

# FOR LEASE

# SOUTHRIDGE SHOPPING CENTER

## OREGON CITY, OREGON



### LOCATION

Molalla Ave & Beaver Creek Rd  
Oregon City, Oregon

### AVAILABLE SPACE

2,000 SF - currently occupied by  
Body Works.  
1,800 SF

### RATE

Call for Details

### TRAFFIC COUNTS

Hwy 213 - 44,012 ADT ('20)  
Beaver Creek Rd - 19,049 ADT ('20)  
Molalla Ave - 21,876 ADT ('20)

### HIGHLIGHTS

- Center is located in the heart of Oregon City and less than ½ mile from Hwy 213.
- Southridge Shopping Center is anchored by Bi-Mart. Other tenants include AutoZone, Burger King, Napa Auto Parts and more.
- Conveniently located across from Fred Meyer, JoAnn's, and the Hilltop Shopping Center anchored by Safeway, Regal Cinemas and Walgreens.
- Close proximity to Clackamas Community College.



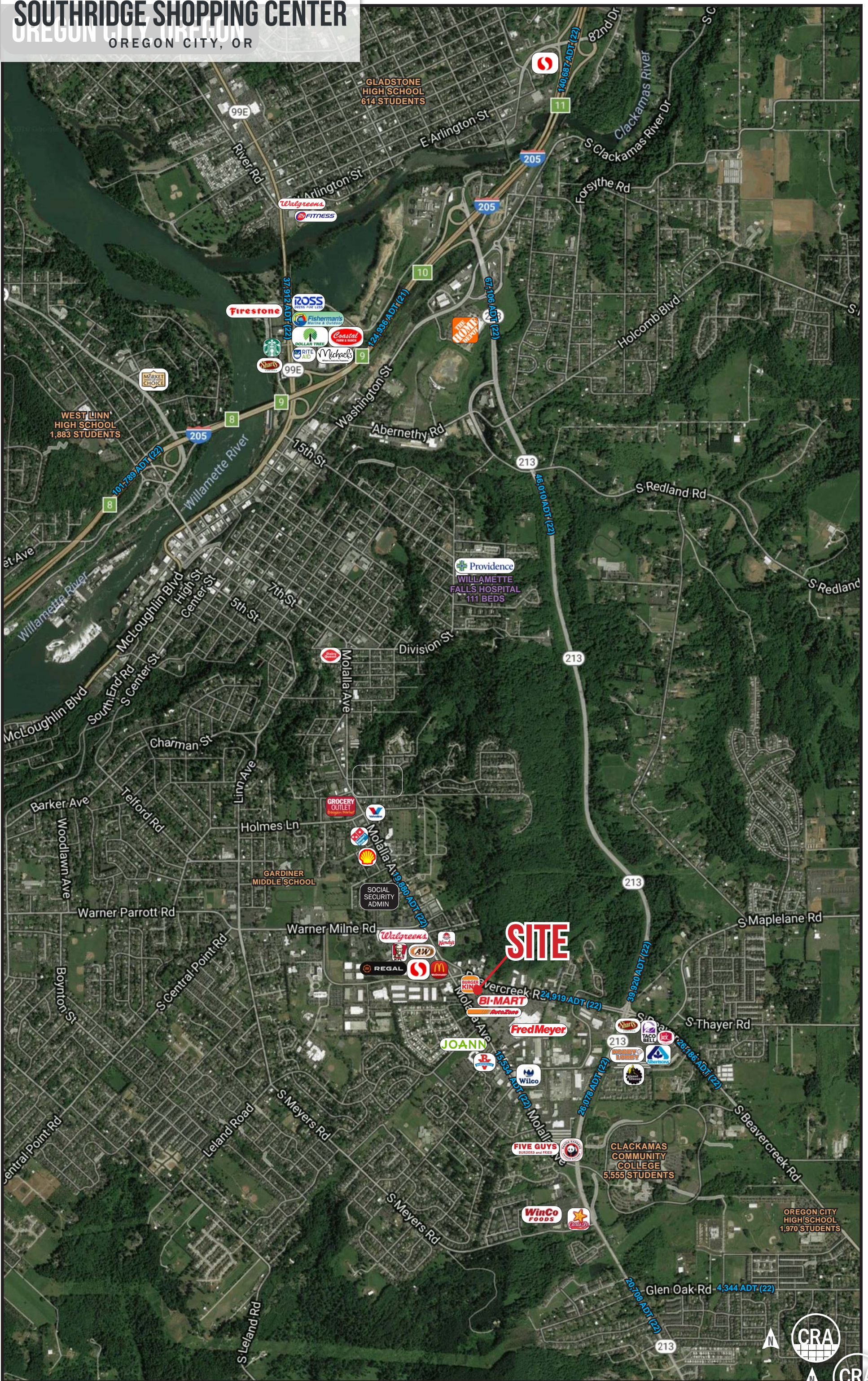
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

