

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 COUNTS

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.



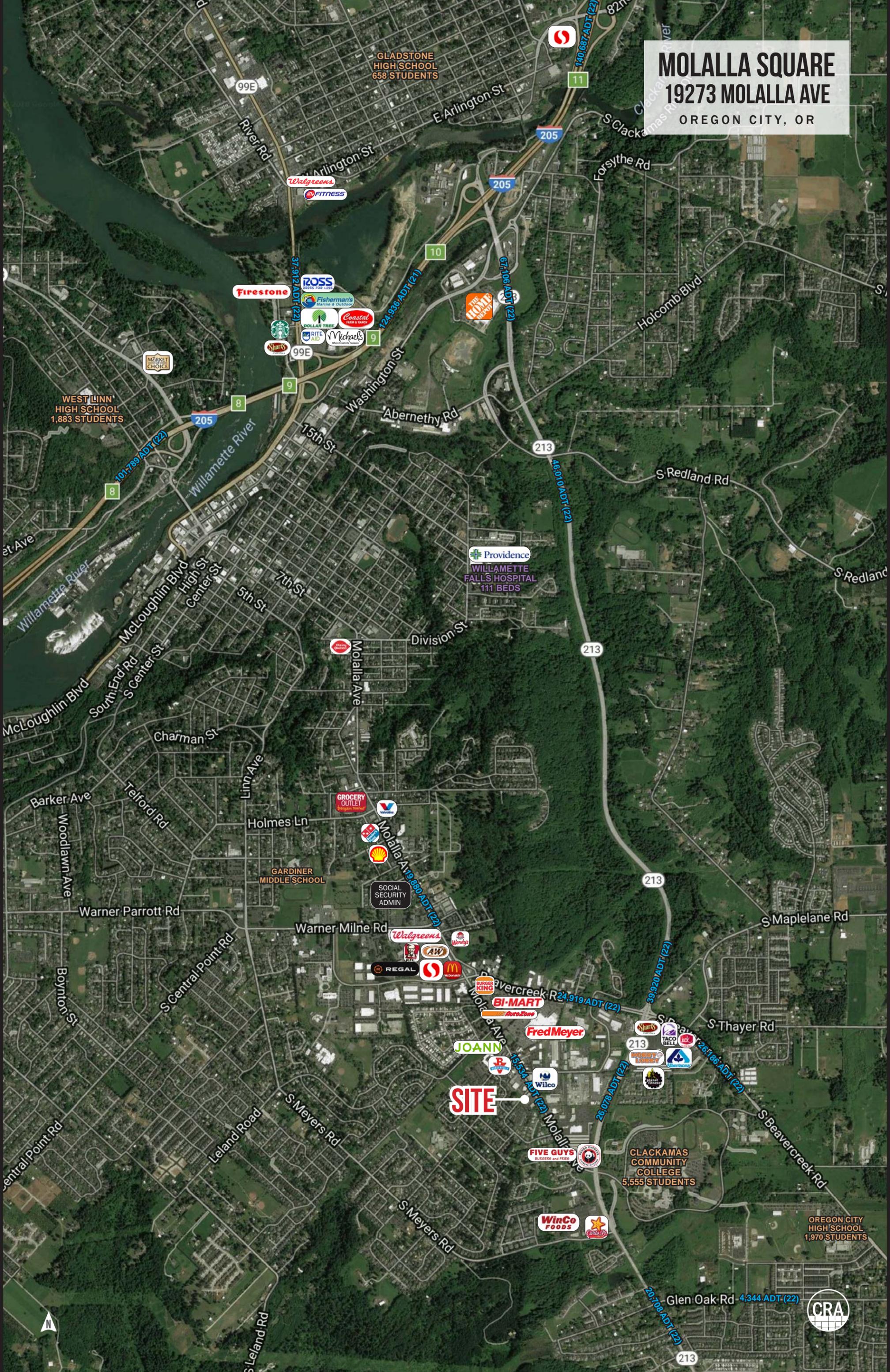
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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MOLALLA SQUARE 19273 MOLALLA AVE

