

FOR LEASE

# HILLTOP SHOPPING CENTER

OREGON CITY, OREGON



## ADDRESS

Beavercreek Rd & Molalla Ave on the hill  
in Oregon City

## AVAILABLE SPACE

- 684 SF
- 1,200 SF
- 1,374 SF
- 2,029 SF
- 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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# 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

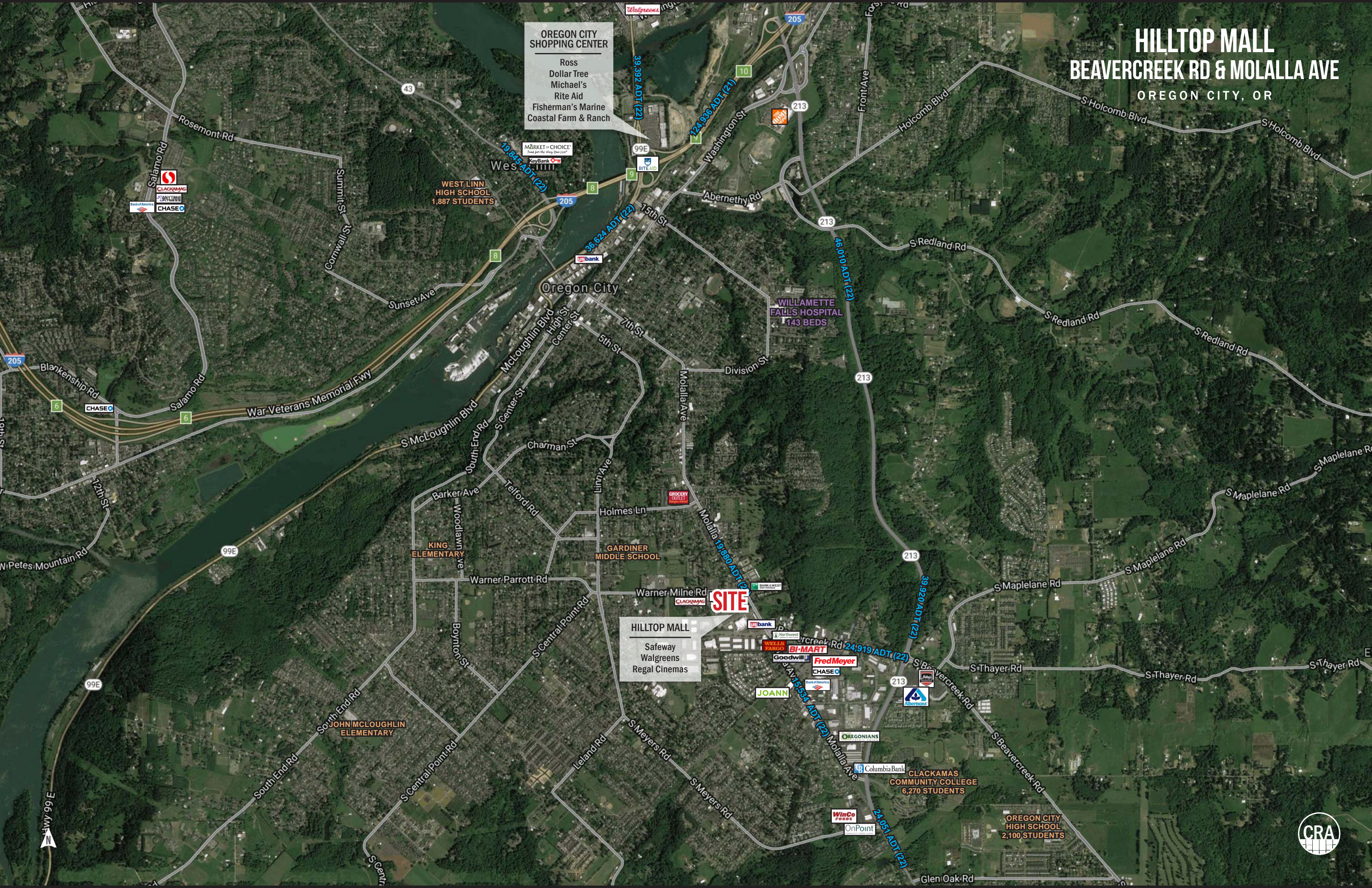
KING  
ELEMENTARY

GARDINER  
