

# FOR LEASE HILLTOP SHOPPING CENTER

OREGON CITY, OREGON



**LOCATION** Beaver Creek Rd & Molalla Ave on the hill in Oregon City

**AVAILABLE SPACE** Shop Space: 1,200 SF | 1,374 SF | 1,842 SF  
New Retail Pad: 2,700 SF

**RENTAL RATE** \$24.00 – \$32.00/SF/YR, NNN (NNN = \$6.50/SF)

**COMMENTS**

- Landmark location at the top of the hill in Oregon City.
- New retail pad building available.
- 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, Beaver Creek Rd, and Molalla Ave.
- City and County offices, Red Soil Campus, are located within two blocks.

**TRAFFIC COUNT** Molalla Ave – 17,490 ADT (18) | Beaver Creek Rd – 14,134 ADT (18)

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2020	12,352	55,374	111,221
Population Forecast 2025	12,814	57,490	115,181
Average HH Income	\$86,582	\$106,051	\$114,120
Employees	7,055	18,100	30,132

Source: Regis – SitesUSA (2020)



**GARY SURGEON** | gary@cra-nw.com  
**SARA DALEY** | sara@cra-nw.com  
503.274.0211

**Commercial Realty Advisors NW LLC**  
733 SW Second Avenue, Suite 200  
Portland, Oregon 97204  
www.cra-nw.com  
Licensed brokers in Oregon & Washington

