

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
- 1,449 SF
- 2,029 SF (end cap, fully built out office space)
- 2,074 SF (former restaurant space)
- 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.



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

MARKET OF CHOICE
KeyBank

WEST LINN
HIGH SCHOOL
1,887 STUDENTS

WILLAMETTE
FALLS HOSPITAL
143 BEDS

HILLTOP MALL
Safeway
Walgreens
Regal Cinemas

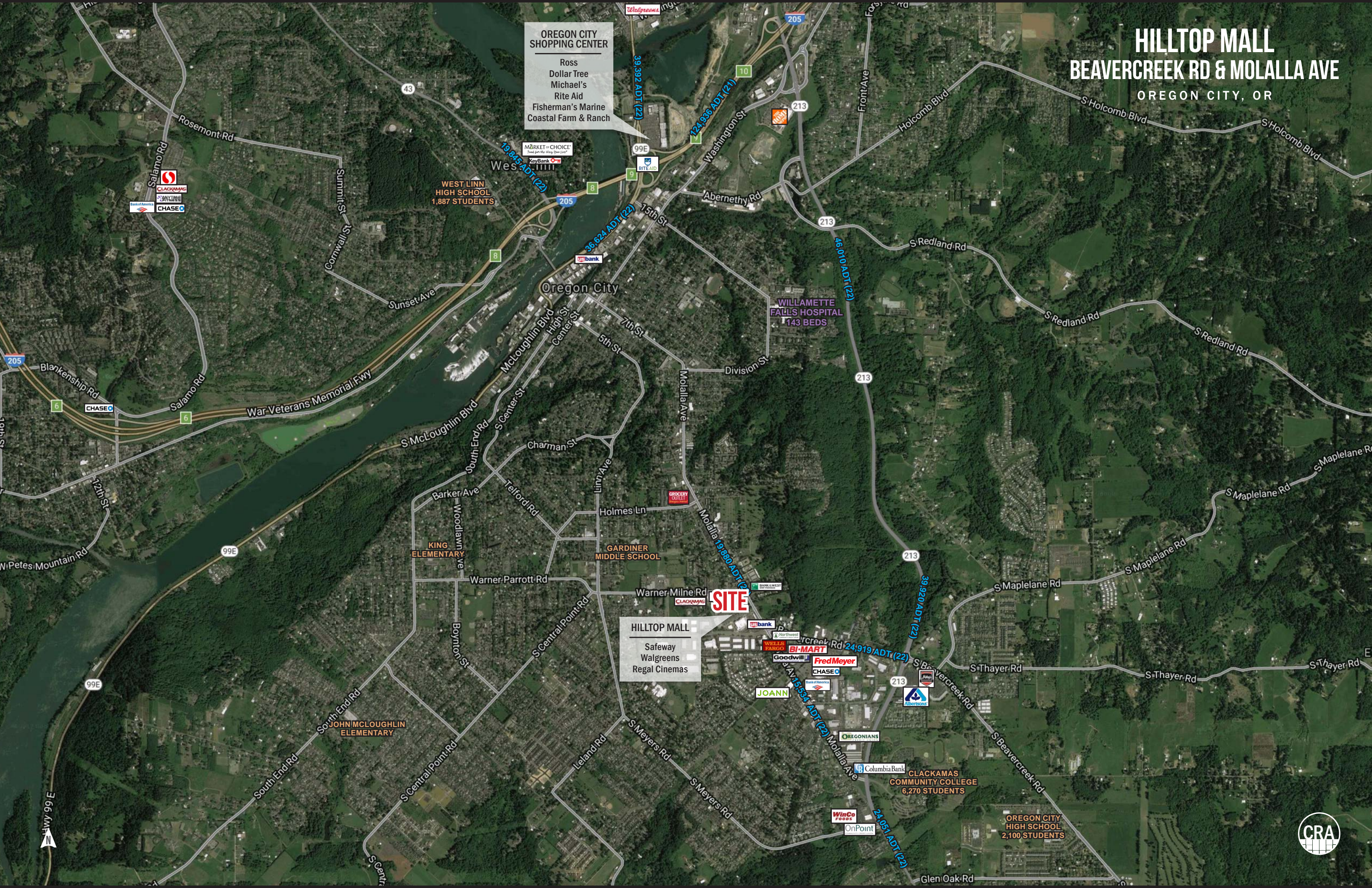
KING
ELEMENTARY

