

FOR LEASE

HILLTOP SHOPPING CENTER

OREGON CITY, OREGON



ADDRESS

Beavercreek Rd & Molalla Ave on the hill
in Oregon City

AVAILABLE SPACE

- 1,200 SF
- 1,374 SF
- 2,029 SF (end cap, fully built out office space)
- 2,074 SF (former restaurant space with hood)
- 2,700 SF

RENTAL RATE

\$24.00 - \$35.00/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.



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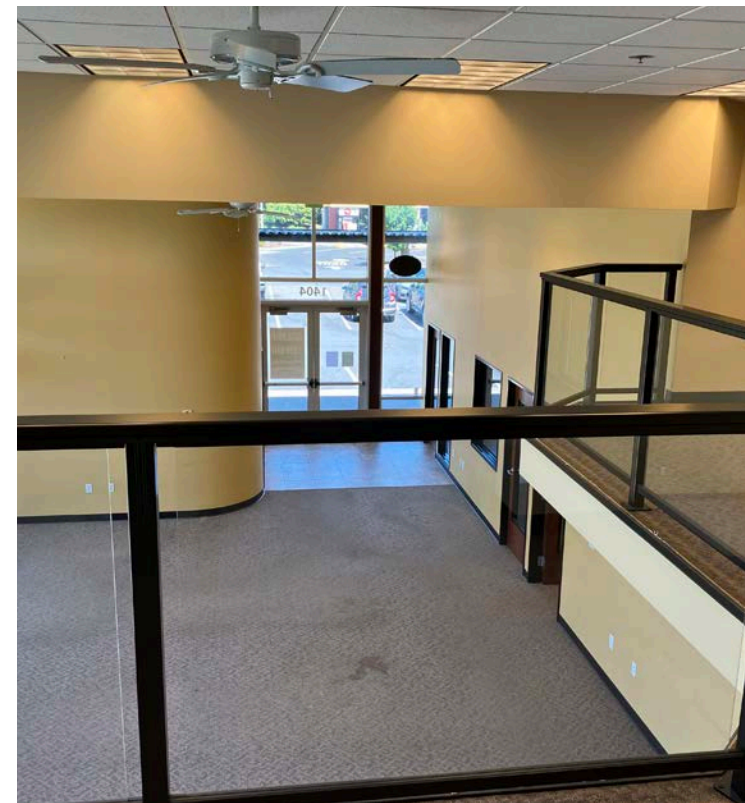
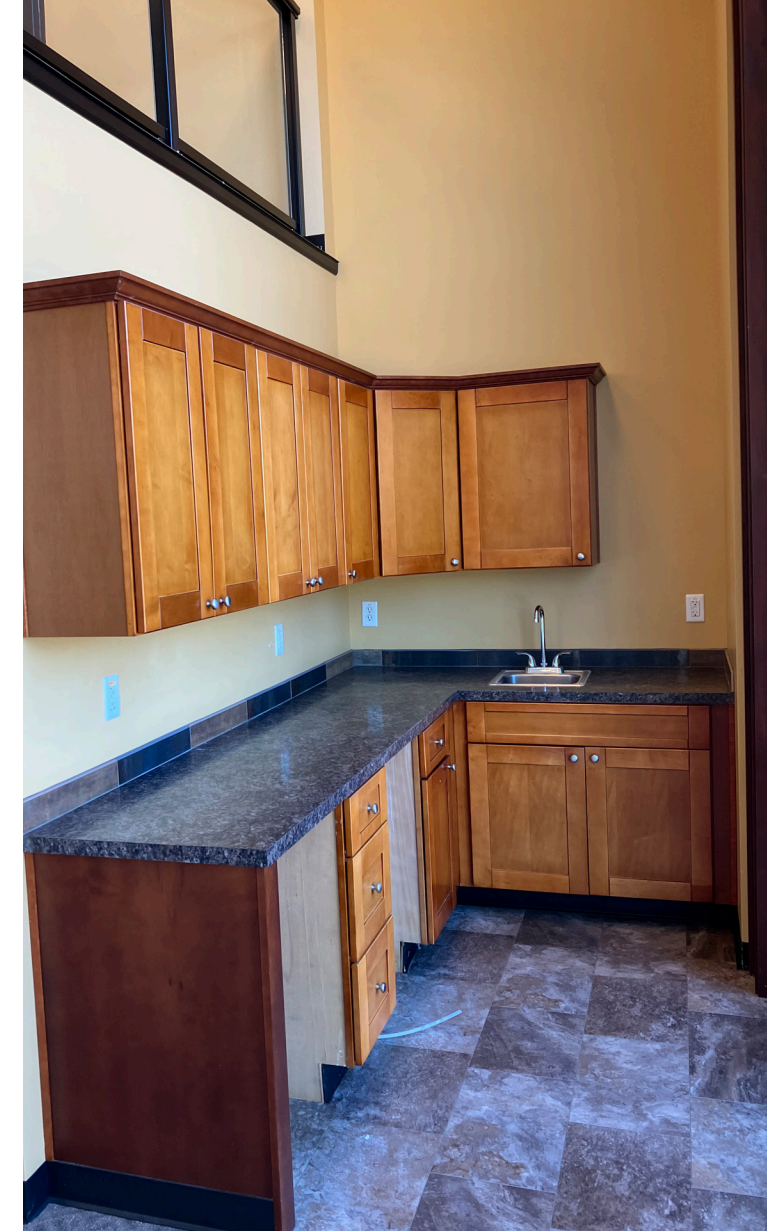
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NAI Elliott