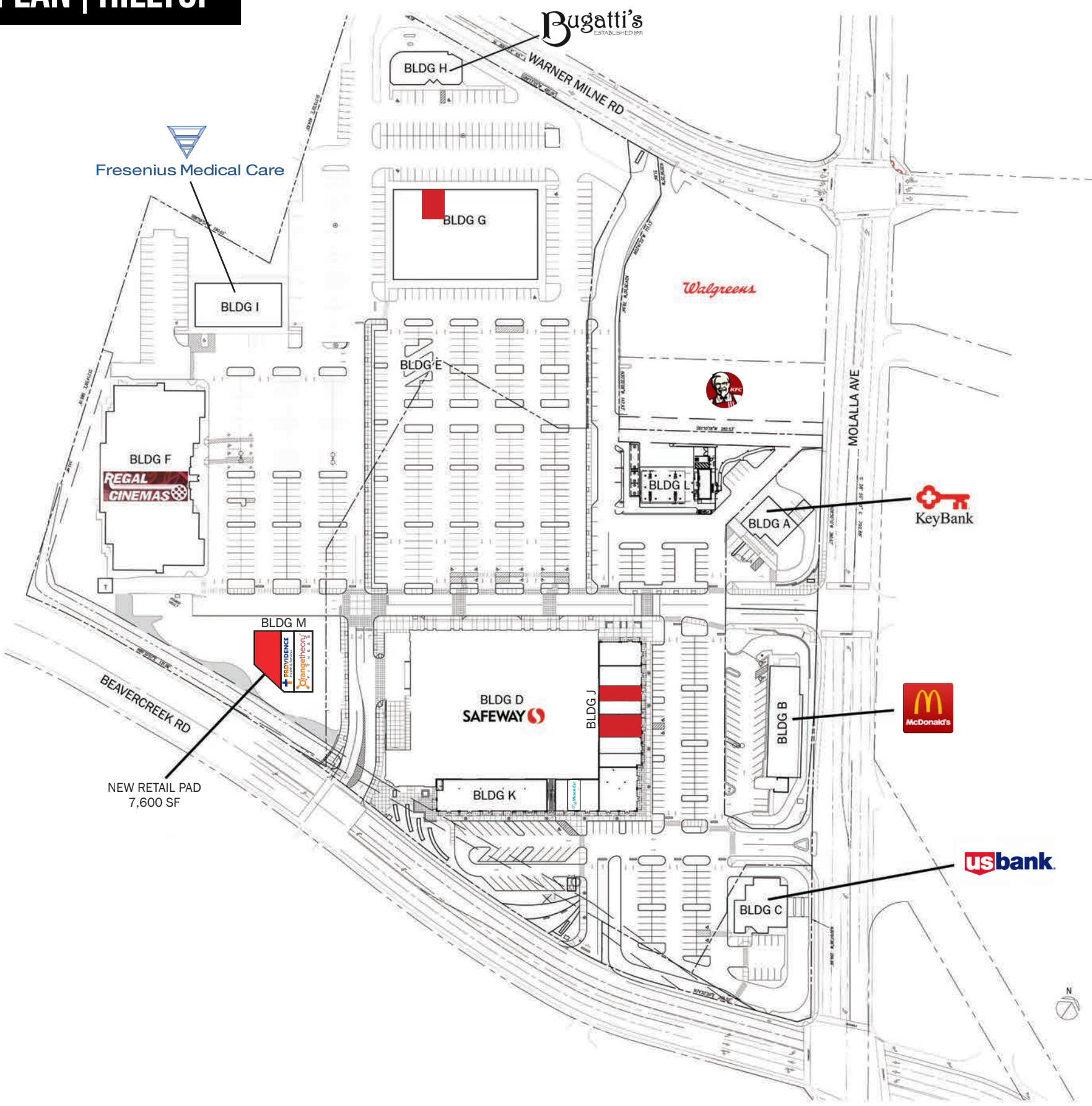


# OREGON CITY, OREGON





SITE PLAN | HILLTOP



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 – FARMERS INSURANCE
- G-101/102 – HERBST FLORIST
- G-103 – BLACK ROSE BEAUTY SALON
- G-104 – HOMEDECOR
- 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 – JOHN L SCOTT