GARDINER
MIDDLE SCHOOL

JOHN MCLOUGHLIN
ELEMENTARY

CLACKAMAS
COMMUNITY COLLEGE
6,270 STUDENTS

OREGON CITY
HIGH SCHOOL
2,100 STUDENTS



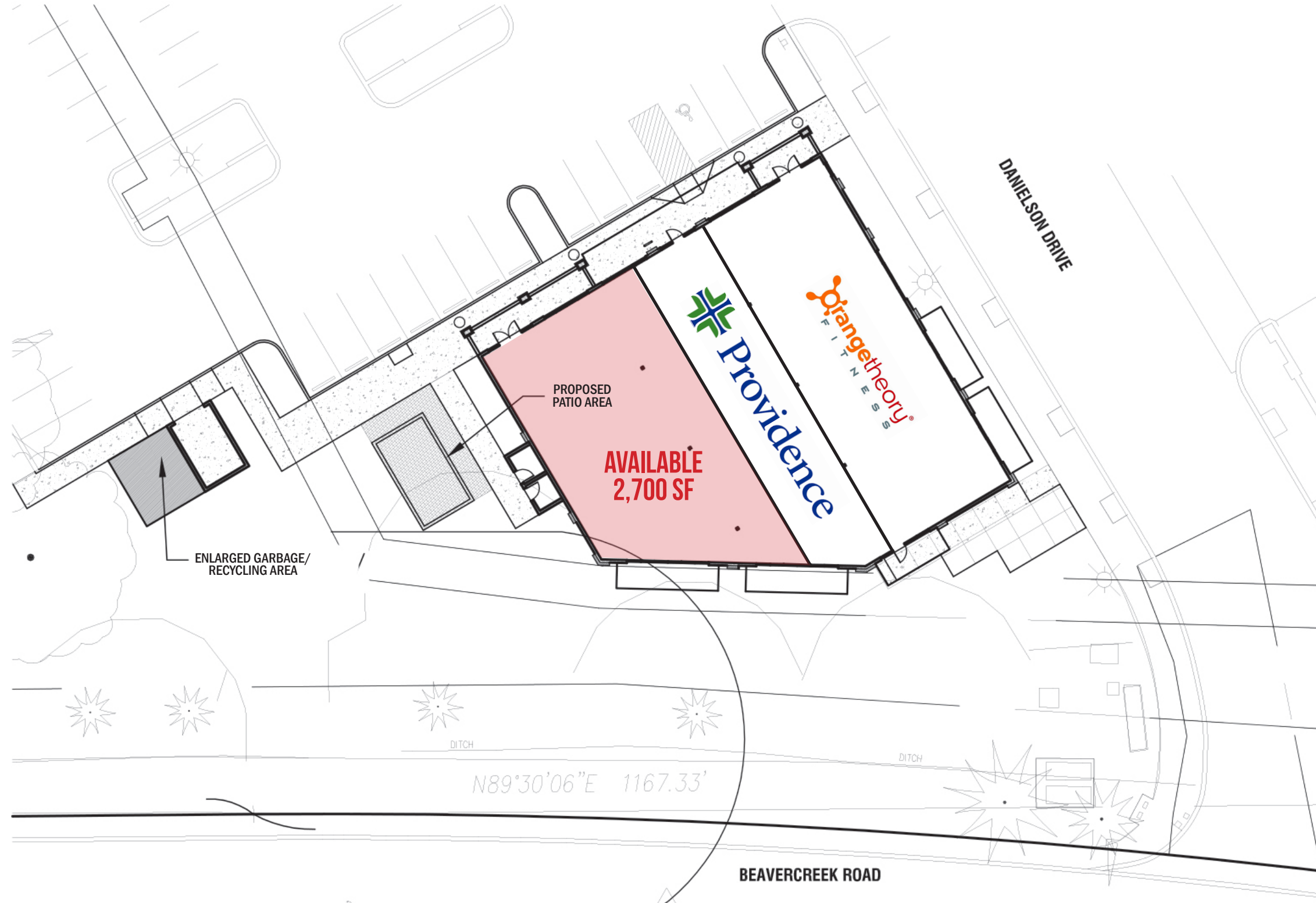
SITE PLAN

HILLTOP MALL
BEAVERCREEK RD & MOLALLA AVE
 OREGON CITY, OR

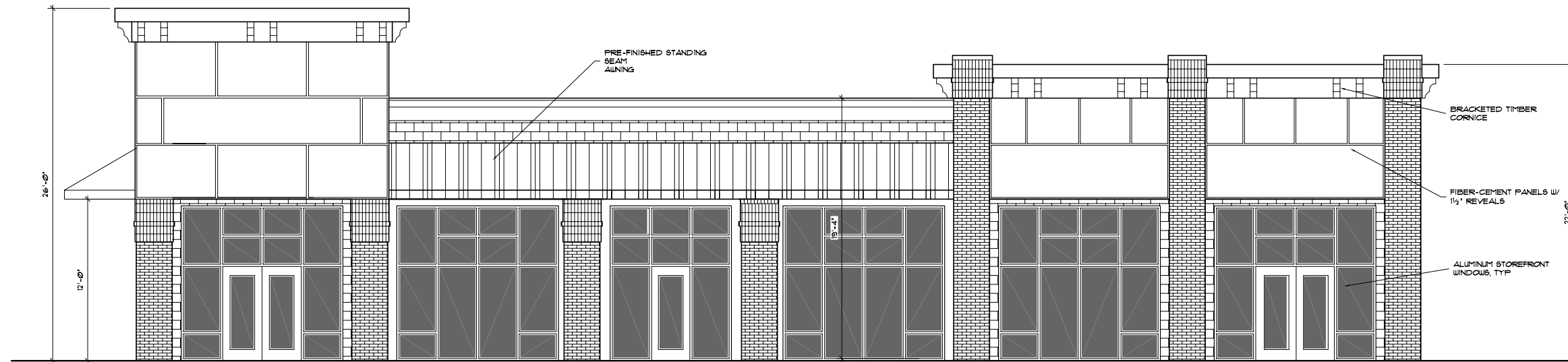


- BUILDING A - KEY BANK
- BUILDING B - McDONALDS
- BUILDING C - US BANK
- BUILDING D - SAFEWAY
- BUILDING E - COFFEE RUSH
- BUILDING F - REGAL CINEMAS
- BUILDING G
 - G-100 - WATSON CHIROPRACTIC
 - G-101 - WINGSTOP
 - G-103 - AVAILABLE 1,200 SF
 - G-104 - BLACK ROSE BEAUTY SALON
 - G-105 - NAILS
 - G-106 - LAURIE'S BOOKSTORE
 - G-107 - ATA MARTIAL ARTS
 - G-108 - PAPA MURPHY'S
 - G-109 - HONEYBAKED HAM
 - G-110 - ANIMAL HOUSE
 - G-115 - AVAILABLE 1,449 SF
 - 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 - SMILES DENTISTRY
 - 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)
- 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