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

MARKET OF CHOICE
KeyBank

WEST LINN
HIGH SCHOOL
1,887 STUDENTS

WILLAMETTE
FALLS HOSPITAL
143 BEDS

HILLTOP MALL
Safeway
Walgreens
Regal Cinemas

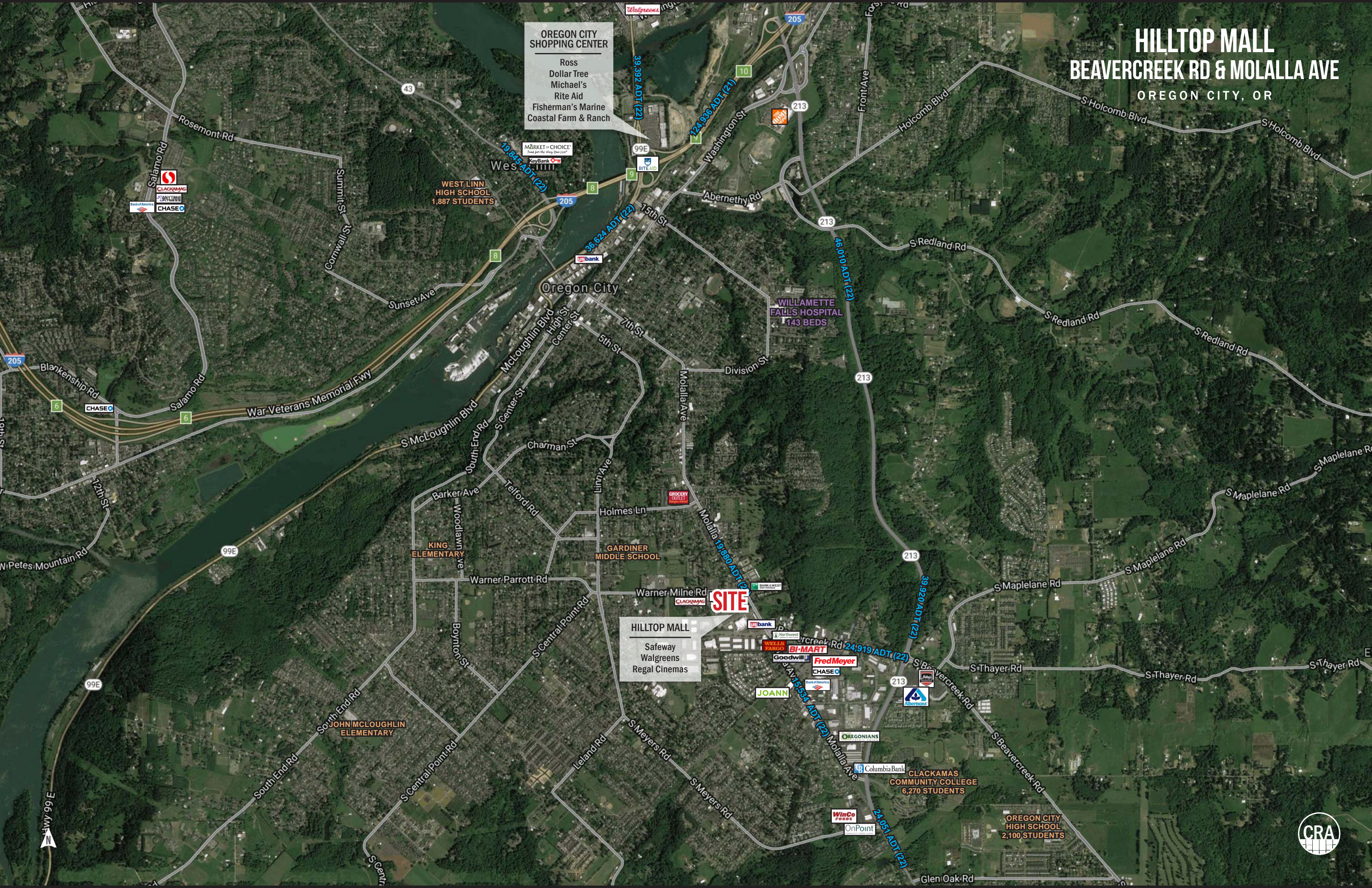
KING
ELEMENTARY

GARDINER
MIDDLE SCHOOL

JOHN MCLOUGHLIN
ELEMENTARY

CLACKAMAS
COMMUNITY COLLEGE
6,270 STUDENTS

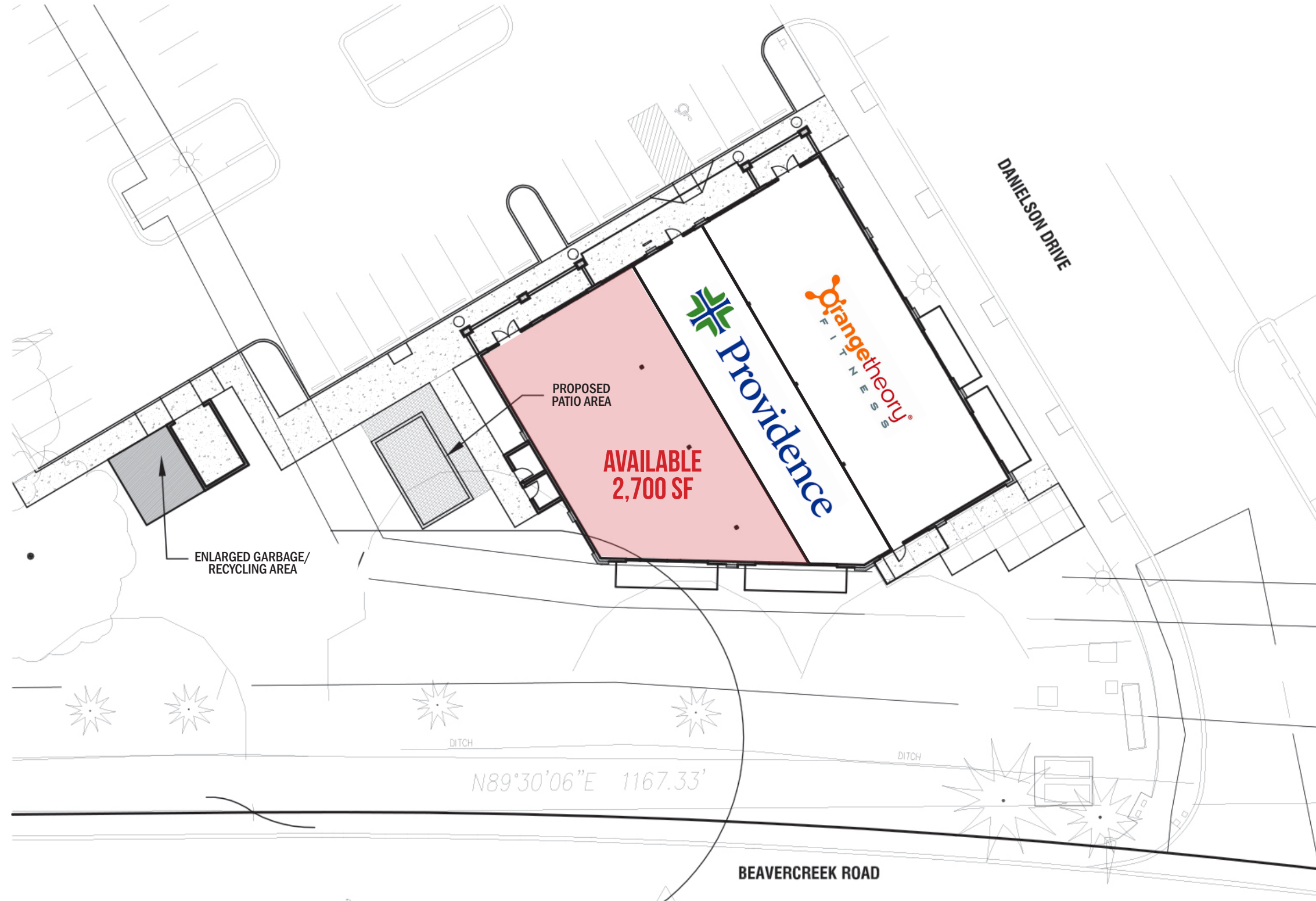
OREGON CITY
HIGH SCHOOL
2,100 STUDENTS





- 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 - LAURIE'S BOOKSTORE
 - G-107 - ATA MARTIAL ARTS
 - G-108 - PAPA MURPHY'S
 - G-109 - HONEYBAKED HAM
 - G-110 - ANIMAL HOUSE
 - G-115 - BOGO TANNING
 - G-117 - AVAILABLE 1,374 SF
 - G-118 - H&R BLOCK
 - G-119 - HILLTOP MALL OFFICES
- BUILDING H - BUGATTI'S RESTAURANT
- BUILDING I - FRESENIUS MEDICAL
- BUILDING J
 - J-101 - AVAILABLE 2,029 SF (end cap, fully built out office space)
 - 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 - PACIFIC DENTAL
 - J-109 - JIMMY JOHN'S
 - J-110 - MIRACLE EAR
- BUILDING K
 - K-201 - PITA PIT
 - K-202 - SUSHI VALLEY
 - K-203 - T-MOBILE
 - K-204 - AVAILABLE 2,074 SF (former restaurant space with hood)
- BUILDING L - SAFEWAY FUEL
- BUILDING M
 - M-101 - ORANGE THEORY
 - M-102 - PROVIDENCE HEALTH
 - M-103 - AVAILABLE 2,700 SF
- (NOT A PART) - WALGREENS
- (NOT A PART) - KFC