- J-102 – MENCHIE’S
- J-103 – AVAILABLE 1,200 SF
- J-104 – THE BARBERS
- J-105 – AVAILABLE 1,842 SF
- 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

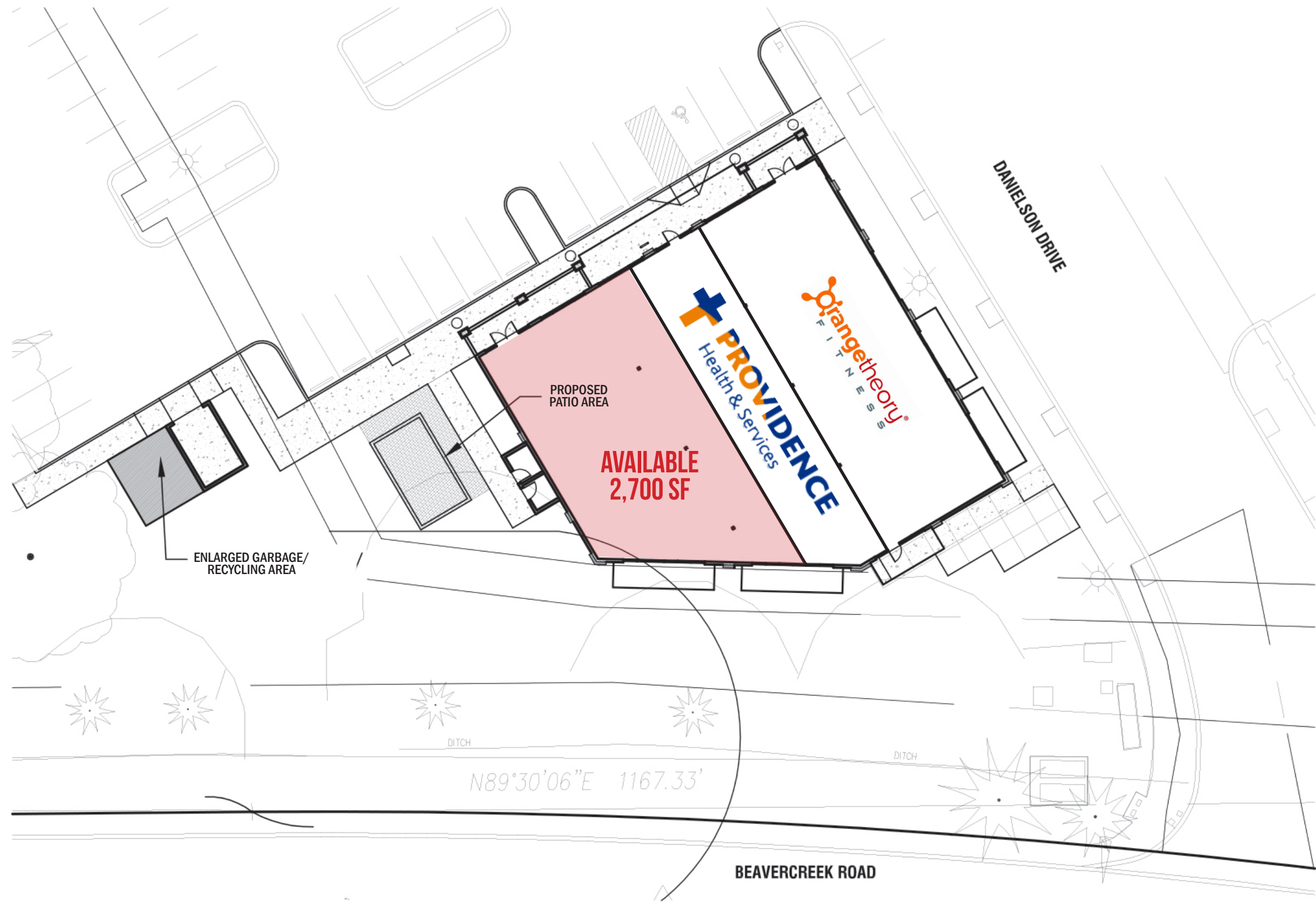
- M-101 – ORANGE THEORY
- M-102 – PROVIDENCE HEALTH
- M-103 – AVAILABLE 2,700 SF

