

FOR LEASE

HILLTOP SHOPPING CENTER

OREGON CITY, OREGON



ADDRESS

Beavercreek Rd & Molalla Ave on the hill
in Oregon City

AVAILABLE SPACE

- SUITE G-103 1,200 SF
- SUITE G-106 1,500 SF
- SUITE K-201 1,436 SF
(former restaurant w/hood, walk in cooler/freezer)
- SUITE M-103 2,650 SF

RENTAL RATE

\$24.00-\$32.00/SF/YR, NNN (NNN = \$6.50/SF)

TRAFFIC COUNTS

Molalla Ave – 19,880 ADT ('22)

Beavercreek Rd – 24,919 ADT ('22)

HIGHLIGHTS

- Landmark location at the top of the hill in Oregon City.
- The center has a long established shopping pattern with easy access from Hwy 213.
- Positioned at the “ground zero” traffic intersection of Warner Milne Rd, Beavercreek Rd, and Molalla Ave.
- City and County offices, Red Soil Campus, are located within two blocks.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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HILLTOP MALL BEAVERCREEK RD & MOLALLA AVE OREGON CITY, OR

OREGON CITY SHOPPING CENTER
Ross
Dollar Tree
Michael's
Rite Aid
Fisherman's Marine
Coastal Farm & Ranch