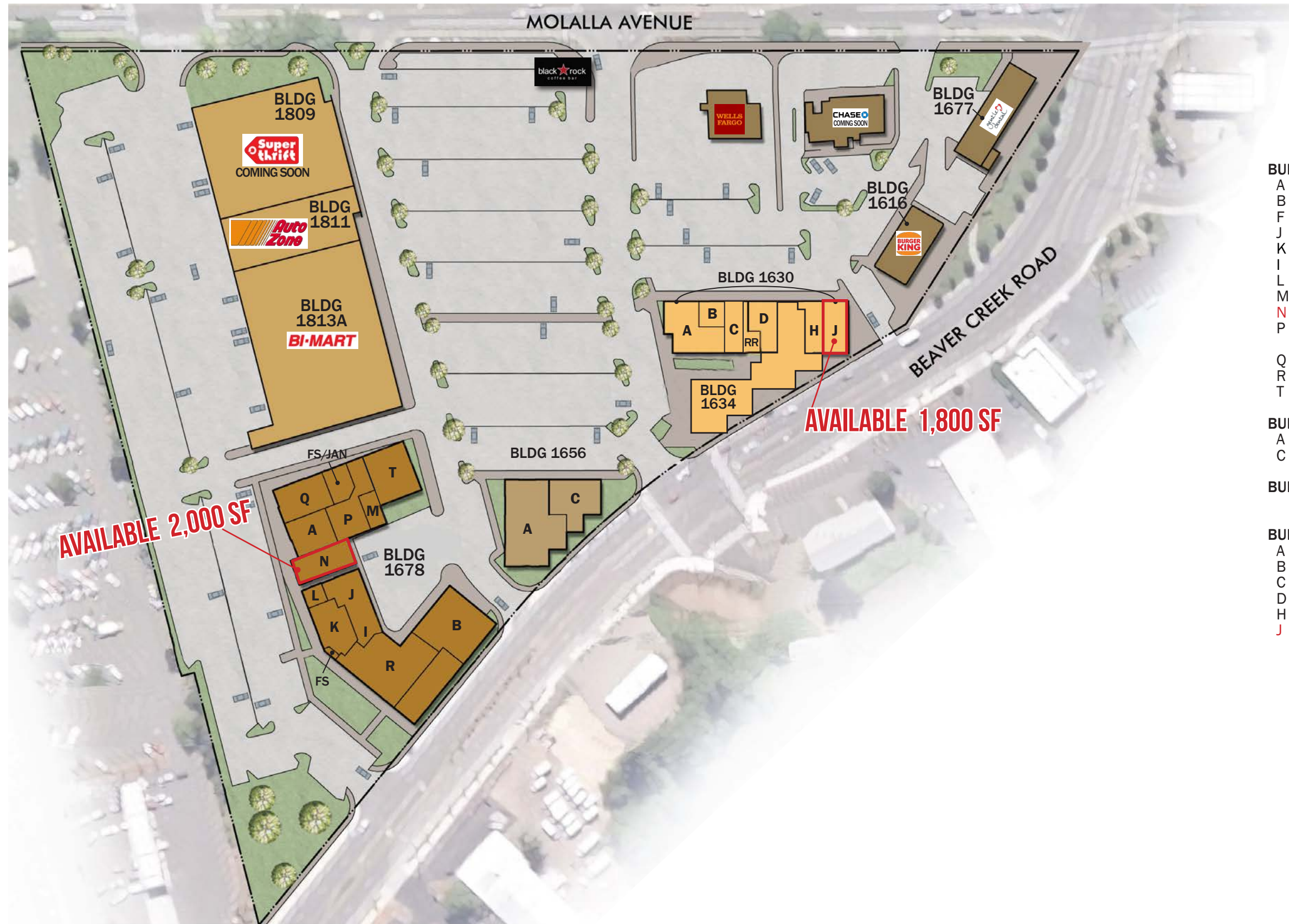
Rob Kimmelman 503.449.2591 | rob@cra-nw.com