(NOT A PART) – WALGREENS

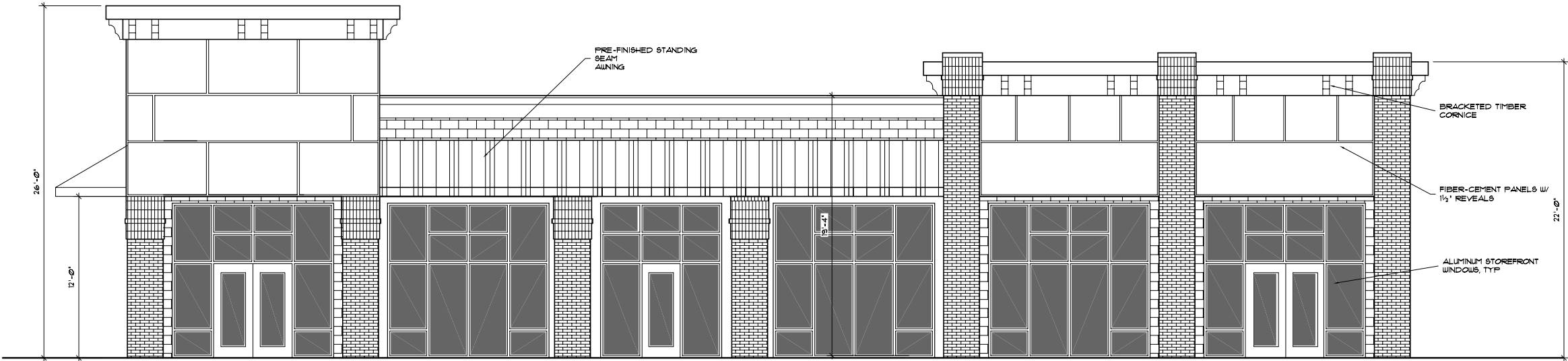
(NOT A PART) – KFC



NEW RETAIL PAD | SITE PLAN

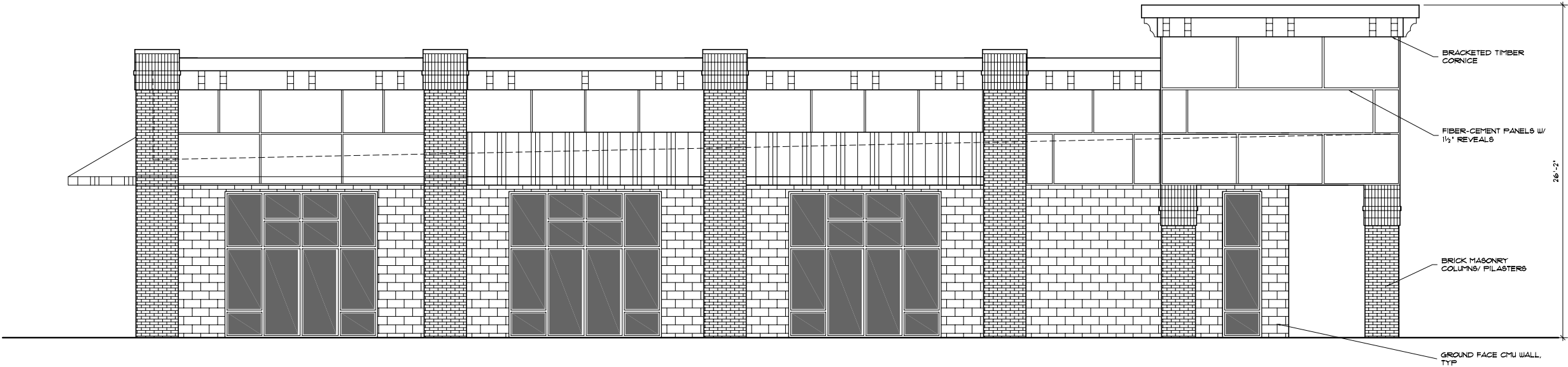


NEW RETAIL PAD | NORTH ELEVATIONS



NORTHWEST (FRONT) ELEVATION

1/4" = 1'-0"

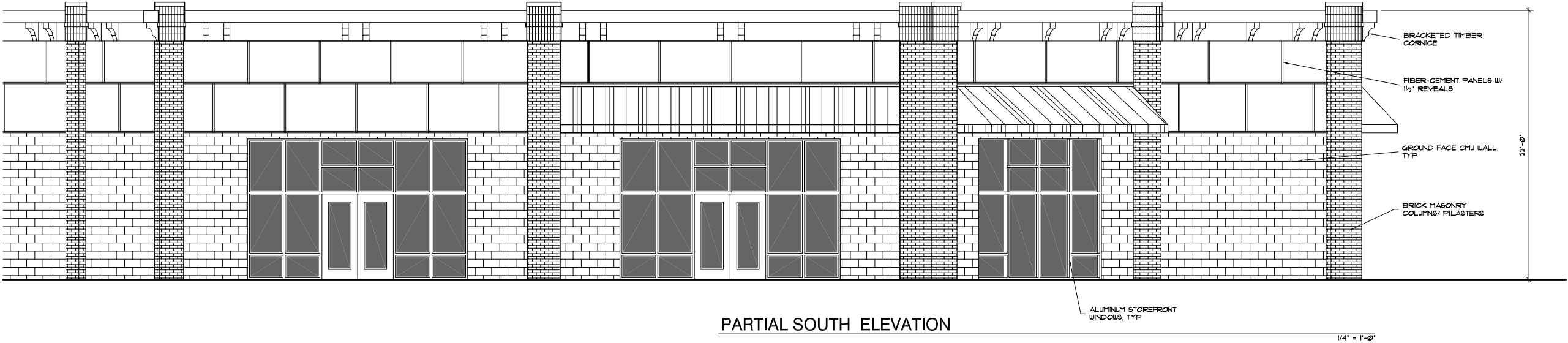
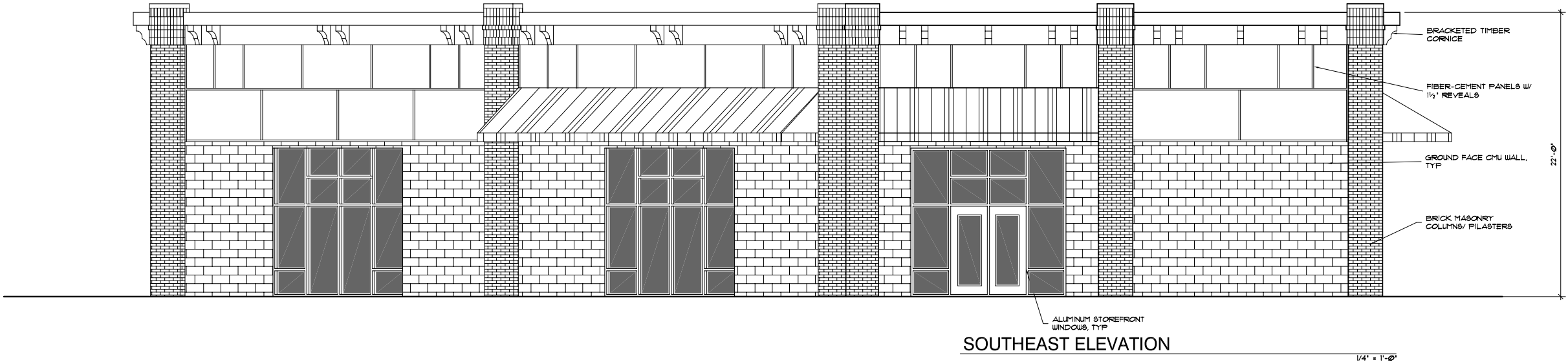