HILLTOP MALL
Safeway
Walgreens
Regal Cinemas

WEST LINN HIGH SCHOOL
1,887 STUDENTS

WILLAMETTE FALLS HOSPITAL
143 BEDS

KING ELEMENTARY

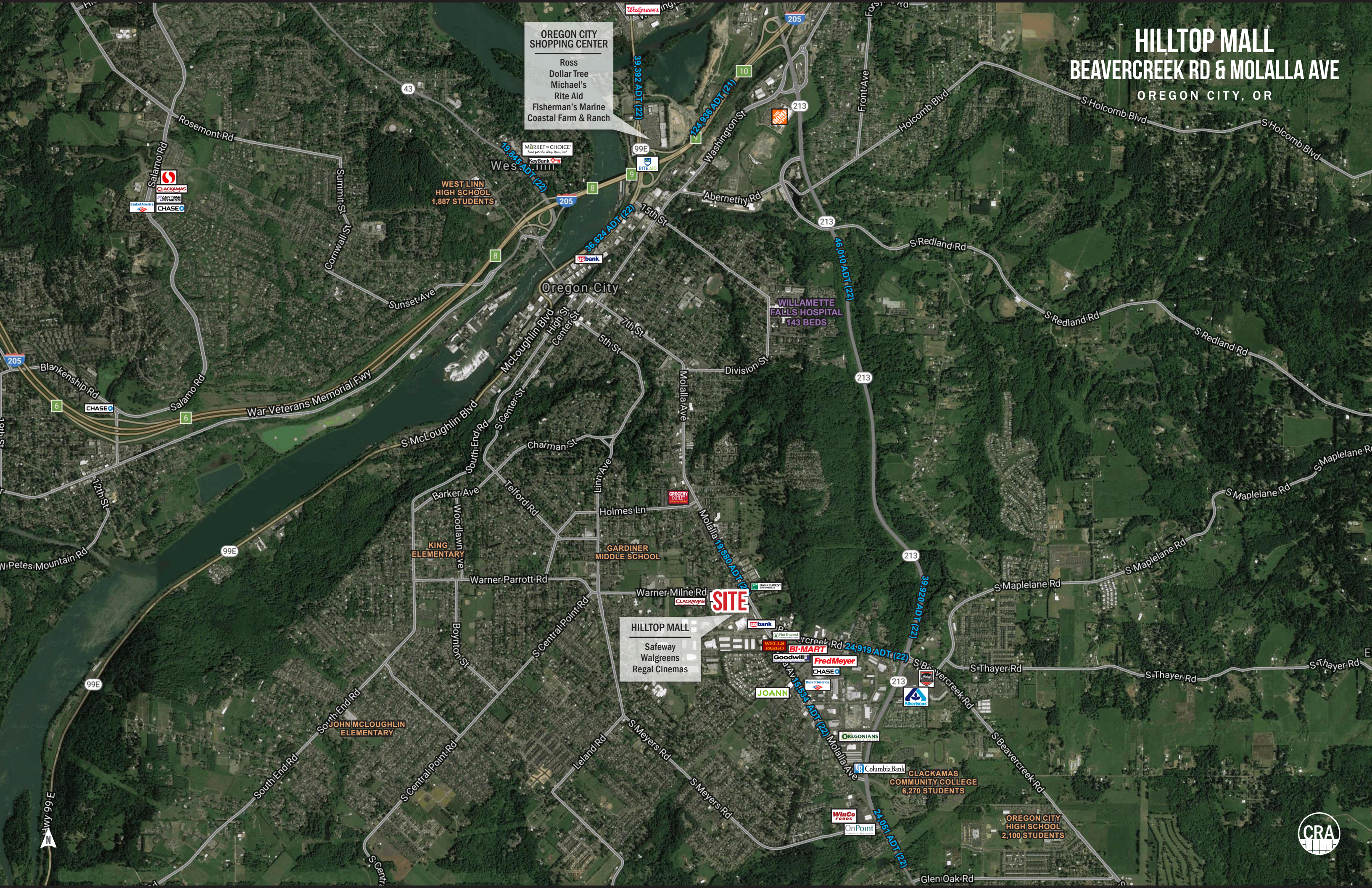
GARDINER MIDDLE SCHOOL

JOHN M'CLOUGHLIN ELEMENTARY

CLACKAMAS COMMUNITY COLLEGE
6,270 STUDENTS

OREGON CITY HIGH SCHOOL
2,100 STUDENTS

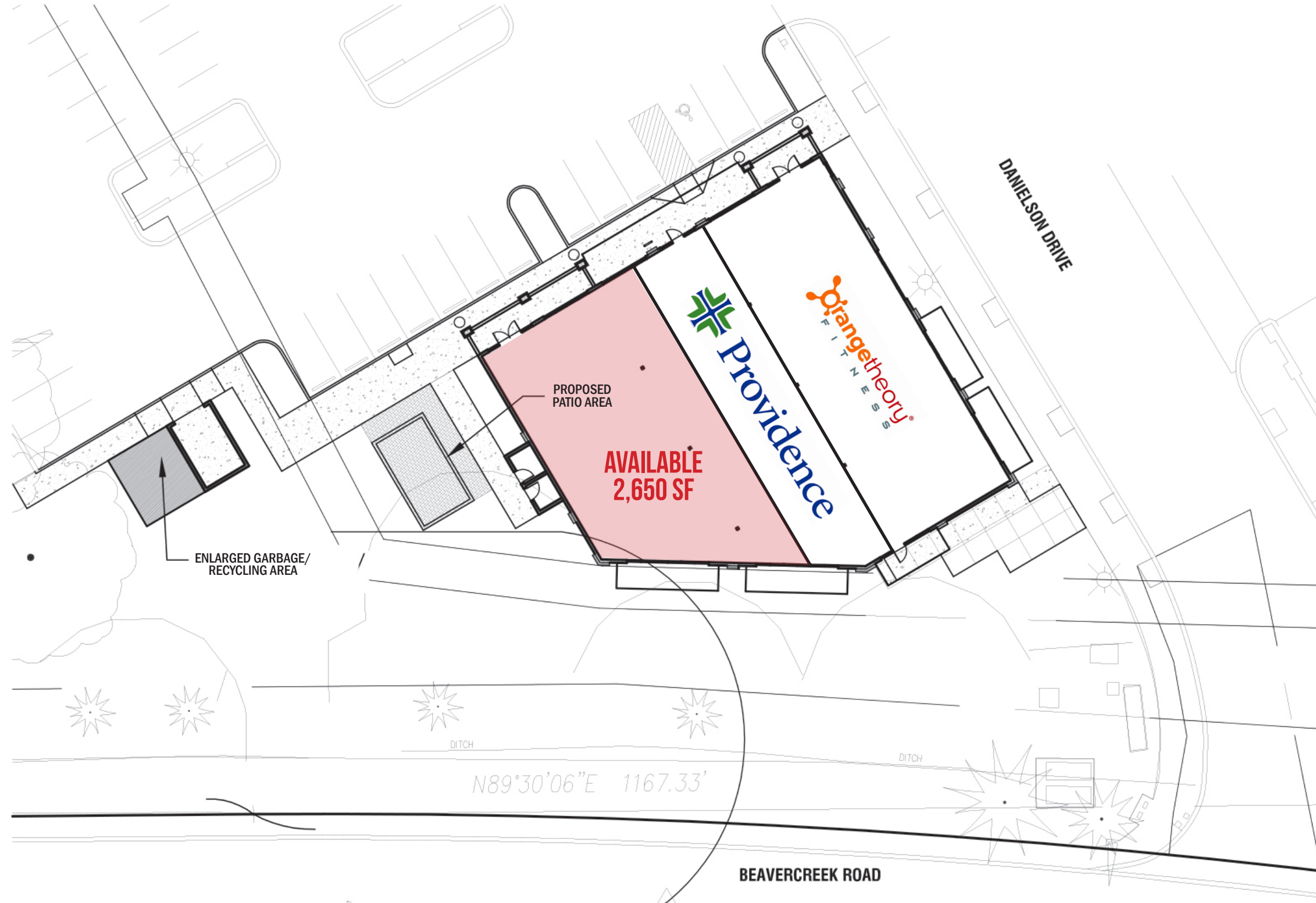
SITE



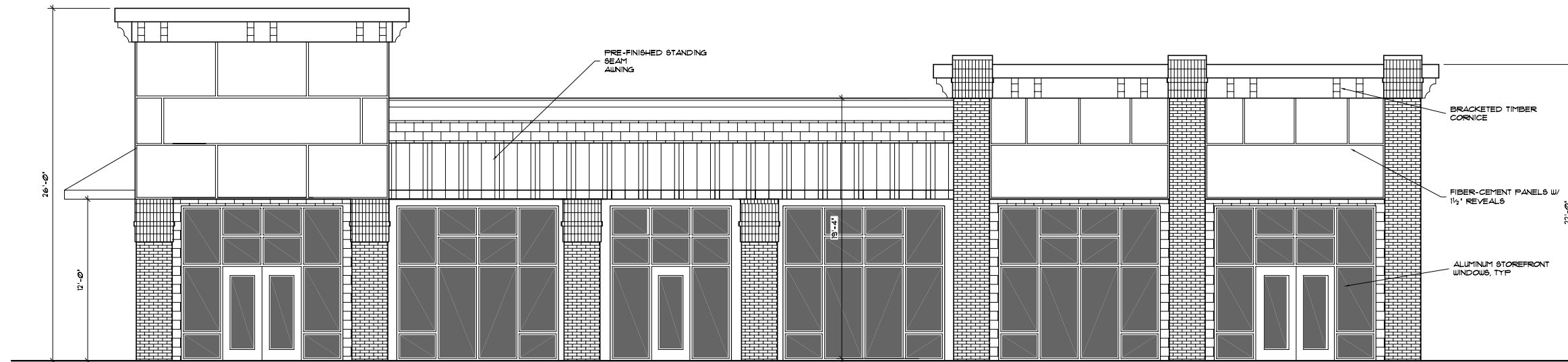


- BUILDING A - KEY BANK
- BUILDING B - McDONALDS
- BUILDING C - US BANK
- BUILDING D - SAFEWAY
- BUILDING E - COFFEE RUSH
- BUILDING F - REGAL CINEMAS
- BUILDING G
 - G-100 - WATSON CHIROPRACTIC
 - G-101 - WINGSTOP
 - G-103 - AVAILABLE 1,200 SF
 - G-104 - BLACK ROSE BEAUTY SALON
 - G-105 - NAILS
 - G-106 - AVAILABLE 1,500 SF
 - G-107 - ATA MARTIAL ARTS
 - G-108 - PAPA MURPHY'S
 - G-109 - HONEYBAKED HAM
