

# 875 MOLALLA AVE



FOR LEASE > OREGON CITY

## ADDRESS

875 Molalla Avenue, Oregon City, OR

## AVAILABLE SPACE

2,168 SF building with fenced yard and  
4 bays/roll-up doors

## RENTAL RATE

\$19.50/SF Gross

## HIGHLIGHTS

- High visibility and trafficked location on Molalla Avenue, a key corridor in Oregon City
- Pylon signage opportunity
- Building/Property affords many possible uses

## TRAFFIC COUNTS

Molalla Ave – 18,997 ADT ('20)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Mark Banta

503.758.9573 | mark@cra-nw.com

503.274.0211

[www.cra-nw.com](http://www.cra-nw.com)

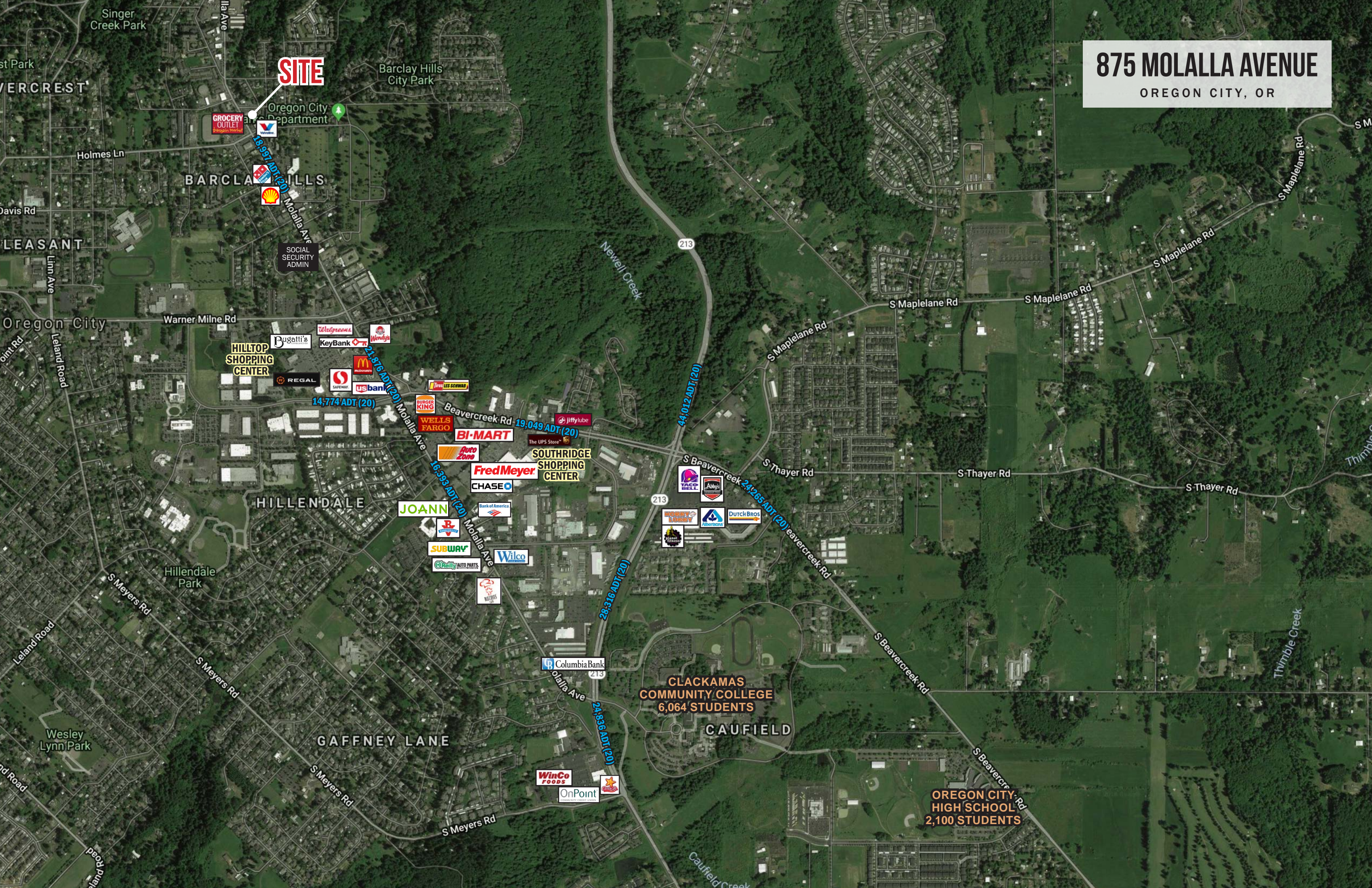






# 875 MOLALLA AVENUE

OREGON CITY, OR



**SITE**

GROCERY OUTLET

BARCLAY HILLS

HILLTOP SHOPPING CENTER

HILLENDALE

GAFFNEY LANE

BI-MART

Fred Meyer

JOANN

SUBWAY

Columbia Bank

CLACKAMAS COMMUNITY COLLEGE  
6,064 STUDENTS

CAUFIELD

OREGON CITY HIGH SCHOOL  
2,100 STUDENTS

SOCIAL SECURITY ADMIN

REGAL

usbank

14,774 ADT (20)