NORTHEAST ELEVATION

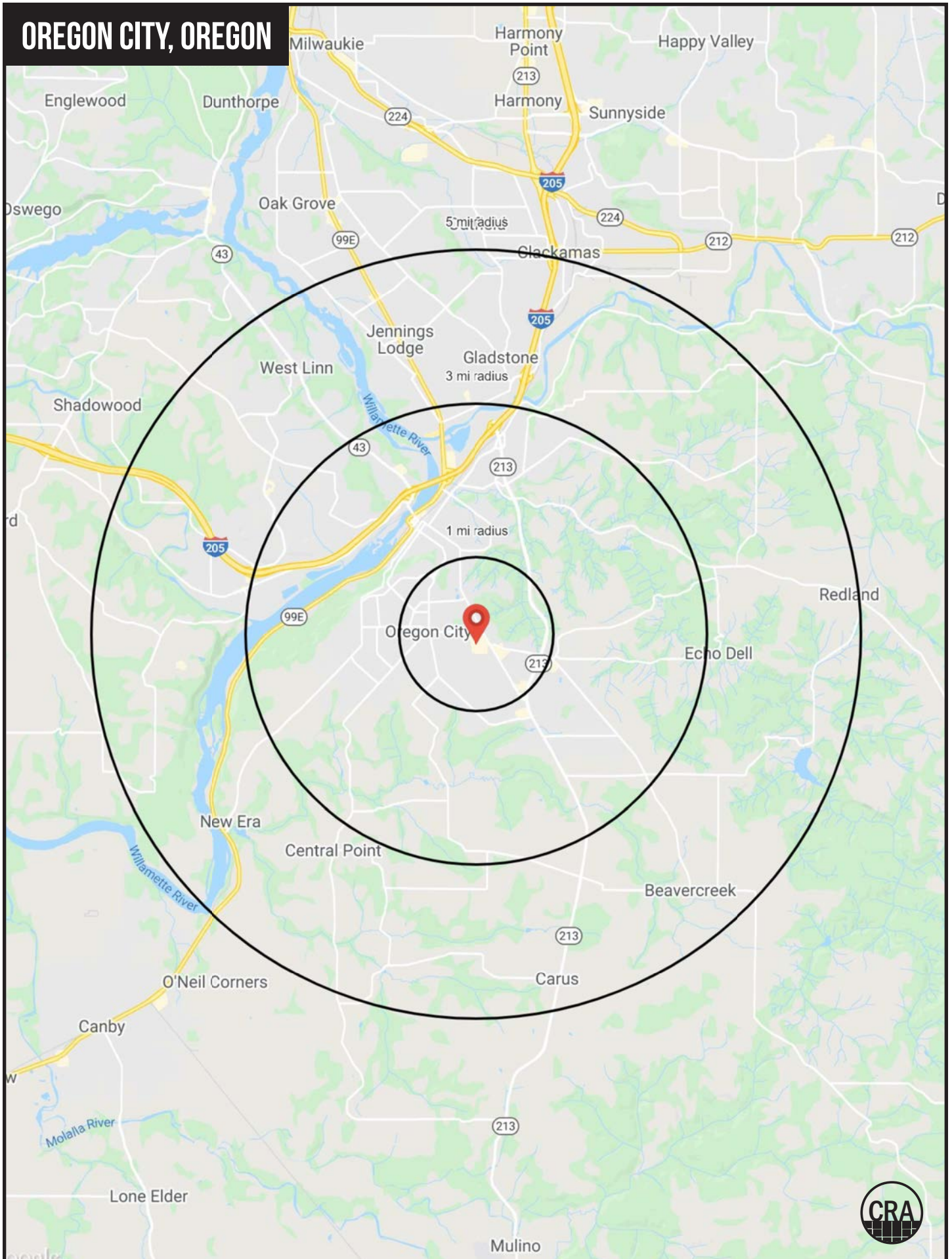
1/4" = 1'-0"