MIDDLE SCHOOL

JOHN MCLOUGHLIN  
ELEMENTARY

CLACKAMAS  
COMMUNITY COLLEGE  
6,270 STUDENTS

OREGON CITY  
HIGH SCHOOL  
2,100 STUDENTS



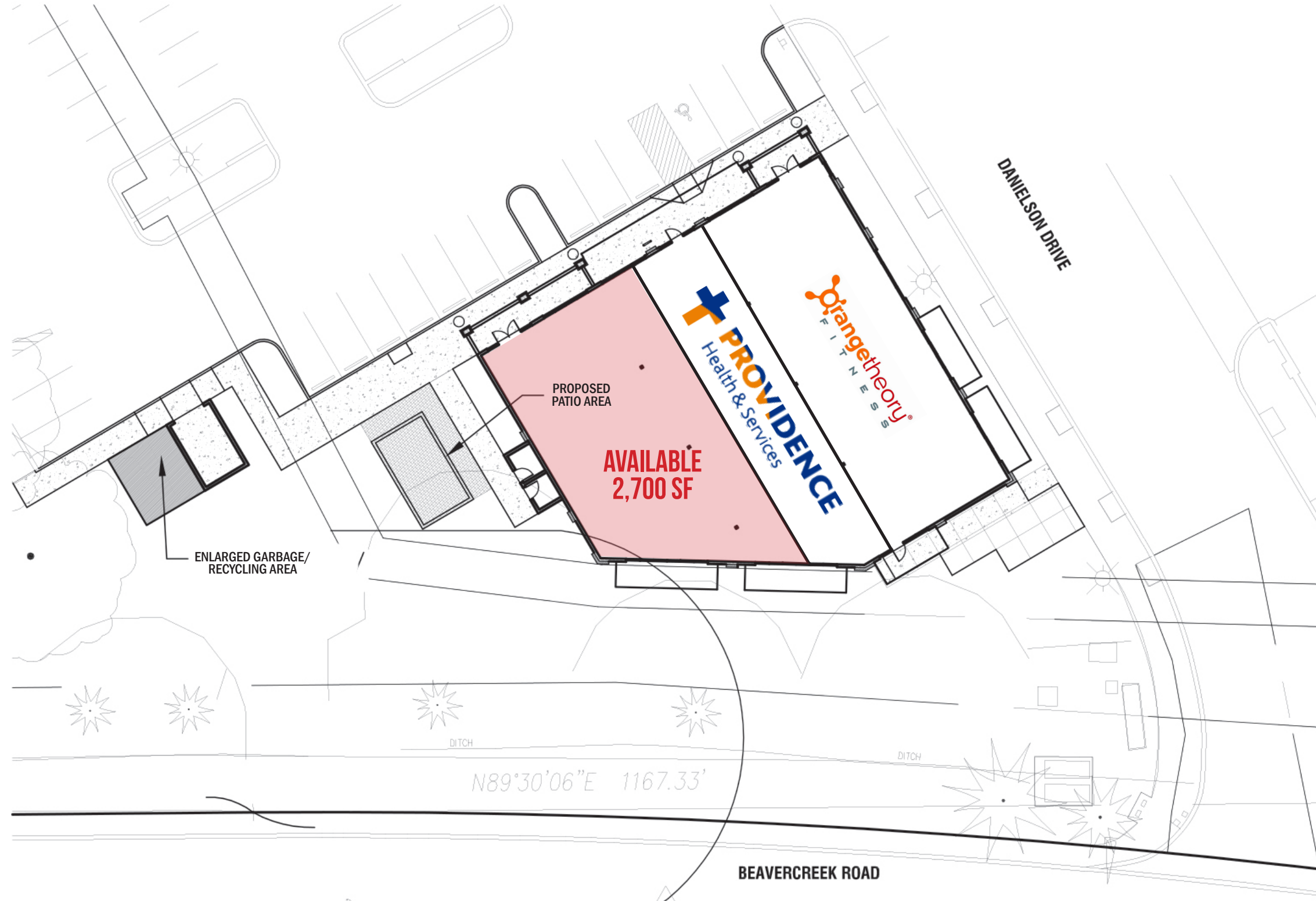
SITE PLAN

**HILLTOP MALL**  
**BEAVERCREEK RD & MOLALLA AVE**  
 OREGON CITY, OR

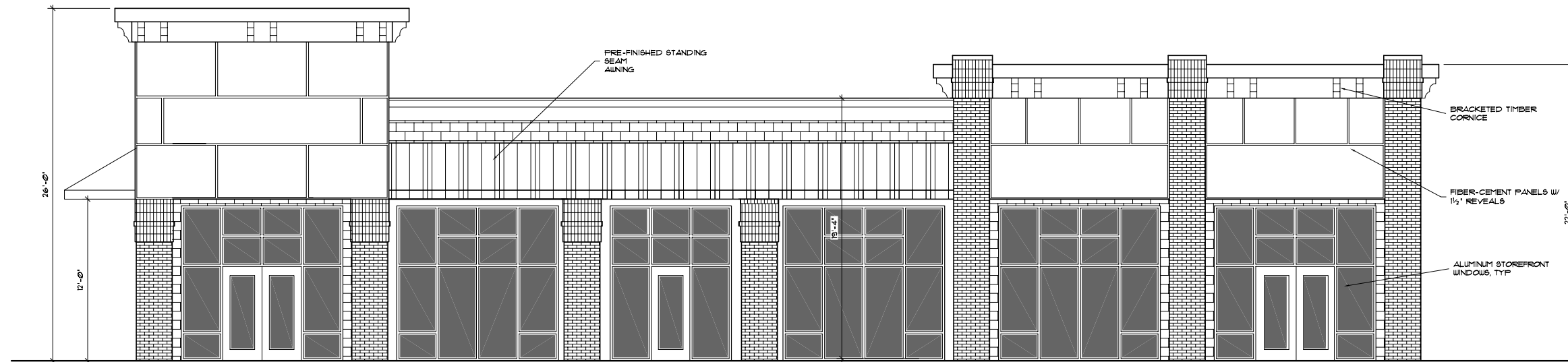


- BUILDING A - KEY BANK
- BUILDING B - McDONALDS
- BUILDING C - US BANK
- BUILDING D - SAFEWAY
- BUILDING E - COFFEE RUSH
- BUILDING F - REGAL CINEMAS
- BUILDING G
  - G-100 - AVAILABLE 684 SF
  - G-101 - WINGSTOP
  - G-103 - AVAILABLE 1,200 SF
  - G-104 - BLACK ROSE BEAUTY SALON
  - G-105 - NAILS
  - 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
  - J-102 - MENCHIE'S
  - J-103 - CRICKET
  - J-104 - THE BARBERS
  - J-105 - LEASE PENDING
  - 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 - CASA IXTAPA
- 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