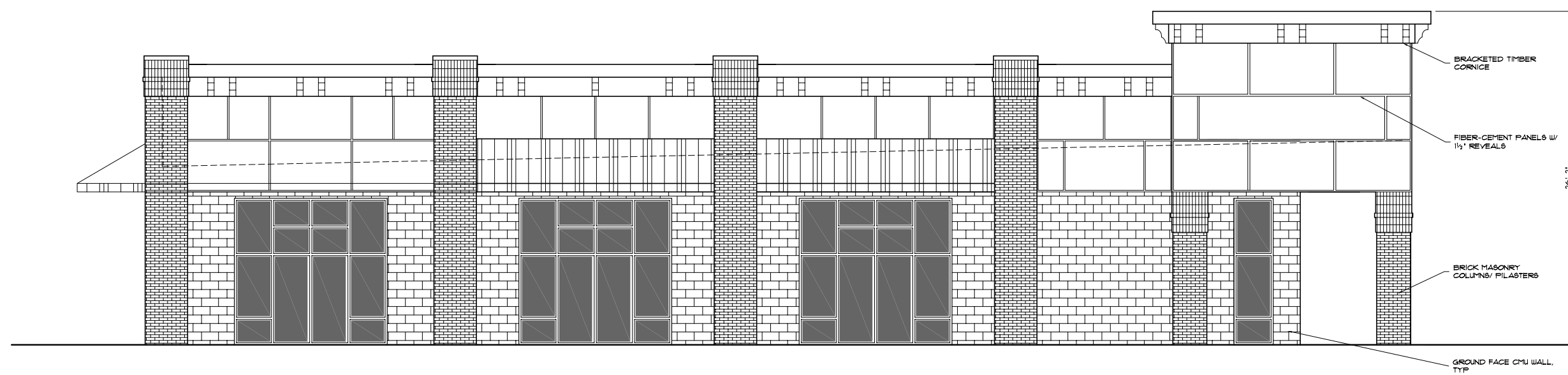


NEW RETAIL PAD | NORTH ELEVATIONS



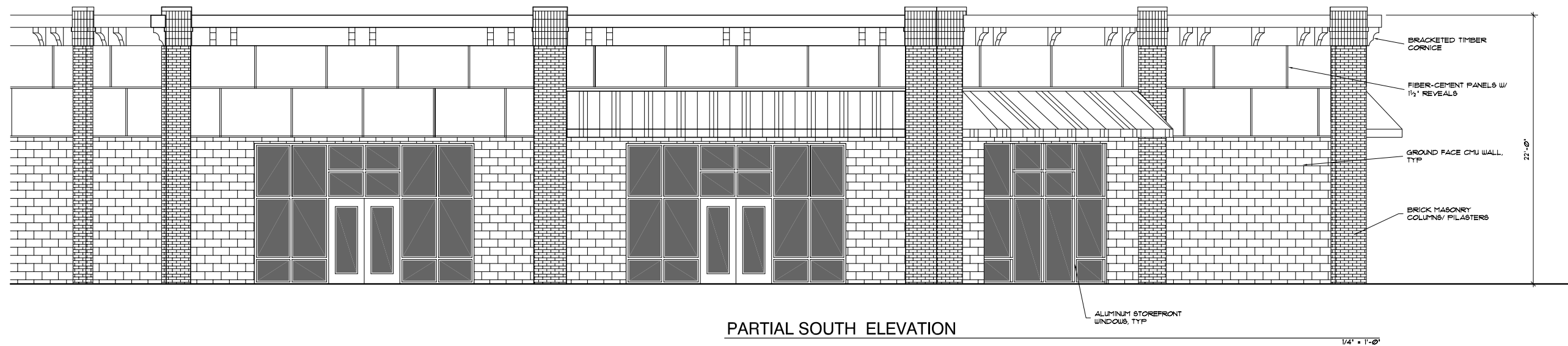
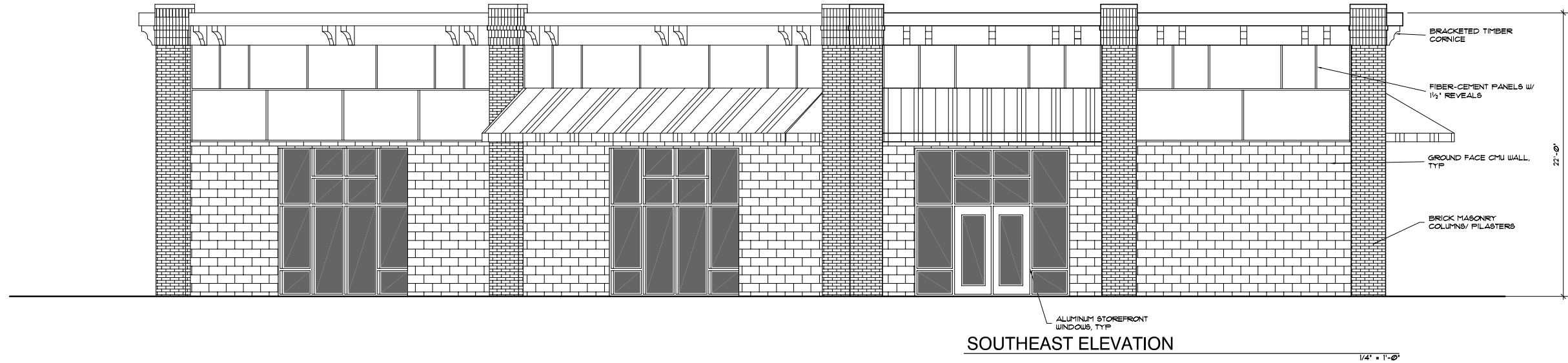
NORTHWEST (FRONT) ELEVATION

