

# ENTERTAINMENT/RETAIL DEVELOPMENT



**NEW DEVELOPMENT IN  
PORTLAND, OREGON  
METRO AREA**

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# ENTERTAINMENT/RETAIL DEVELOPMENT

Hwy 213 and Washington St, just off I-205  
Oregon City, Oregon

## AVAILABLE

Anchor, entertainment, restaurant pads and retail shops

## AREA POPULATION

2.47 Million

## TRAFFIC COUNTS

Hwy 213 – 59,330 ADT (18) | I-205 – 120,777 ADT (18)

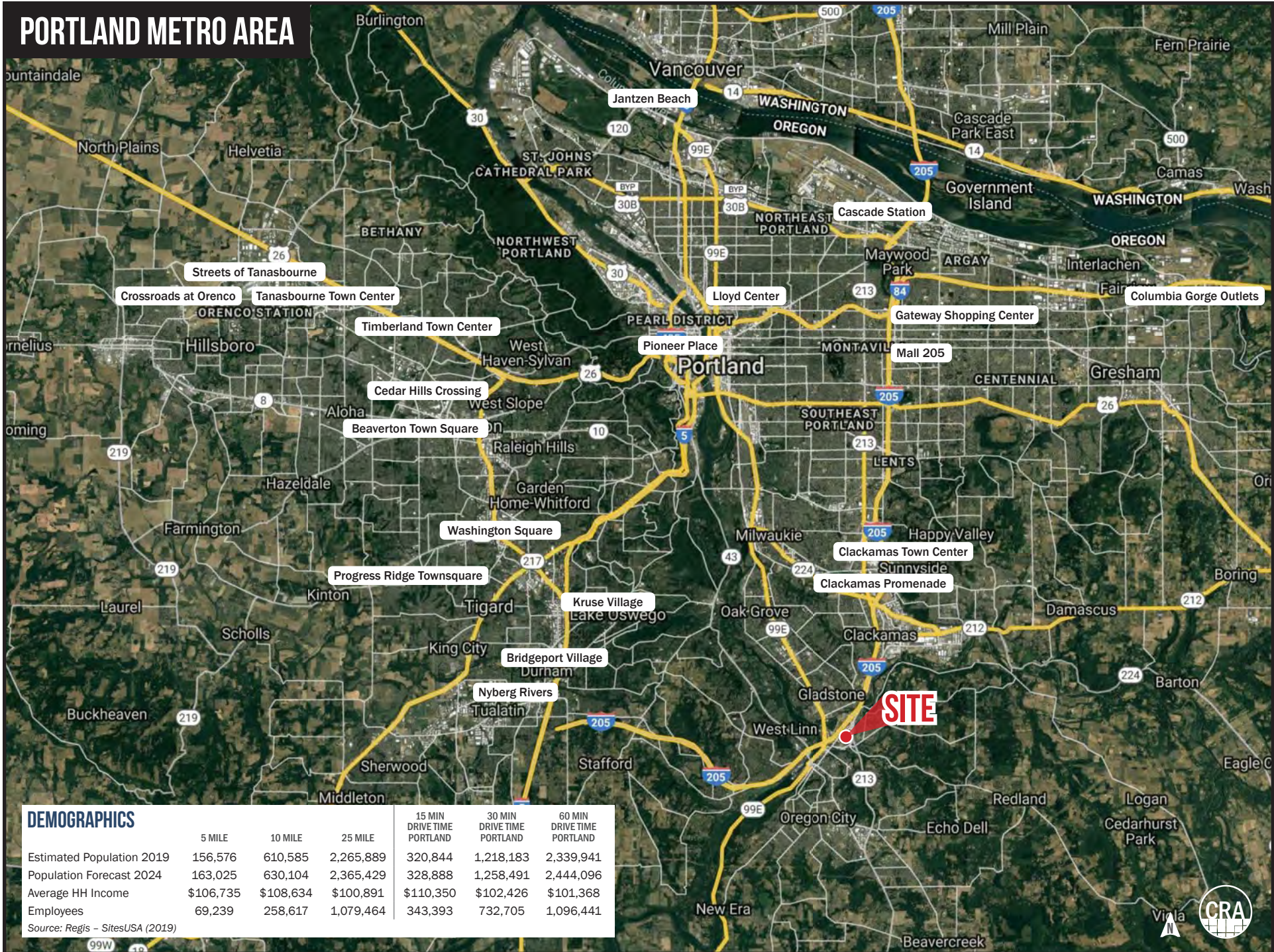
## COMMENTS

- New retail and entertainment development featuring a 100,000 SF year-round, indoor water park.
- High visibility site with access from I-205, Hwy 213 and Hwy 99E.
- Abundant parking with access from multiple thoroughfares.