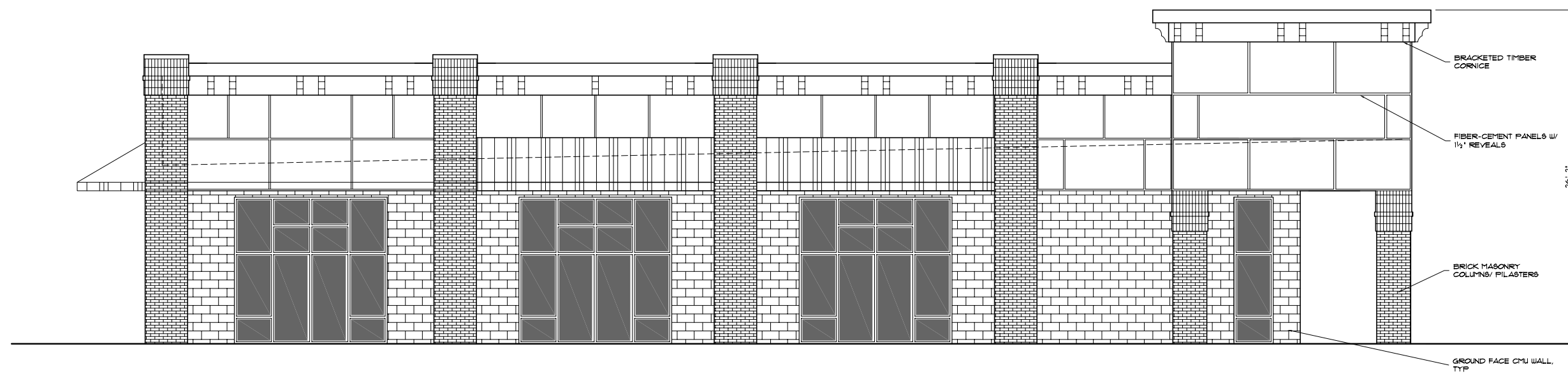


NEW RETAIL PAD | NORTH ELEVATIONS



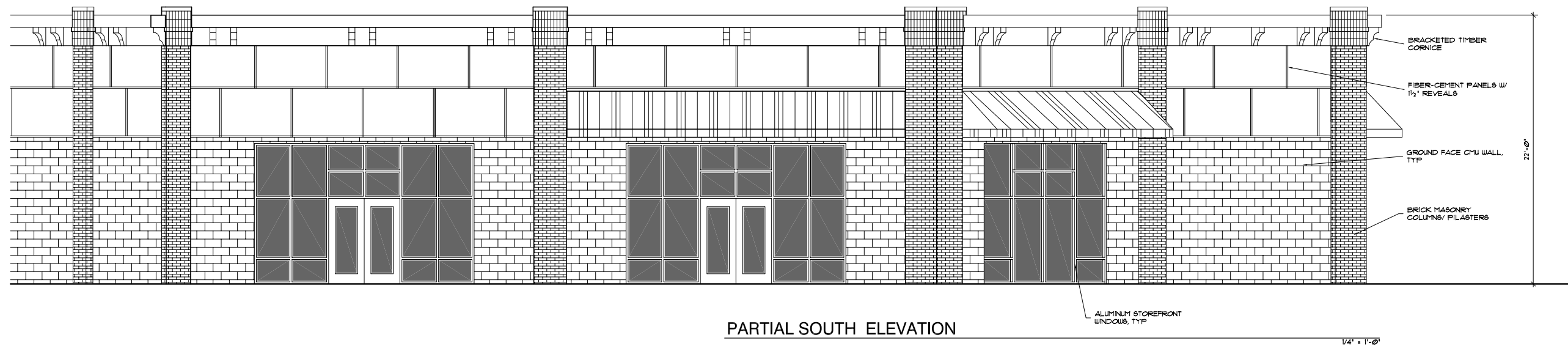
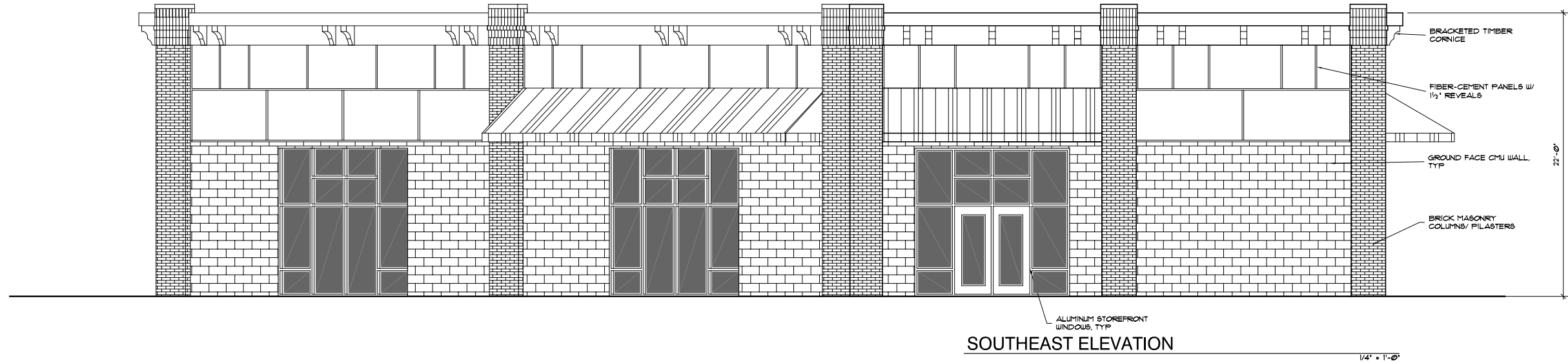
NORTHWEST (FRONT) ELEVATION