NEW RETAIL PAD | SOUTH ELEVATIONS



# OREGON CITY, OREGON



# FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3358/-122.5924

RF1

## Hilltop Shopping Center

Oregon City, OR 97045

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	12,352	55,374	111,221
	2025 Projected Population	12,814	57,490	115,181
	2010 Census Population	11,538	48,484	100,368
	2000 Census Population	10,343	41,816	90,758
	Projected Annual Growth 2020 to 2025	0.7%	0.8%	0.7%
	Historical Annual Growth 2000 to 2020	1.0%	1.6%	1.1%
HOUSEHOLDS	2020 Estimated Households	4,620	20,930	42,815
	2025 Projected Households	4,850	21,954	44,791
	2010 Census Households	4,281	18,257	38,442
	2000 Census Households	3,745	15,373	33,533
	Projected Annual Growth 2020 to 2025	1.0%	1.0%	0.9%
	Historical Annual Growth 2000 to 2020	1.2%	1.8%	1.4%
AGE	2020 Est. Population Under 10 Years	11.8%	12.0%	11.4%
	2020 Est. Population 10 to 19 Years	12.2%	12.5%	12.2%
	2020 Est. Population 20 to 29 Years	14.6%	12.2%	11.3%
	2020 Est. Population 30 to 44 Years	21.8%	21.0%	19.9%
	2020 Est. Population 45 to 59 Years	17.6%	19.2%	20.0%
	2020 Est. Population 60 to 74 Years	14.5%	16.6%	18.2%
	2020 Est. Population 75 Years or Over	7.4%	6.5%	7.0%
	2020 Est. Median Age	36.6	38.6	40.7
MARITAL STATUS & GENDER	2020 Est. Male Population	50.1%	49.5%	49.2%
	2020 Est. Female Population	49.9%	50.5%	50.8%
	2020 Est. Never Married	27.9%	25.3%	25.3%
	2020 Est. Now Married	49.9%	54.4%	54.5%
	2020 Est. Separated or Divorced	17.0%	15.4%	14.7%
	2020 Est. Widowed	5.2%	4.9%	5.5%
INCOME	2020 Est. HH Income \$200,000 or More	4.3%	9.6%	11.7%
	2020 Est. HH Income \$150,000 to \$199,999	9.2%	9.1%	9.2%
	2020 Est. HH Income \$100,000 to \$149,999	19.2%	20.4%	19.5%
	2020 Est. HH Income \$75,000 to \$99,999	15.8%	15.3%	13.8%
	2020 Est. HH Income \$50,000 to \$74,999	21.4%	18.0%	17.2%
	2020 Est. HH Income \$35,000 to \$49,999	12.9%	11.8%	11.1%
	2020 Est. HH Income \$25,000 to \$34,999	5.3%	5.6%	5.8%
	2020 Est. HH Income \$15,000 to \$24,999	6.6%	5.2%	5.8%
	2020 Est. HH Income Under \$15,000	5.3%	5.1%	5.9%
	2020 Est. Average Household Income	\$86,562	\$106,051	\$114,120
	2020 Est. Median Household Income	\$74,370	\$85,360	\$86,976
	2020 Est. Per Capita Income	\$33,105	\$40,284	\$44,073
	2020 Est. Total Businesses	755	2,309	4,031
	2020 Est. Total Employees	7,055	18,100	30,132