16,393 ADT (20)

19,049 ADT (20)

44,012 ADT (20)

28,316 ADT (20)

24,836 ADT (20)

24,265 ADT (20)



**CLOSE-IN**  
**875 MOLALLA AVE**  
OREGON CITY, OR



Barclay Hills Dr

Warran St

**SITE**

Molalla Ave



Hilda St





# 875 MOLALLA AVENUE

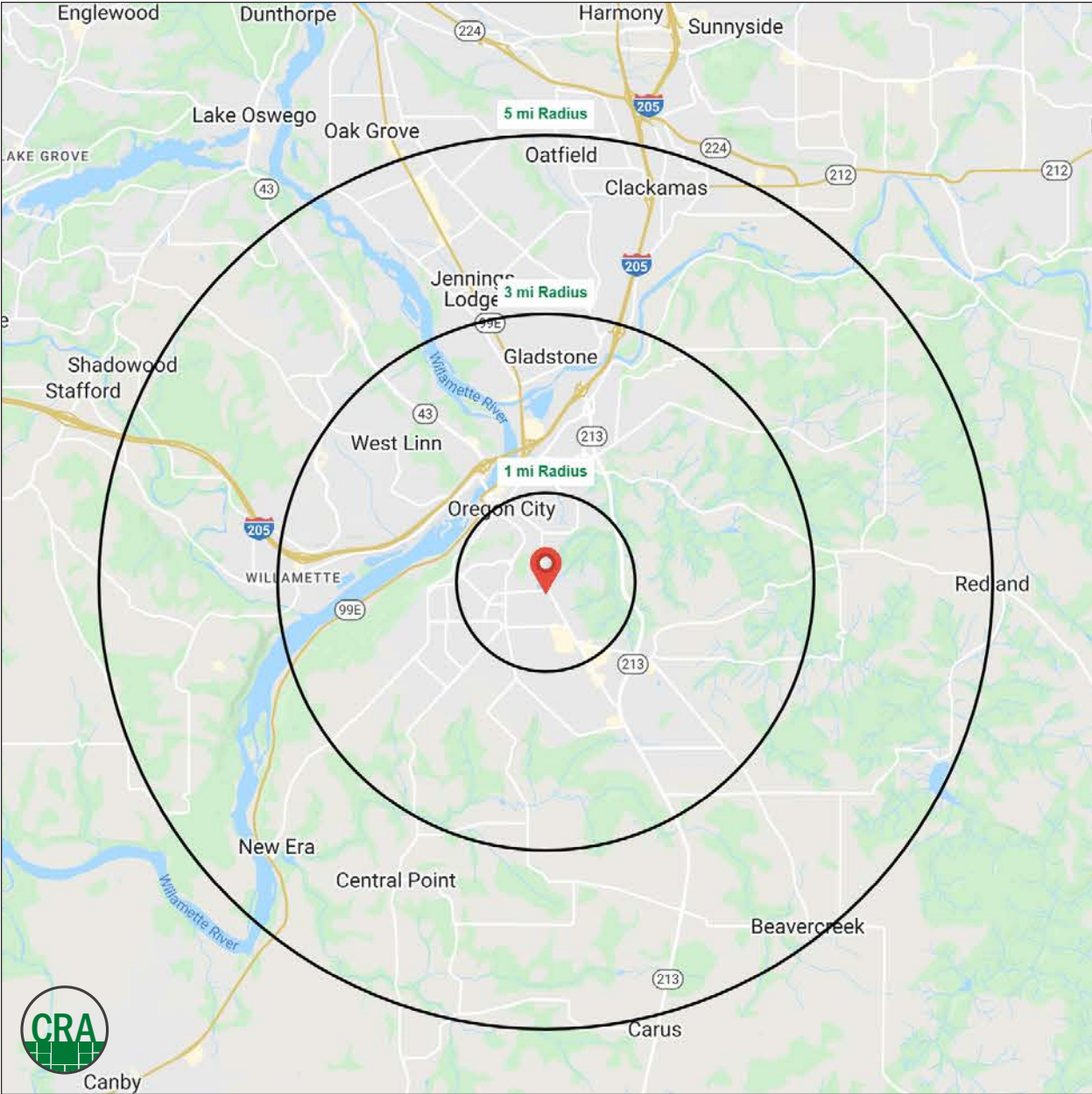
OREGON CITY, OR

## DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2022) | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2021       | 12,693    | 62,950    | 121,131   |
| Average HH Income               | \$84,959  | \$114,985 | \$116,610 |
| Median HH Income                | \$76,378  | \$90,820  | \$92,196  |
| Median Home Value               | \$364,957 | \$417,120 | \$436,996 |
| Daytime Demographics 16+        | 10,158    | 40,970    | 79,887    |
| Some College or Higher          | 61.2%     | 71.1%     | 72.3%     |

# 36.2

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3434/-122.5953

| <b>875 Molalla Ave</b>                                | <b>1 mi</b>   | <b>3 mi</b>   | <b>5 mi</b>   |
|---|---------------|---------------|---------------|
| <b>Oregon City, OR 97045</b>                          | <b>radius</b> | <b>radius</b> | <b>radius</b> |
| <b>Population</b>                                     |               |               |               |
| 2021 Estimated Population                             | 12,693        | 62,950        | 121,131       |
| 2026 Projected Population                             | 12,659        | 64,227        | 123,596       |
| 2020 Census Population                                | 12,656        | 61,994        | 120,593       |
| 2010 Census Population                                | 12,237        | 56,785        | 110,281       |
| Projected Annual Growth 2021 to 2026                  | -             | 0.4%          | 0.4%          |
| Historical Annual Growth 2010 to 2021                 | 0.3%          | 1.0%          | 0.9%          |
| 2021 Median Age                                       | 36.2          | 38.9          | 41.2          |
| <b>Households</b>                                     |               |               |               |
| 2021 Estimated Households                             | 4,854         | 23,554        | 46,001        |
| 2026 Projected Households                             | 4,965         | 24,652        | 48,245        |
| 2020 Census Households                                | 4,831         | 23,217        | 45,710        |
| 2010 Census Households                                | 4,715         | 21,647        | 42,399        |
| Projected Annual Growth 2021 to 2026                  | 0.5%          | 0.9%          | 1.0%          |
| Historical Annual Growth 2010 to 2021                 | 0.3%          | 0.8%          | 0.8%          |