1/4" = 1'-0"



NORTHEAST ELEVATION

1/4" = 1'-0"



# HILLTOP MALL BEAVERCREEK RD & MOLALLA AVE

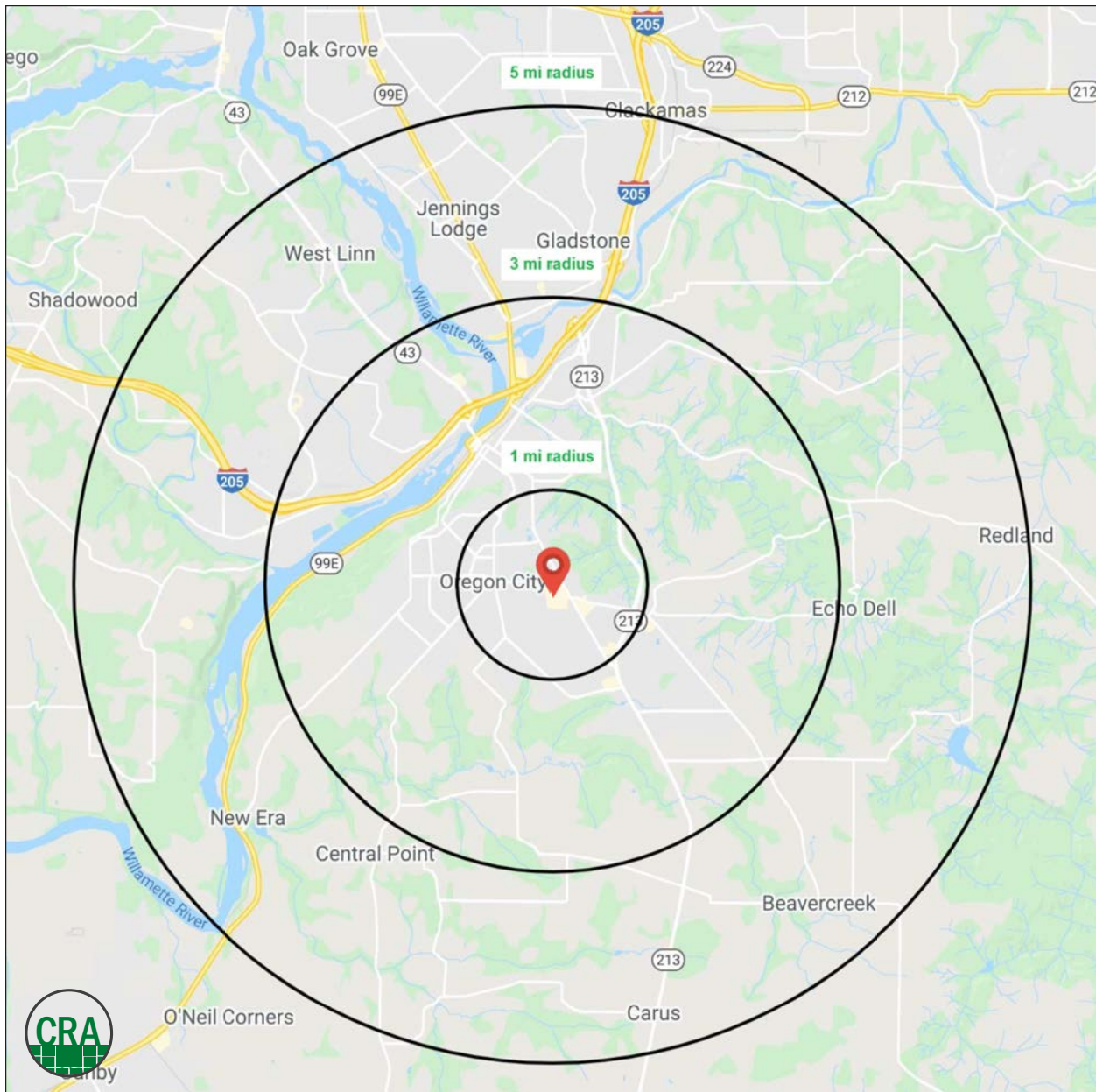
OREGON CITY, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	13,284	52,753	109,537
Projected Population 2026	13,414	53,930	111,623
Average HH Income	\$88,923	\$112,049	\$117,670
Median Home Value	\$372,655	\$406,393	\$440,183
Daytime Demographics 16+	11,823	34,329	68,338
Some College or Higher	61.5%	69.6%	72.4%