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



# FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3358/-122.5924

RF1

## Hilltop Shopping Center

### Oregon City, OR 97045

1 mi radius 3 mi radius 5 mi radius

RACE	2020 Est. White	88.1%	88.3%	88.2%
	2020 Est. Black	1.2%	1.2%	1.2%
	2020 Est. Asian or Pacific Islander	2.5%	3.4%	3.4%
	2020 Est. American Indian or Alaska Native	0.9%	0.8%	0.7%
	2020 Est. Other Races	7.3%	6.3%	6.4%
HISPANIC	2020 Est. Hispanic Population	1,109	4,117	8,265
	2020 Est. Hispanic Population	9.0%	7.4%	7.4%
	2025 Proj. Hispanic Population	9.3%	7.8%	7.7%
	2010 Hispanic Population	8.2%	6.4%	6.4%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	8,509	38,574	78,960
	2020 Est. Elementary (Grade Level 0 to 8)	3.9%	2.4%	2.1%
	2020 Est. Some High School (Grade Level 9 to 11)	7.3%	5.2%	4.5%
	2020 Est. High School Graduate	28.4%	23.3%	21.1%
	2020 Est. Some College	29.3%	26.8%	25.4%
	2020 Est. Associate Degree Only	11.6%	11.6%	10.8%
	2020 Est. Bachelor Degree Only	14.1%	21.7%	24.3%
	2020 Est. Graduate Degree	5.3%	9.0%	11.7%
HOUSING	2020 Est. Total Housing Units	4,718	21,533	43,986
	2020 Est. Owner-Occupied	58.2%	69.2%	69.6%
	2020 Est. Renter-Occupied	39.8%	28.0%	27.7%
	2020 Est. Vacant Housing	2.1%	2.8%	2.7%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	6.4%	5.6%	4.1%
	2020 Homes Built 2000 to 2009	10.4%	13.9%	11.7%
	2020 Homes Built 1990 to 1999	23.5%	23.1%	20.6%
	2020 Homes Built 1980 to 1989	8.6%	10.0%	12.0%
	2020 Homes Built 1970 to 1979	28.0%	21.5%	25.5%
	2020 Homes Built 1960 to 1969	6.9%	7.1%	8.0%
	2020 Homes Built 1950 to 1959	3.3%	3.8%	4.9%
	2020 Homes Built Before 1949	10.8%	12.2%	10.5%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.1%	1.3%	2.1%
	2020 Home Value \$500,000 to \$999,999	18.6%	32.3%	35.6%
	2020 Home Value \$400,000 to \$499,999	24.1%	24.9%	23.5%
	2020 Home Value \$300,000 to \$399,999	38.5%	34.9%	29.7%
	2020 Home Value \$200,000 to \$299,999	18.0%	12.2%	10.7%
	2020 Home Value \$150,000 to \$199,999	1.9%	1.6%	1.4%
	2020 Home Value \$100,000 to \$149,999	2.0%	1.4%	1.2%
	2020 Home Value \$50,000 to \$99,999	0.7%	1.7%	1.2%
	2020 Home Value \$25,000 to \$49,999	4.9%	2.7%	2.5%
	2020 Home Value Under \$25,000	2.7%	2.2%	2.8%
	2020 Median Home Value	\$364,745	\$416,409	\$442,328
	2020 Median Rent	\$1,143	\$1,188	\$1,213