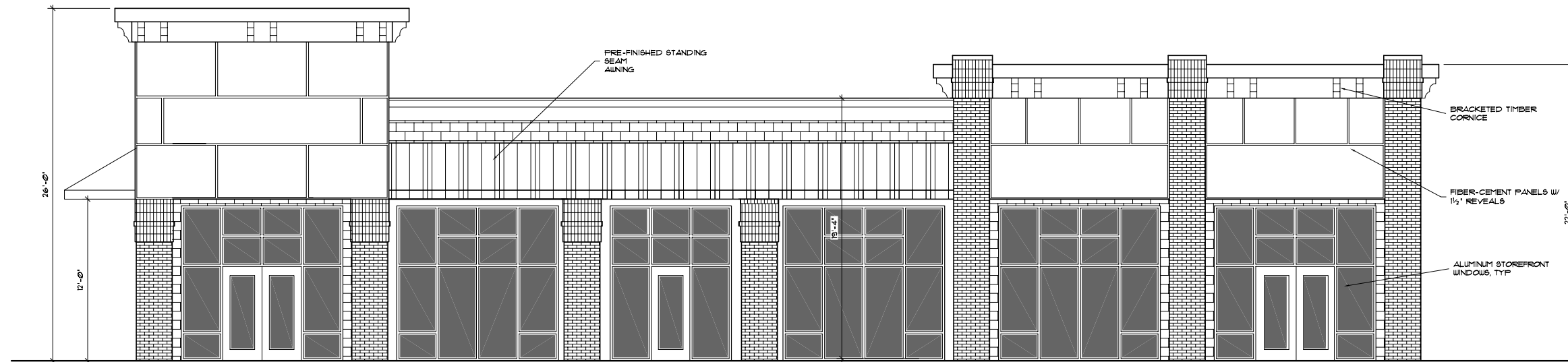


HILLTOP MALL

BEAVERCREEK RD & MOLALLA AVE

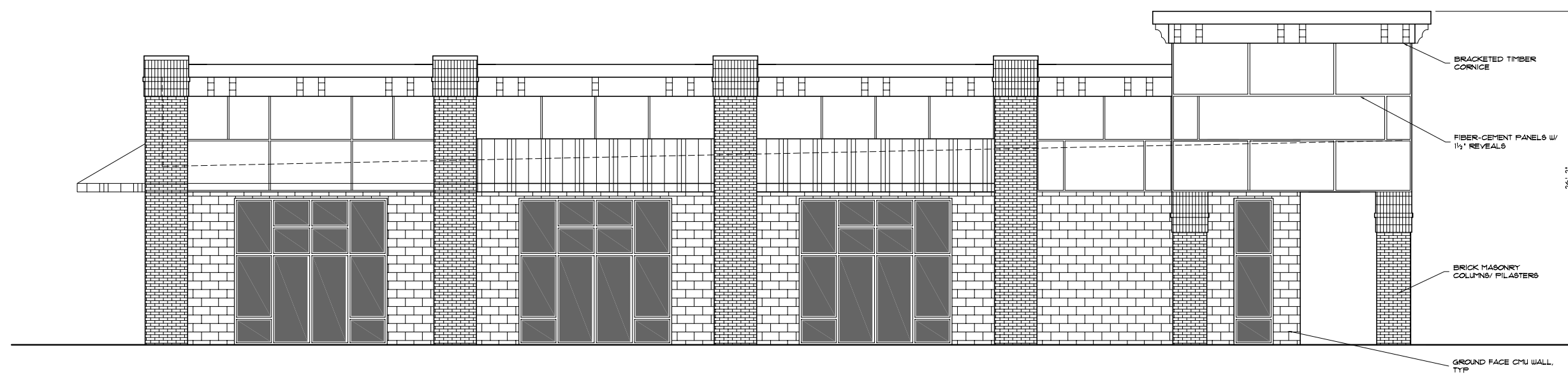
OREGON CITY, OR

NEW RETAIL PAD | NORTH ELEVATIONS



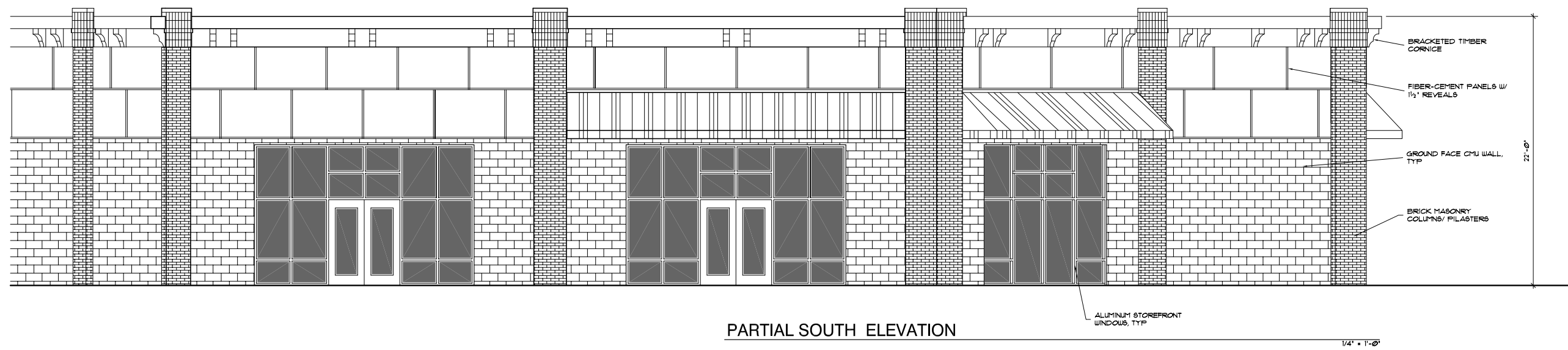