| <b>Race and Ethnicity</b>                             |               |               |               |
| 2021 Estimated White                                  | 81.3%         | 83.0%         | 82.4%         |
| 2021 Estimated Black or African American              | 2.6%          | 1.3%          | 1.2%          |
| 2021 Estimated Asian or Pacific Islander              | 1.8%          | 3.1%          | 3.3%          |
| 2021 Estimated American Indian or Native Alaskan      | 0.8%          | 0.6%          | 0.7%          |
| 2021 Estimated Other Races                            | 13.4%         | 12.0%         | 12.5%         |
| 2021 Estimated Hispanic                               | 10.2%         | 8.3%          | 8.6%          |
| <b>Income</b>   |               |               |               |
| 2021 Estimated Average Household Income               | \$84,959      | \$114,985     | \$116,610     |
| 2021 Estimated Median Household Income                | \$76,378      | \$90,820      | \$92,196      |
| 2021 Estimated Per Capita Income                      | \$33,085      | \$43,215      | \$44,441      |
| <b>Education (Age 25+)</b>                            |               |               |               |
| 2021 Estimated Elementary (Grade Level 0 to 8)        | 2.4%          | 1.9%          | 2.1%          |
| 2021 Estimated Some High School (Grade Level 9 to 11) | 6.2%          | 4.4%          | 4.0%          |
| 2021 Estimated High School Graduate                   | 30.2%         | 22.6%         | 21.6%         |
| 2021 Estimated Some College                           | 26.4%         | 26.1%         | 24.8%         |
| 2021 Estimated Associates Degree Only                 | 11.7%         | 11.5%         | 10.5%         |
| 2021 Estimated Bachelors Degree Only                  | 15.5%         | 23.0%         | 24.5%         |
| 2021 Estimated Graduate Degree                        | 7.6%          | 10.4%         | 12.5%         |
| <b>Business</b>                                       |               |               |               |
| 2021 Estimated Total Businesses                       | 702           | 3,099         | 5,973         |
| 2021 Estimated Total Employees                        | 6,315         | 22,118        | 41,038        |
| 2021 Estimated Employee Population per Business       | 9.0           | 7.1           | 6.9           |
| 2021 Estimated Residential Population per Business    | 18.1          | 20.3          | 20.3          |

*For more information, please contact:*

**MARK BANTA** 503.758.9573 | mark@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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