# 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: 45.3352/-122.5914

<b>Hilltop Mall</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Oregon City, OR 97045</b>			
<b>Population</b>			
2021 Estimated Population	13,284	52,753	109,537
2026 Projected Population	13,414	53,930	111,623
2020 Census Population	13,549	52,006	109,120
2010 Census Population	12,726	47,417	100,096
Projected Annual Growth 2021 to 2026	0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2021	0.4%	1.0%	0.9%
2021 Median Age	36.2	38.8	40.7
<b>Households</b>			
2021 Estimated Households	4,932	19,544	41,286
2026 Projected Households	5,110	20,495	43,190
2020 Census Households	5,023	19,268	41,122
2010 Census Households	4,736	17,856	38,341
Projected Annual Growth 2021 to 2026	0.7%	1.0%	0.9%
Historical Annual Growth 2010 to 2021	0.4%	0.9%	0.7%
<b>Race and Ethnicity</b>			
2021 Estimated White	81.1%	83.3%	82.6%
2021 Estimated Black or African American	2.7%	1.3%	1.2%
2021 Estimated Asian or Pacific Islander	2.4%	2.9%	3.2%
2021 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2021 Estimated Other Races	12.9%	11.8%	12.3%
2021 Estimated Hispanic	10.3%	8.2%	8.3%
<b>Income</b>			
2021 Estimated Average Household Income	\$88,923	\$112,049	\$117,670
2021 Estimated Median Household Income	\$78,898	\$90,157	\$92,484
2021 Estimated Per Capita Income	\$33,538	\$41,717	\$44,503
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.1%	1.9%
2021 Estimated Some High School (Grade Level 9 to 11)	6.0%	4.5%	4.0%
2021 Estimated High School Graduate	29.8%	23.8%	21.6%
2021 Estimated Some College	28.3%	26.4%	24.9%
2021 Estimated Associates Degree Only	12.1%	11.8%	10.7%
2021 Estimated Bachelors Degree Only	14.8%	21.8%	24.7%
2021 Estimated Graduate Degree	6.3%	9.5%	12.2%
<b>Business</b>			
2021 Estimated Total Businesses	808	2,508	5,112
2021 Estimated Total Employees	7,656	18,390	33,657
2021 Estimated Employee Population per Business	9.5	7.3	6.6
2021 Estimated Residential Population per Business	16.4	21.0	21.4

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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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