503.274.0211  
www.cra-nw.com

# SOUTHRIDGE SHOPPING CENTER

OREGON CITY, OR





- BUILDING 1678**
  - A - DOTTY'S
  - B - MAZATLAN
  - F - HANNAH GRACE
  - J - SALON
  - K - OREGON CITY JIU JITSU
  - I - FAULKNER SKATE
  - L - MOTHER REUSE
  - M - REFLEXOLOGY
  - N - BODY WORKS
  - P - CHURCH
  - FS/JANITORIAL (1,000 SF)
  - Q - LIQUOR STORE
  - R - JIMMY O'S PIZZA
  - T - LAURIE'S BOOKS
- BUILDING 1656**
  - A - WILD HARE SALOON & CAFÉ
  - C - GEEKS & GAMES
- BUILDING 1634**
  - NAPA AUTO PARTS
- BUILDING 1630**
  - A - PHYSICAL THERAPY
  - B - JACKSON HEWITT
  - C - OH MY GELATI
  - D - OH! TERIYAKI
  - H - NAILS
  - J - CASH CONNECTION



# SOUTHRIDGE SHOPPING CENTER

## DEMOGRAPHIC SUMMARY

OREGON CITY, OR

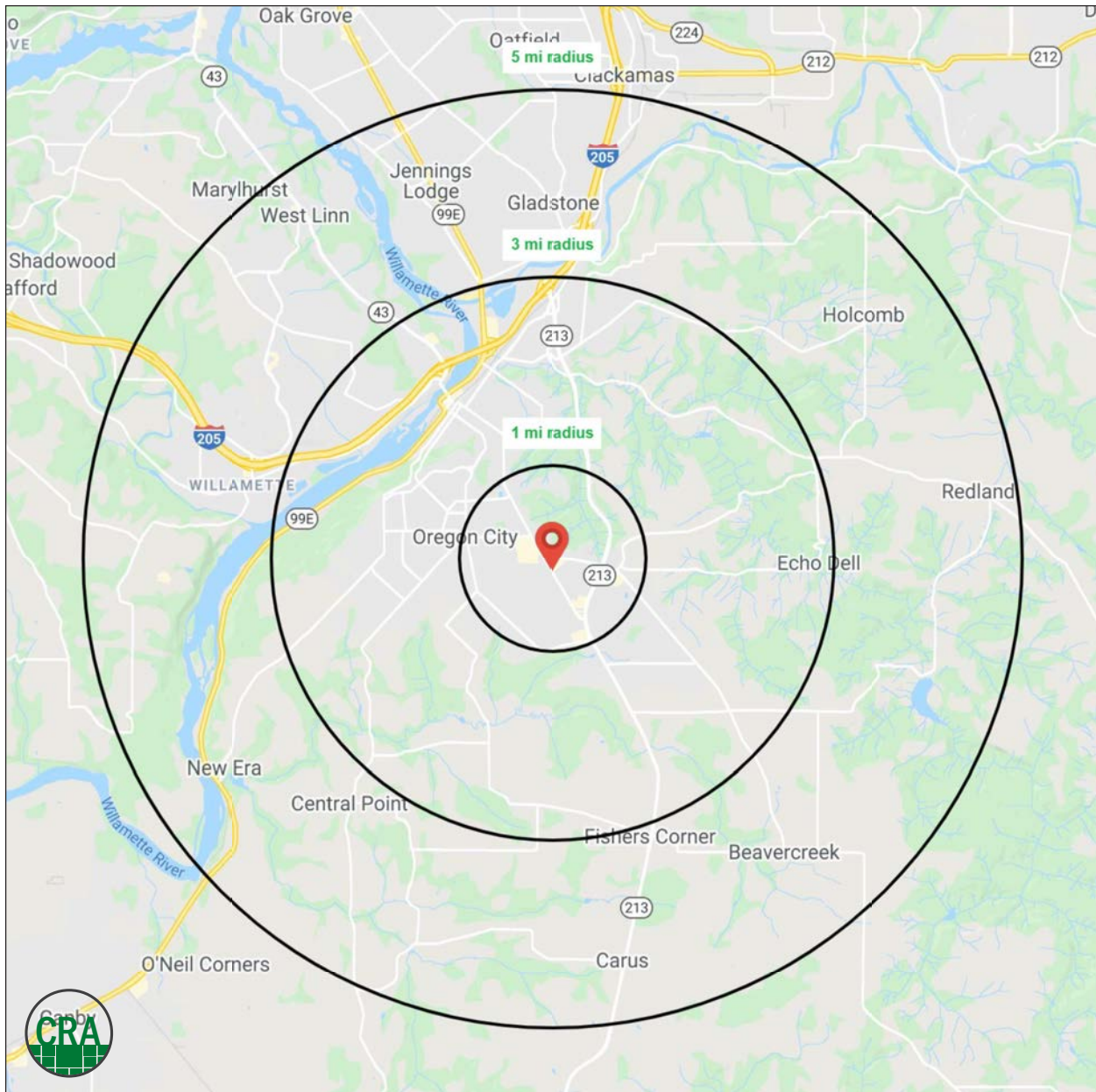
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	11,692	49,320	105,420
Projected Population 2026	11,885	50,827	108,150
Average HH Income 2021	\$82,464	\$103,964	\$111,827
Projected HH Income 2026	\$91,820	\$116,168	\$126,401
Median Age	37.1	39.1	40.8
Total Businesses	744	2,369	4,895