NORTHWEST (FRONT) ELEVATION

1/4" = 1'-0"



NORTHEAST ELEVATION

1/4" = 1'-0"



HILLTOP MALL BEAVERCREEK RD & MOLALLA AVE

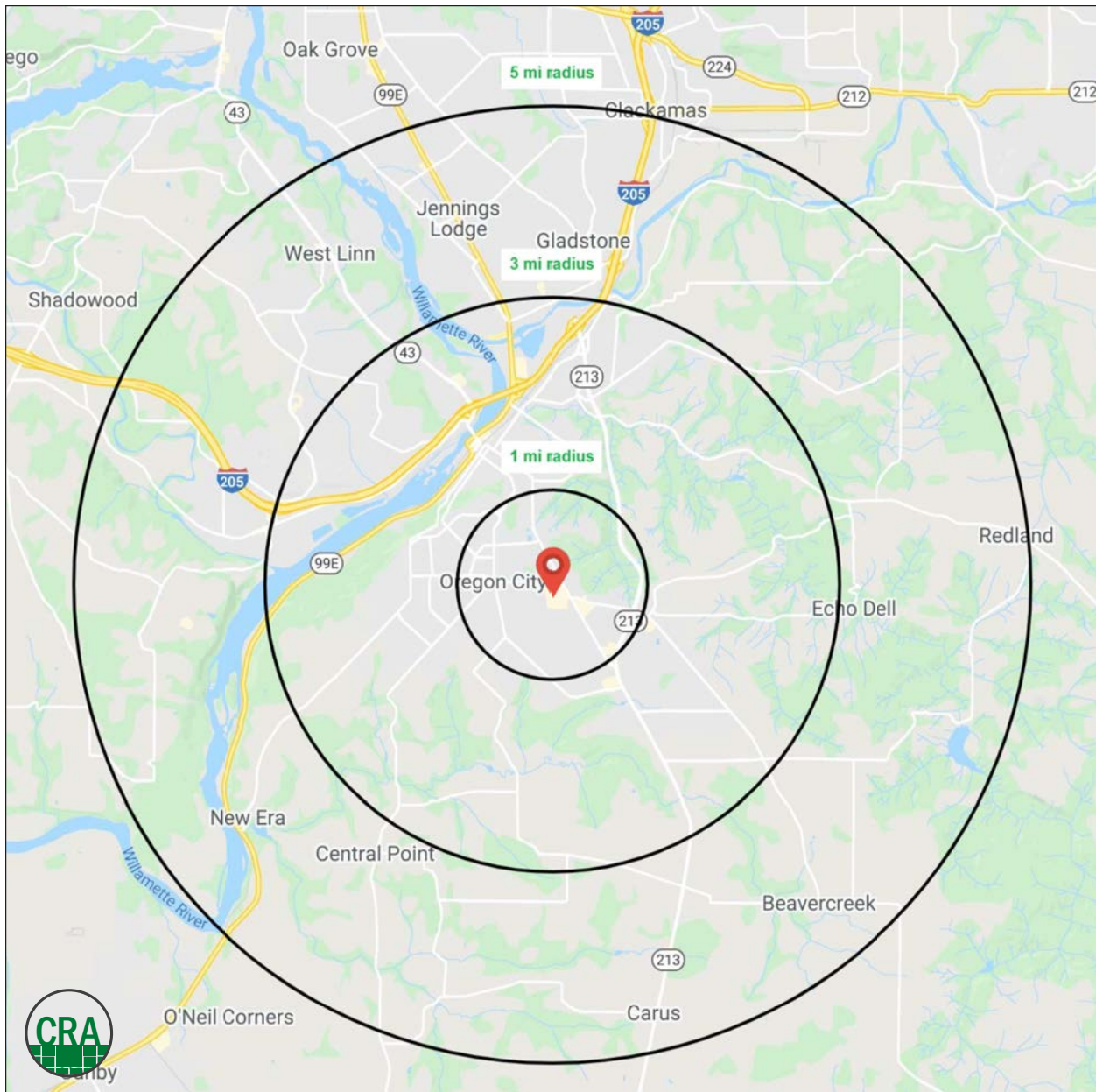
OREGON CITY, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	13,039	52,360	109,329
Projected Population 2027	13,390	54,003	111,188
Average HH Income	\$85,001	\$108,847	\$115,685
Median Home Value	\$383,849	\$415,559	\$448,793
Daytime Demographics 16+	13,894	37,348	75,772
Some College or Higher	63.7%	69.8%	72.9%