 - G-110/115 - ANIMAL HOUSE
 - G-117 - NON-PROFIT
 - G-118 - H&R BLOCK
 - G-119 - HILLTOP MALL OFFICES
- BUILDING H - BUGATTI'S RESTAURANT
- BUILDING I - FRESENIUS MEDICAL
- BUILDING J
 - J-101 - AUTO INJURY CHIROPRACTIC
 - J-102 - MENCHIE'S
 - J-103 - CRICKET
 - J-104 - THE BARBERS
 - J-105 - GAMESTOP
 - J-106 - BENCHMARK PHYSICAL THERAPY
 - J-107 - SOY GRILL TERIYAKI
 - J-108 - SMILES DENTISTRY
 - J-109 - JIMMY JOHN'S
 - J-110 - MIRACLE EAR
- BUILDING K
 - K-201 - AVAILABLE 1,436 SF
(former restaurant with hood, walk in cooler/freezer)
 - K-202 - SUSHI VALLEY
 - K-203 - T-MOBILE
 - K-204 - DOUGH VALLEY
- BUILDING L - SAFEWAY FUEL
- BUILDING M
 - M-101 - ORANGE THEORY
 - M-102 - PROVIDENCE HEALTH
 - M-103 - AVAILABLE 2,650 SF
- (NOT A PART) - WALGREENS
- (NOT A PART) - KFC



