

# MOLALLA SQUARE



FOR LEASE > OREGON CITY

## ADDRESS

19273 Molalla Avenue | Oregon Ctiy, OR 97045

## AVAILABLE SPACE

1,920 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNT S

Molalla Ave – 14,513 ADT ('22)

Trails End Hwy (Hwy 213) – 26,078 ADT ('22)

## HIGHLIGHTS

- Space includes walk-in refrigerator, walk-in freezer, hood system, grease trap and sinks.
- Great location in Oregon City with easy access from Molalla Avenue.
- Co-tenants include Biscuit's Cafe, FAT Cupcake, Oregon City Day School, Healthy Look Salon, Miller Paint and more.
- Nearby businesses include Wilco Farm Store, WinCo, Fred Meyer, Hobby Lobby, JoAnn Fabric & Crafts, Burgerville, Bi-Mart and many more.
- Clackamas Community College campus is 0.4 miles away with over 5,500 students.



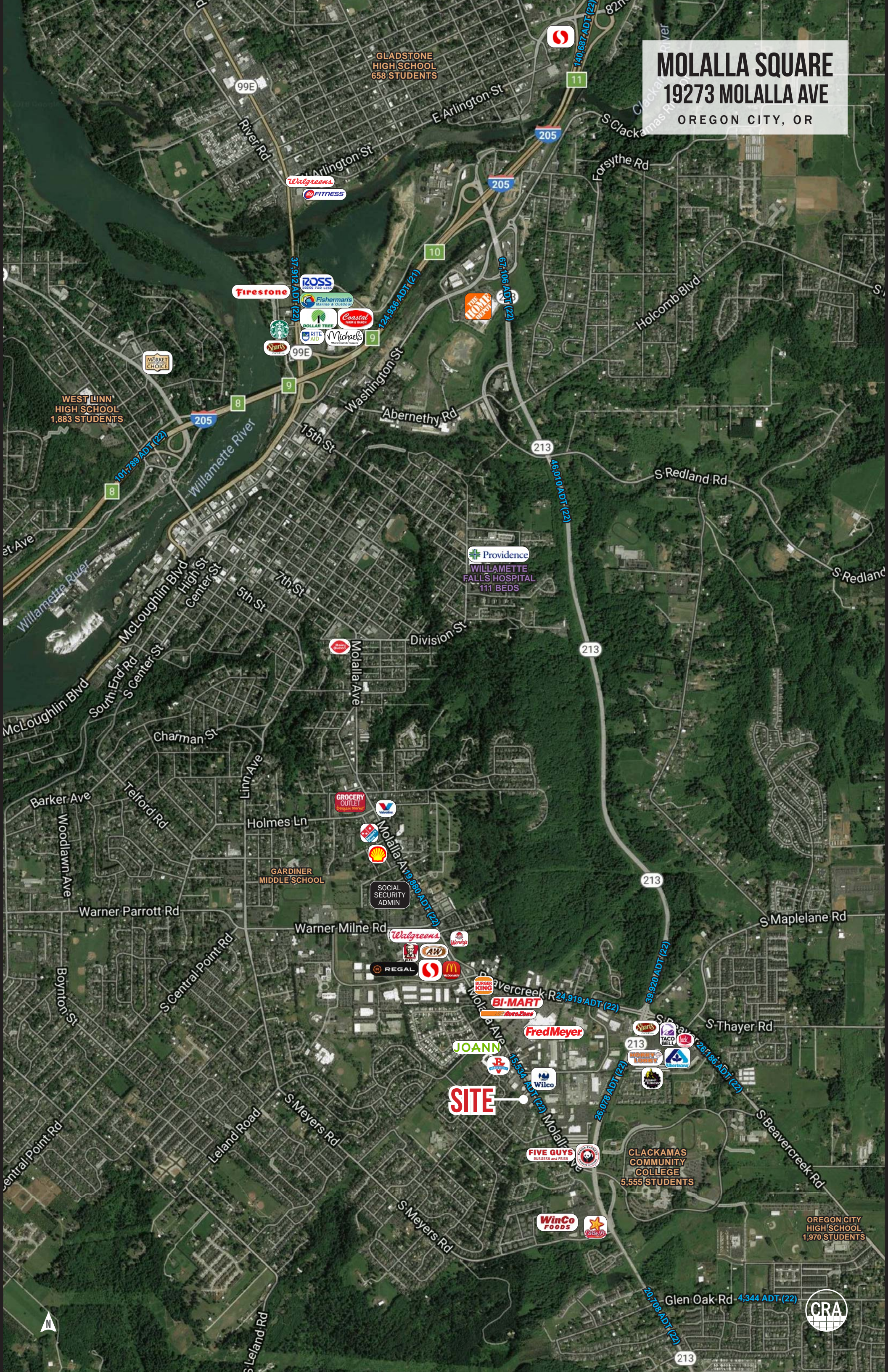
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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**503.274.0211**  
**www.cra-nw.com**