OREGON CITY, OR



GLADSTONE
HIGH SCHOOL
658 STUDENTS

WEST LINN
HIGH SCHOOL
1,883 STUDENTS

Providence
WILLAMETTE
FALLS HOSPITAL
111 BEDS

GARDINER
MIDDLE SCHOOL

CLACKAMAS
COMMUNITY
COLLEGE
5,555 STUDENTS

OREGON CITY
HIGH SCHOOL
1,970 STUDENTS





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

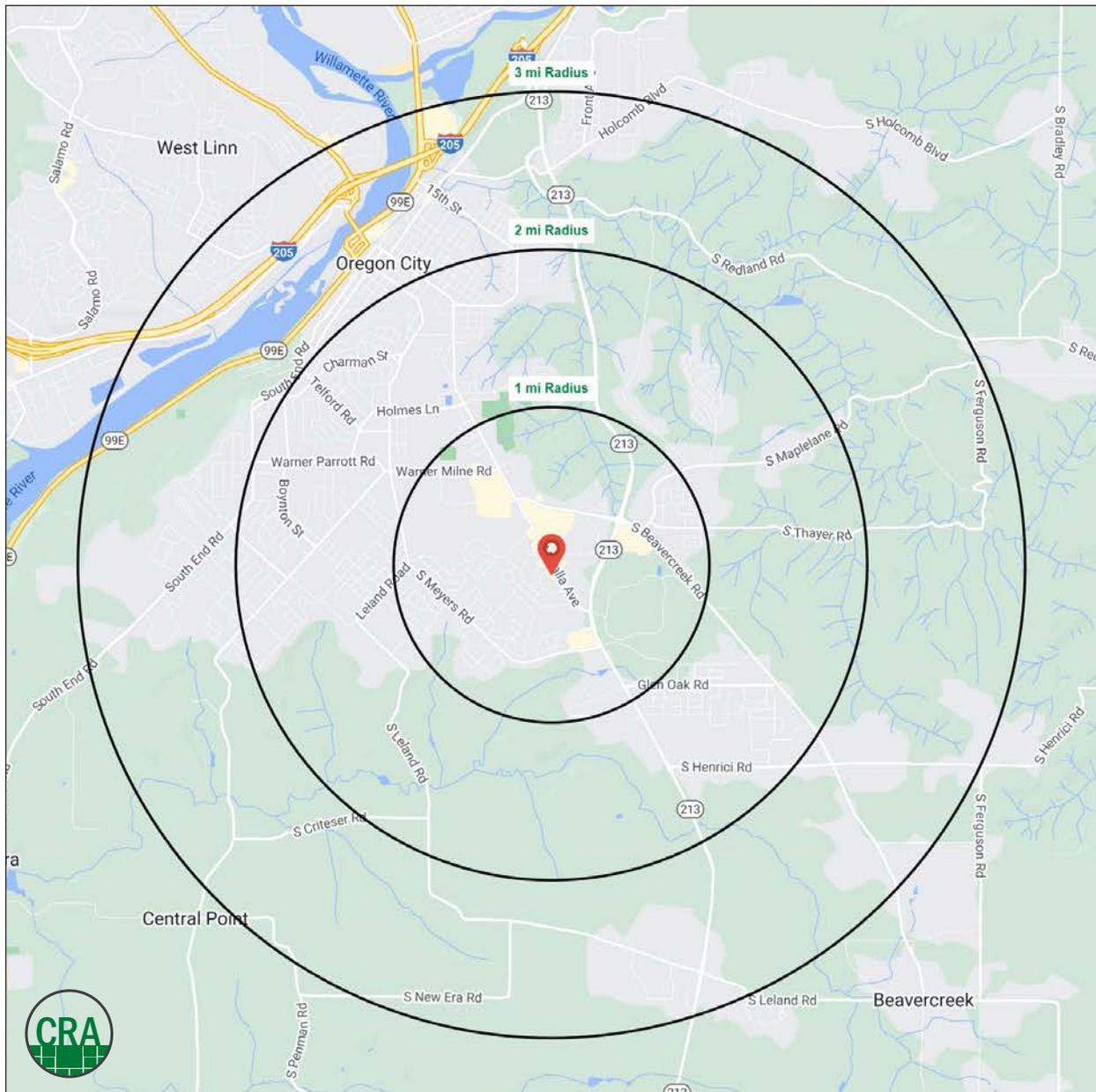
19273 MOLALLA AVE

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			
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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

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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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