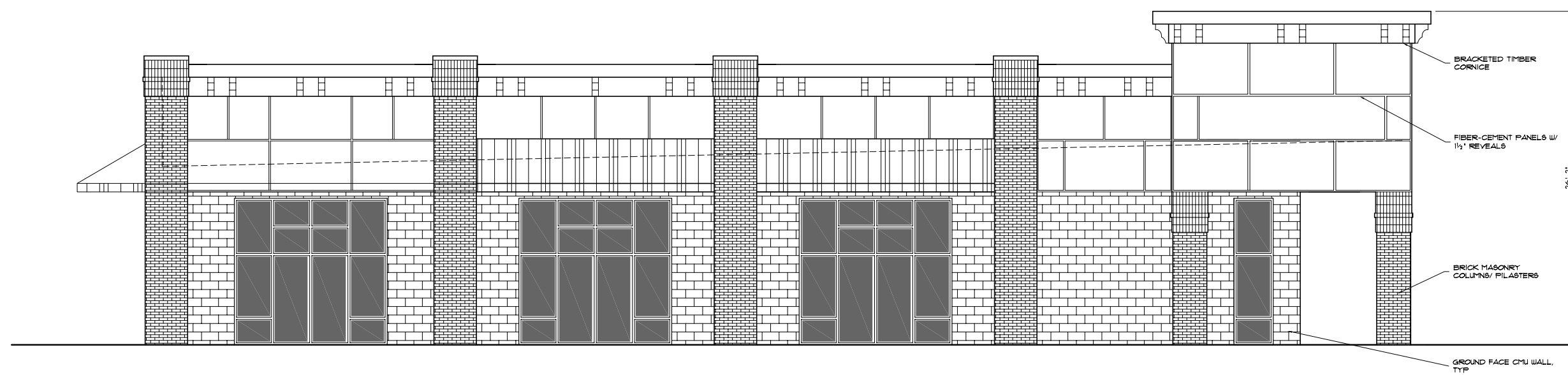


NEW RETAIL PAD | NORTH ELEVATIONS



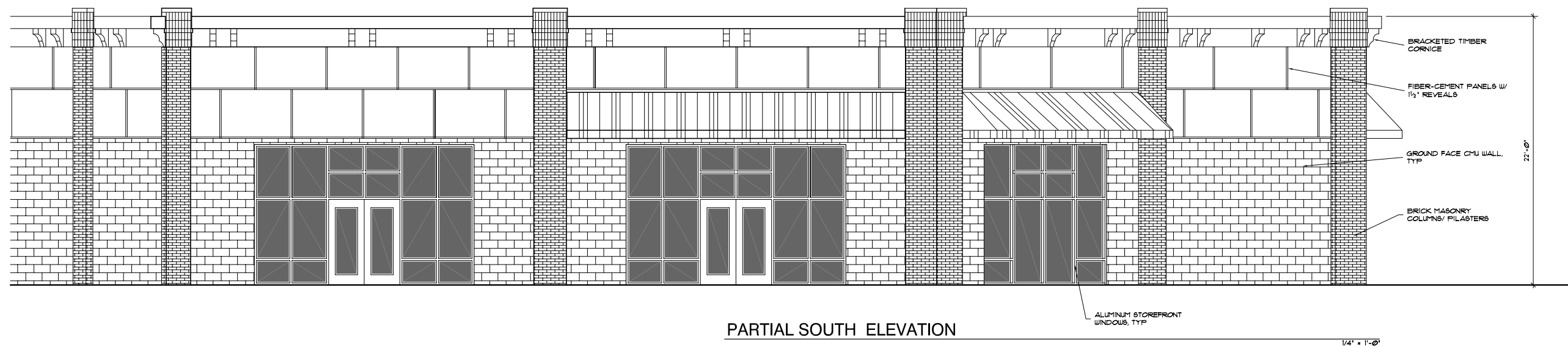
NORTHWEST (FRONT) ELEVATION

1/4" = 1'-0"



NORTHEAST ELEVATION

1/4" = 1'-0"



HILLTOP MALL BEAVERCREEK RD & MOLALLA AVE

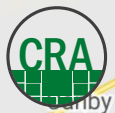
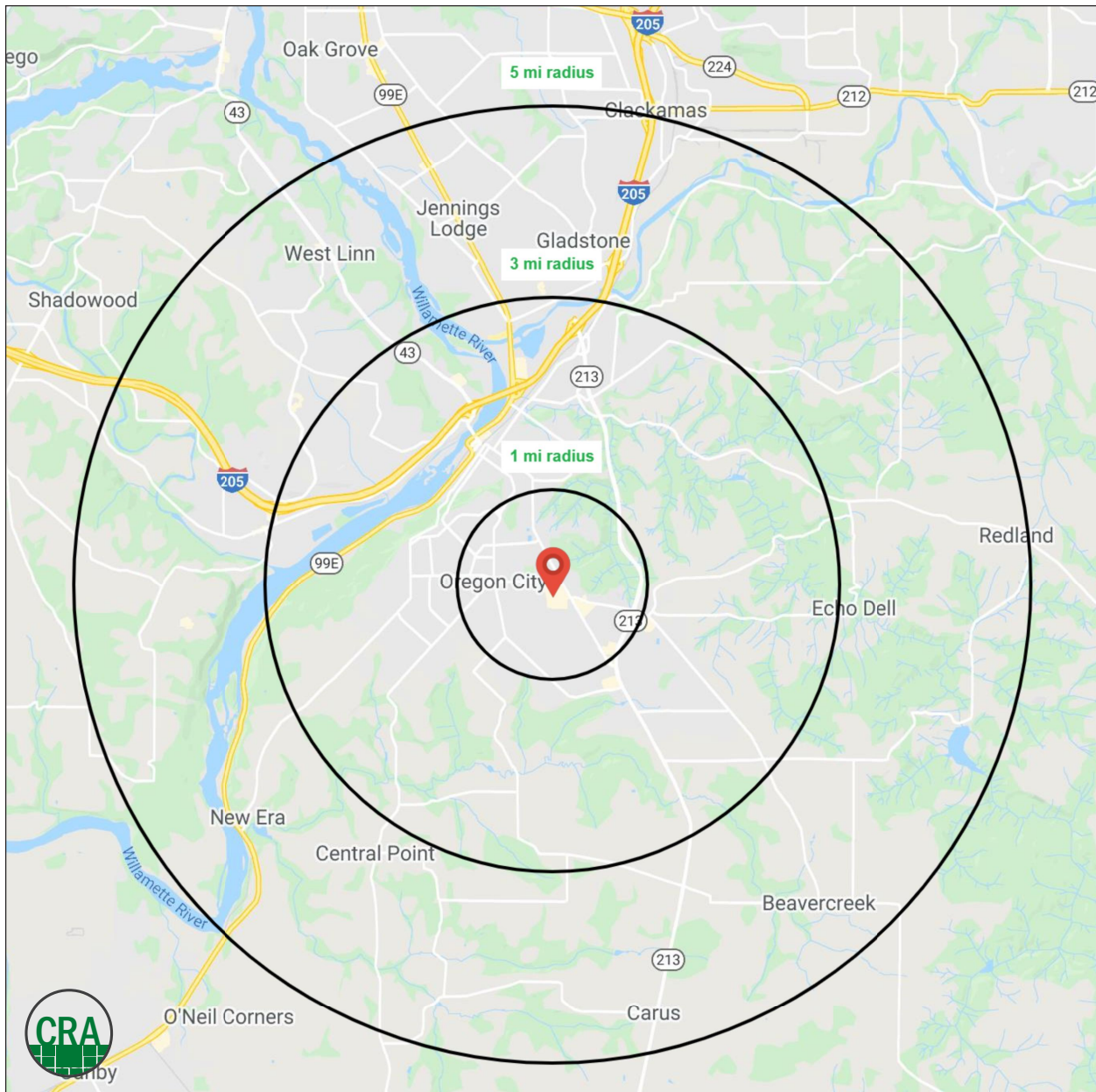
OREGON CITY, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	13,216	52,499	109,712
Projected Population 2028	13,471	53,751	112,215
Average HH Income	\$107,358	\$134,452	\$141,699
Median Home Value	\$460,075	\$499,851	\$535,595
Daytime Demographics 16+	11,192	33,926	69,411
Some College or Higher	63.7%	70.4%	73.5%