**MOLALLA SQUARE**  
**19273 MOLALLA AVE**  
OREGON CITY, OR









MOLALLA SQUARE  
19273 MOLALLA AVE  
OREGON CITY, OR



PYLON



HEALTHY LOOK SALON  
MASSAGE THERAPIST  
SERENITY INK CO



AVAILABLE  
1,920 SF



CLACKAMAS  
FIRE DISTRICT #1





# MOLALLA SQUARE

## 19273 MOLALLA AVE

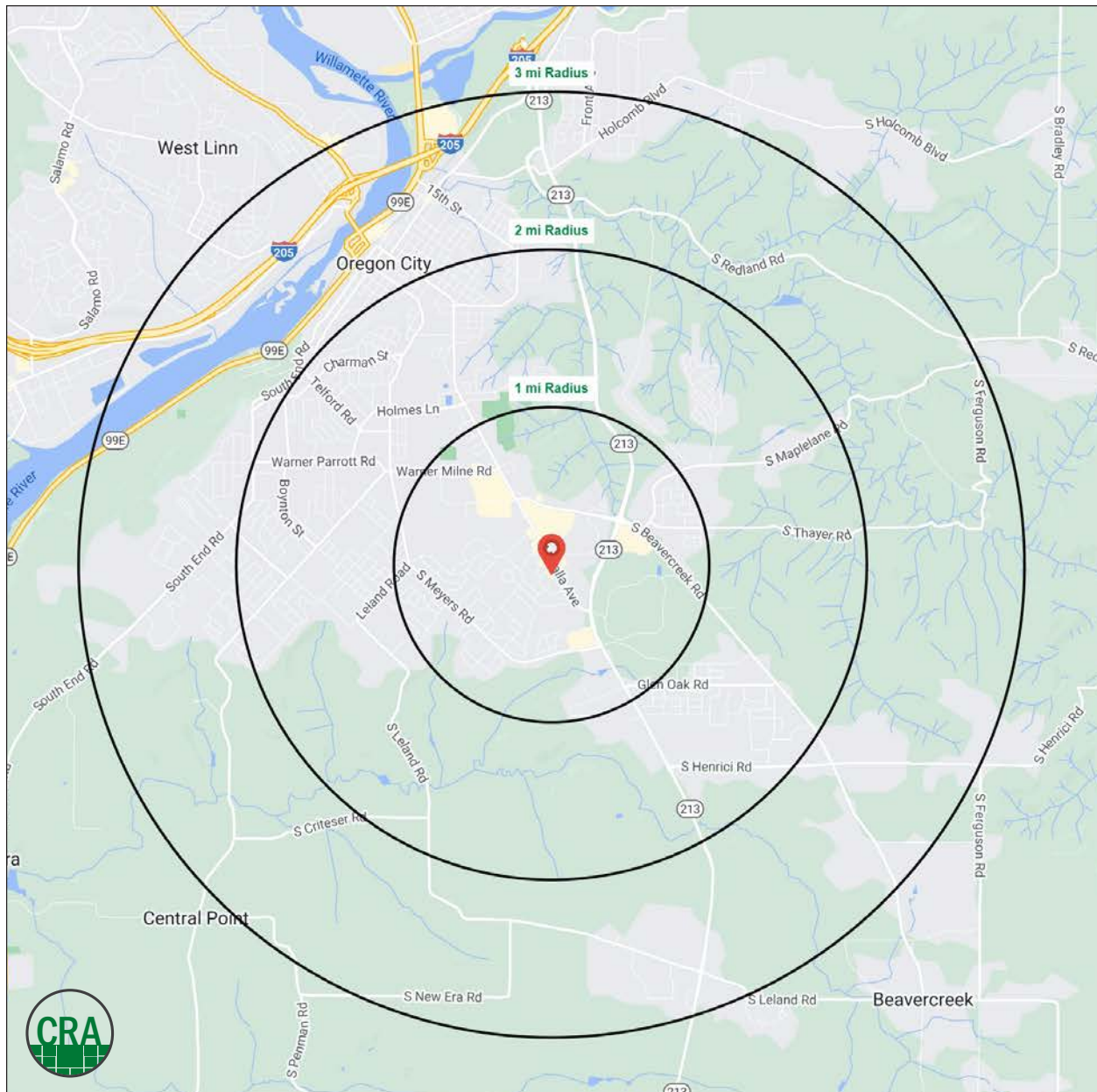
OREGON CITY, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	10,505	31,670	46,480
Projected Population 2028	10,927	32,743	47,861
Average HH Income	\$119,145	\$119,850	\$127,542
Median Home Value	\$494,873	\$464,832	\$485,598
Median Age	37.6	38.6	40.0
Daytime Demographics 16+	9,914	19,075	29,634