### 49,320

Estimated 2021 Population  
3 MILE RADIUS

### \$103,964

Average Household Income  
3 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3328/-122.586

RS1

## Southridge Shopping Center

Oregon City, OR 97045

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2021 Estimated Population	11,692	49,320	105,420
	2026 Projected Population	11,885	50,827	108,150
	2010 Census Population	11,184	43,985	95,787
	2000 Census Population	9,753	38,233	86,285
	Projected Annual Growth 2021 to 2026	0.3%	0.6%	0.5%
	Historical Annual Growth 2000 to 2021	0.9%	1.4%	1.1%
<b>HOUSEHOLDS</b>	2021 Median Age	37.1	39.1	40.8
	2021 Estimated Households	4,405	18,634	40,575
	2026 Projected Households	4,584	19,649	42,618
	2010 Census Households	4,162	16,523	36,628
	2000 Census Households	3,523	13,939	31,830
	Projected Annual Growth 2021 to 2026	0.8%	1.1%	1.0%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2021	1.2%	1.6%	1.3%
	2021 Estimated White	87.6%	89.0%	88.2%
	2021 Estimated Black or African American	1.2%	1.1%	1.1%
	2021 Estimated Asian or Pacific Islander	2.9%	3.1%	3.4%
	2021 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
	2021 Estimated Other Races	7.4%	6.1%	6.4%
<b>INCOME</b>	2021 Estimated Hispanic	9.2%	7.3%	7.5%
	2021 Estimated Average Household Income	\$82,464	\$103,964	\$111,827
	2021 Estimated Median Household Income	\$74,986	\$87,160	\$90,112
<b>EDUCATION (AGE 25+)</b>	2021 Estimated Per Capita Income	\$31,843	\$39,512	\$43,186
	2021 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.1%	1.9%
	2021 Estimated Some High School (Grade Level 9 to 11)	5.8%	4.6%	4.0%
	2021 Estimated High School Graduate	28.9%	24.7%	21.9%
	2021 Estimated Some College	28.8%	26.8%	25.2%
	2021 Estimated Associates Degree Only	12.3%	11.9%	10.8%
	2021 Estimated Bachelors Degree Only	15.3%	21.0%	24.4%
<b>BUSINESS</b>	2021 Estimated Graduate Degree	5.9%	8.9%	11.8%
	2021 Estimated Total Businesses	744	2,369	4,895
	2021 Estimated Total Employees	7,378	17,426	32,118
	2021 Estimated Employee Population per Business	9.9	7.4	6.6
	2021 Estimated Residential Population per Business	15.7	20.8	21.5

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:*

**ROB KIMMELMAN** 503.449.2591 | rob@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.