36.2

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3354/-122.5909

Hilltop Mall Oregon City, OR 97045	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,216	52,499	109,712
2028 Projected Population	13,471	53,751	112,215
2020 Census Population	12,698	52,115	108,763
2010 Census Population	11,922	46,820	99,660
Projected Annual Growth 2023 to 2028	0.4%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	0.8%	0.9%	0.8%
2023 Median Age	36.2	39.1	41.0
Households			
2023 Estimated Households	5,032	19,781	41,965
2028 Projected Households	5,392	21,294	45,108
2020 Census Households	4,789	19,397	41,113
2010 Census Households	4,452	17,642	38,172
Projected Annual Growth 2023 to 2028	1.4%	1.5%	1.5%
Historical Annual Growth 2010 to 2023	1.0%	0.9%	0.8%
Race and Ethnicity			
2023 Estimated White	82.0%	84.5%	84.3%
2023 Estimated Black or African American	3.3%	1.6%	1.4%
2023 Estimated Asian or Pacific Islander	2.8%	3.4%	3.8%
2023 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
2023 Estimated Other Races	11.2%	9.9%	9.9%
2023 Estimated Hispanic	11.4%	9.0%	8.9%
Income			
2023 Estimated Average Household Income	\$107,358	\$134,452	\$141,699
2023 Estimated Median Household Income	\$91,641	\$105,872	\$108,298
2023 Estimated Per Capita Income	\$41,451	\$50,874	\$54,365
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	4.9%	4.2%	3.6%
2023 Estimated High School Graduate	29.2%	23.8%	21.2%
2023 Estimated Some College	24.7%	25.5%	24.3%
2023 Estimated Associates Degree Only	10.2%	9.7%	9.2%
2023 Estimated Bachelors Degree Only	22.1%	24.9%	27.6%
2023 Estimated Graduate Degree	6.7%	10.3%	12.4%
Business			
2023 Estimated Total Businesses	827	2,670	5,530
2023 Estimated Total Employees	7,416	18,047	34,320
2023 Estimated Employee Population per Business	9.0	6.8	6.2
2023 Estimated Residential Population per Business	16.0	19.7	19.8

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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Licensed brokers in Oregon & Washington

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.