## \$119,145

Average Household Income  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.3277/-122.5837

19273 Molalla Ave	1 mi radius	2 mi radius	3 mi radius
Oregon City, OR 97045			
<b>Population</b>			
2023 Estimated Population	10,505	31,670	46,480
2028 Projected Population	10,927	32,743	47,861
2020 Census Population	9,853	30,461	45,422
2010 Census Population	9,415	27,347	40,939
Projected Annual Growth 2023 to 2028	0.8%	0.7%	0.6%
Historical Annual Growth 2010 to 2023	0.9%	1.2%	1.0%
2023 Median Age	37.6	38.6	40.0
<b>Households</b>			
2023 Estimated Households	3,894	12,028	17,706
2028 Projected Households	4,043	12,404	18,211
2020 Census Households	3,631	11,355	16,941
2010 Census Households	3,470	10,238	15,430
Projected Annual Growth 2023 to 2028	0.8%	0.6%	0.6%
Historical Annual Growth 2010 to 2023	0.9%	1.3%	1.1%
<b>Race and Ethnicity</b>			
2023 Estimated White	80.4%	84.0%	84.8%
2023 Estimated Black or African American	3.7%	1.9%	1.7%
2023 Estimated Asian or Pacific Islander	3.3%	3.1%	3.1%
2023 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2023 Estimated Other Races	11.9%	10.4%	9.8%
2023 Estimated Hispanic	11.3%	9.7%	9.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$119,145	\$119,850	\$127,542
2023 Estimated Median Household Income	\$102,090	\$101,599	\$103,687
2023 Estimated Per Capita Income	\$44,811	\$45,806	\$48,823
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.8%	1.5%
2023 Estimated Some High School (Grade Level 9 to 11)	3.7%	4.3%	4.0%
2023 Estimated High School Graduate	29.5%	26.3%	24.9%
2023 Estimated Some College	24.2%	26.5%	25.9%
2023 Estimated Associates Degree Only	10.5%	10.2%	9.9%
2023 Estimated Bachelors Degree Only	22.8%	22.6%	24.7%
2023 Estimated Graduate Degree	7.6%	8.4%	9.0%
<b>Business</b>			
2023 Estimated Total Businesses	691	1,265	2,224
2023 Estimated Total Employees	6,747	10,202	15,676
2023 Estimated Employee Population per Business	9.8	8.1	7.0
2023 Estimated Residential Population per Business	15.2	25.0	20.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
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