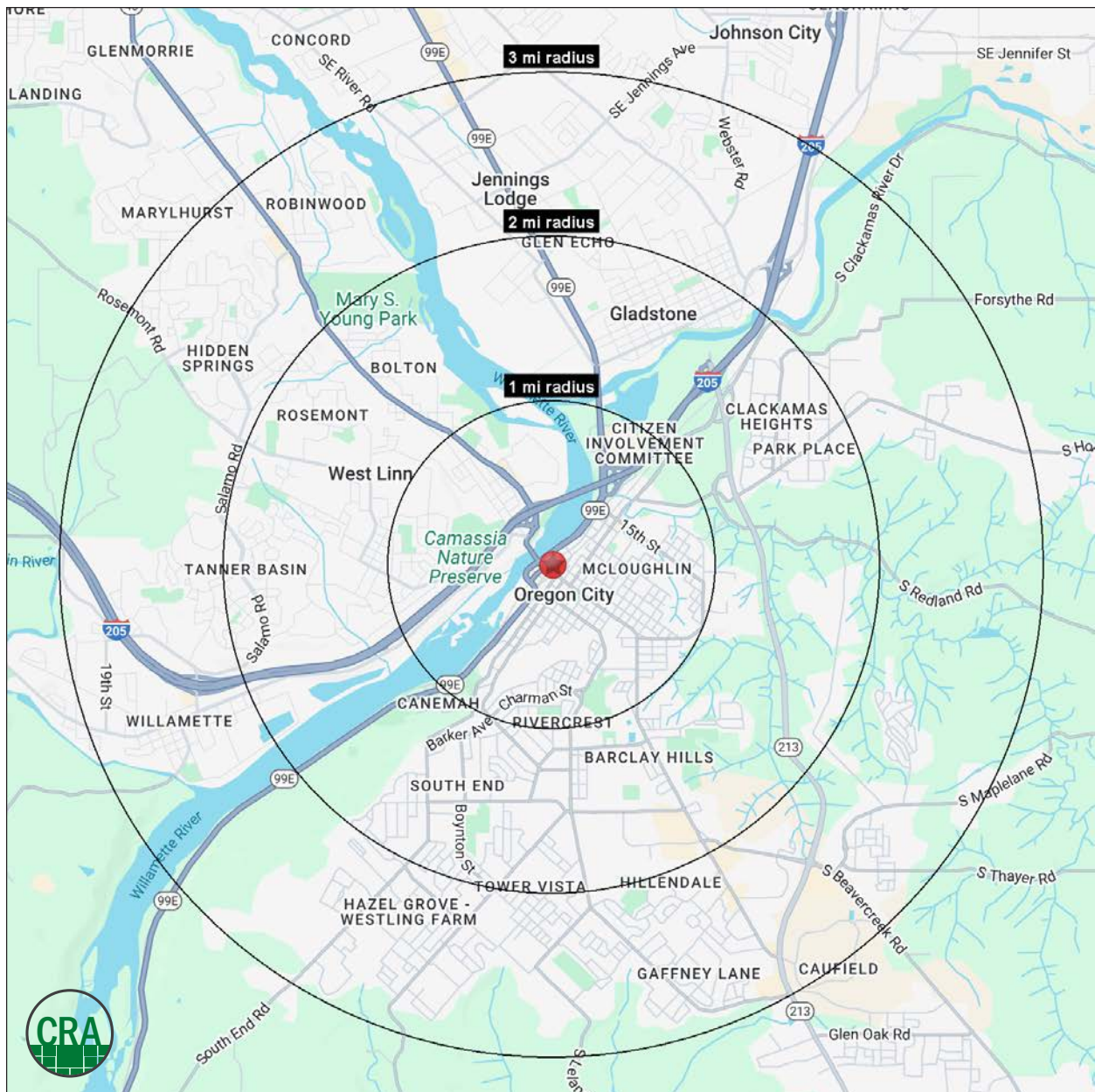
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	9,787	37,344	79,064
Median Age	39.1	40.4	41.4
Average HH Income	\$132,053	\$139,627	\$142,902
Median Home Value	\$575,517	\$588,512	\$600,700
Daytime Demographics 16+	8,018	27,068	53,648
Some College or Higher	79.8%	75.9%	74.9%

\$139,627

Average HH Income
2 MILE RADIUS

40.4

Median Age
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3581/-122.6074

724 Main St Oregon City, OR 97045	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	9,787	37,344	79,064
2030 Projected Population	9,607	36,519	77,134
2020 Census Population	9,988	38,037	80,276
2010 Census Population	9,079	35,241	73,486
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.5%
2025 Median Age	39.1	40.4	41.4
Households			
2025 Estimated Households	3,926	14,401	30,578
2030 Projected Households	3,916	14,334	30,371
2020 Census Households	3,985	14,565	30,527
2010 Census Households	3,656	13,662	28,376
Projected Annual Growth 2025 to 2030	-	-	-0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.5%
Race and Ethnicity			
2025 Estimated White	85.5%	83.7%	83.4%
2025 Estimated Black or African American	1.2%	1.5%	1.5%
2025 Estimated Asian or Pacific Islander	3.3%	4.3%	4.5%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2025 Estimated Other Races	9.5%	10.1%	10.0%
2025 Estimated Hispanic	8.3%	9.1%	9.1%
Income			
2025 Estimated Average Household Income	\$132,053	\$139,627	\$142,902
2025 Estimated Median Household Income	\$106,179	\$108,086	\$112,446
2025 Estimated Per Capita Income	\$53,150	\$54,022	\$55,417
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.3%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	3.0%	2.9%
2025 Estimated High School Graduate	17.1%	19.8%	20.6%
2025 Estimated Some College	24.5%	24.6%	23.4%
2025 Estimated Associates Degree Only	10.8%	9.2%	9.3%
2025 Estimated Bachelors Degree Only	28.0%	27.6%	28.4%
2025 Estimated Graduate Degree	16.5%	14.5%	13.8%
Business			
2025 Estimated Total Businesses	868	2,276	4,320
2025 Estimated Total Employees	4,929	14,651	27,603
2025 Estimated Employee Population per Business	5.7	6.4	6.4
2025 Estimated Residential Population per Business	11.3	16.4	18.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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