1/4" = 1'-0"



NORTHEAST ELEVATION

1/4" = 1'-0"



HILLTOP MALL BEAVERCREEK RD & MOLALLA AVE

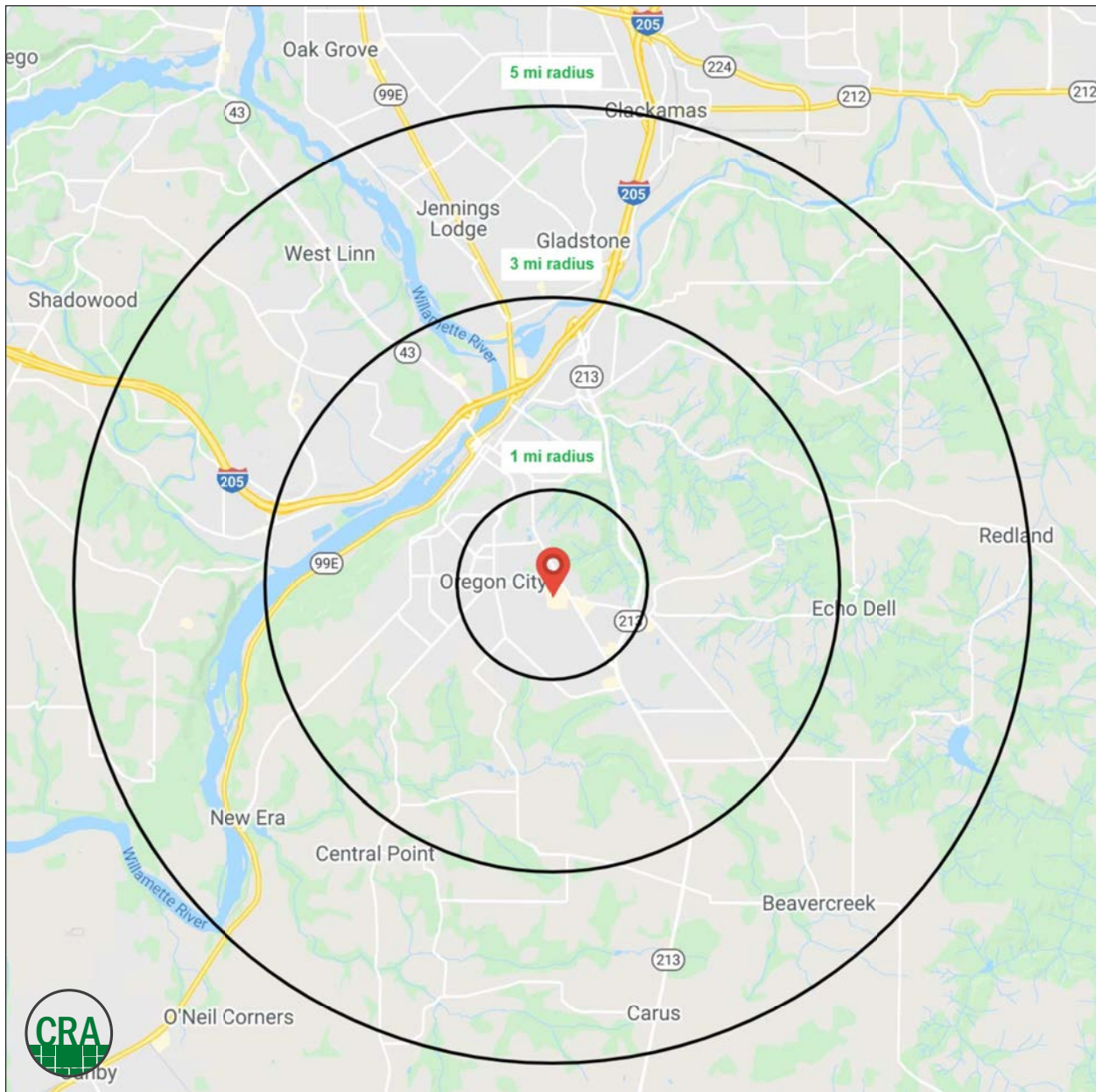
OREGON CITY, OR

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 Oregon City, OR 97045 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| 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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