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



# FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3358/-122.5924

RF1

## Hilltop Shopping Center

### Oregon City, OR 97045

1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	10,002	44,418	90,153
	2020 Est. Civilian Employed	61.1%	63.5%	62.5%
	2020 Est. Civilian Unemployed	2.7%	2.3%	2.6%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	36.2%	34.1%	34.9%
	2020 Labor Force Males	49.8%	49.0%	48.6%
	2020 Labor Force Females	50.2%	51.0%	51.4%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	6,112	28,205	56,303
	2020 Mgmt, Business, & Financial Operations	14.0%	17.4%	18.1%
	2020 Professional, Related	17.8%	21.2%	22.6%
	2020 Service	18.7%	15.1%	15.4%
	2020 Sales, Office	21.0%	21.8%	21.6%
	2020 Farming, Fishing, Forestry	1.2%	0.8%	0.8%
	2020 Construction, Extraction, Maintenance	9.8%	9.5%	8.5%
	2020 Production, Transport, Material Moving	17.5%	14.2%	13.0%
	2020 White Collar Workers	52.7%	60.4%	62.3%
	2020 Blue Collar Workers	47.3%	39.6%	37.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	72.3%	76.1%	76.1%
	2020 Drive to Work in Carpool	12.7%	9.9%	9.0%
	2020 Travel to Work by Public Transportation	2.1%	2.2%	2.6%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	4.7%	3.0%	2.4%
	2020 Other Means	1.3%	1.4%	1.0%
	2020 Work at Home	6.9%	7.4%	8.8%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	20.4%	18.0%	18.0%
	2020 Travel to Work in 15 to 29 Minutes	31.8%	34.6%	35.5%
	2020 Travel to Work in 30 to 59 Minutes	35.5%	38.1%	38.2%
	2020 Travel to Work in 60 Minutes or More	9.3%	9.4%	7.6%
	2020 Average Travel Time to Work	26.1	26.9	26.4
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$295.34 M	\$1.54 B	\$3.31 B
	2020 Est. Apparel	\$10.41 M	\$54.56 M	\$117.61 M
	2020 Est. Contributions, Gifts	\$16.53 M	\$89.99 M	\$196.92 M
	2020 Est. Education, Reading	\$9.19 M	\$50.77 M	\$111.9 M
	2020 Est. Entertainment	\$16.71 M	\$88.14 M	\$190.2 M
	2020 Est. Food, Beverages, Tobacco	\$45.45 M	\$234.27 M	\$502.28 M
	2020 Est. Furnishings, Equipment	\$10.4 M	\$54.74 M	\$117.99 M
	2020 Est. Health Care, Insurance	\$27.14 M	\$140.31 M	\$301.16 M
	2020 Est. Household Operations, Shelter, Utilities	\$95.59 M	\$494.43 M	\$1.06 B
	2020 Est. Miscellaneous Expenses	\$5.58 M	\$29.2 M	\$62.98 M
	2020 Est. Personal Care	\$3.97 M	\$20.67 M	\$44.45 M
	2020 Est. Transportation	\$54.36 M	\$281.67 M	\$603.17 M

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





## INITIAL AGENCY DISCLOSURE (OAR 863-015-215(4))

*Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.*

### Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

*Seller's Agent* -- Represents the seller only.

*Buyer's Agent* -- Represents the buyer only.

*Disclosed Limited Agent* -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

*The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.*

### Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

### Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

### Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

### Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- a. To the seller, the duties listed above for a seller's agent;
- b. To the buyer, the duties listed above for a buyer's agent; and
- c. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - i. That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - ii. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - iii. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

*You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.*