# PORTLAND METRO AREA



## DEMOGRAPHICS

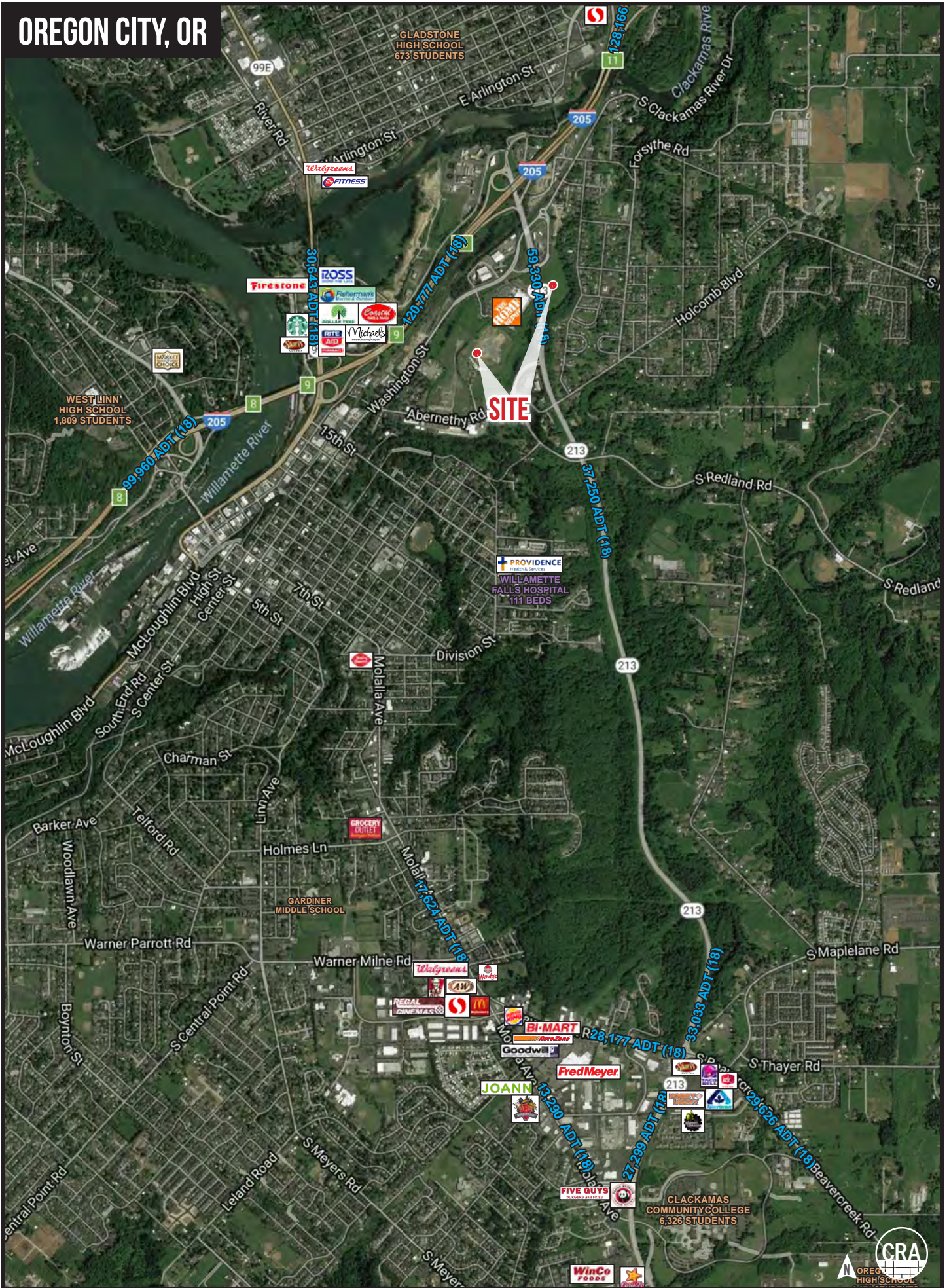
	5 MILE	10 MILE	25 MILE	15 MIN DRIVE TIME PORTLAND	30 MIN DRIVE TIME PORTLAND	60 MIN DRIVE TIME PORTLAND
Estimated Population 2019	156,576	610,585	2,265,889	320,844	1,218,183	2,339,941
Population Forecast 2024	163,025	630,104	2,365,429	328,888	1,258,491	2,444,096
Average HH Income	\$106,735	\$108,634	\$100,891	\$110,350	\$102,426	\$101,368
Employees	69,239	258,617	1,079,464	343,393	732,705	1,096,441

Source: Regis - SitesUSA (2019)





# OREGON CITY, OR





# OREGON CITY, OREGON





# PROPOSED SITE PLAN



SITE DATA	
TOTAL SITE AREA:	65.5 ac
ADDITIONAL SITE:	17.0 ac
TOTAL RETAIL:	632,100 sf
Fitness Center	45,000 sf
Indoor Water Park	80,000 sf
Water Park Support	28,600 sf
Bowl/Cinema	80,000 sf
Hotel (4 levels)	202,000 sf
Retail	175,500 sf
TOTAL PARKING:	2,520 spaces
PARKING RATIO:	4.0/1000 sf



**SUMMIT**  
DEVELOPMENT GROUP

## Oregon City Mixed Use • Entertainment Center

Preliminary Master Plan

February 2020