36.9

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3354/-122.5909

Hilltop Mall	1 mi radius	3 mi radius	5 mi radius
Oregon City, OR 97045			
Population			
2022 Estimated Population	13,039	52,360	109,329
2027 Projected Population	13,390	54,003	111,188
2020 Census Population	12,607	52,115	108,931
2010 Census Population	11,848	46,820	99,823
Projected Annual Growth 2022 to 2027	0.5%	0.6%	0.3%
Historical Annual Growth 2010 to 2022	0.8%	1.0%	0.8%
2022 Median Age	36.9	39.7	41.7
Households			
2022 Estimated Households	4,906	19,501	41,342
2027 Projected Households	5,260	20,960	43,869
2020 Census Households	4,755	19,397	41,175
2010 Census Households	4,423	17,642	38,233
Projected Annual Growth 2022 to 2027	1.4%	1.5%	1.2%
Historical Annual Growth 2010 to 2022	0.9%	0.9%	0.7%
Race and Ethnicity			
2022 Estimated White	79.3%	81.8%	82.0%
2022 Estimated Black or African American	3.1%	1.4%	1.2%
2022 Estimated Asian or Pacific Islander	2.3%	3.1%	3.3%
2022 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.7%
2022 Estimated Other Races	14.4%	12.9%	12.8%
2022 Estimated Hispanic	11.9%	9.1%	8.9%
Income			
2022 Estimated Average Household Income	\$85,001	\$108,347	\$115,685
2022 Estimated Median Household Income	\$80,798	\$92,616	\$93,482
2022 Estimated Per Capita Income	\$32,562	\$40,565	\$43,910
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.1%	2.0%
2022 Estimated Some High School (Grade Level 9 to 11)	5.8%	4.6%	3.8%
2022 Estimated High School Graduate	27.6%	23.4%	21.2%
2022 Estimated Some College	27.0%	26.6%	25.3%
2022 Estimated Associates Degree Only	11.1%	11.0%	10.2%
2022 Estimated Bachelors Degree Only	19.5%	22.6%	25.3%
2022 Estimated Graduate Degree	6.1%	9.6%	12.2%
Business			
2022 Estimated Total Businesses	852	2,652	5,477
2022 Estimated Total Employees	10,231	21,769	40,796
2022 Estimated Employee Population per Business	12.0	8.2	7.4
2022 Estimated Residential Population per Business	15.3	19.7	20.0

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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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