

RETAIL at FRED MEYER – OREGON CITY

1839 MOLALLA AVENUE, OREGON CITY, OR 97045



About The Property

- Fred Meyer Anchored Retail
- Located in the heart of Oregon City
- Abundant Parking

RETAIL SPACE NEXT TO FRED MEYER AVAILABLE FOR LEASE

Alex MacLean
503-595-7563
Alex@cra-nw.com

Joe Casey
541-908-1708
Joe@cra-nw.com

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COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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Property Description

- **Available Square Footage**
Unit #7 – 1,453 SF
Unit #9 – 1,010 SF
- **Lease Rate**
Call Broker for Details
- **Zoning**
C – General Commercial

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LLC

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Center Details

| UNIT | TENANT | SQ. FT |
|-----------|----------------------|-----------------|
| 03 | Starbucks | 1,300 SF |
| 05 | Olive & Shea | 576 SF |
| 06 | Baskin Robbins | 945 SF |
| 07 | AVAILABLE | 1,453 SF |
| 08 | Crystal Nails | 450 SF |
| 09 | AVAILABLE | 1,010 SF |
| 10 | Bank of America | 27,362 SF |
| 11 | Vista Optical | 467 SF |
| 12 | Chase Bank | 1,221 SF |
| 13 | Oregon City Car Wash | 22,440 SF |

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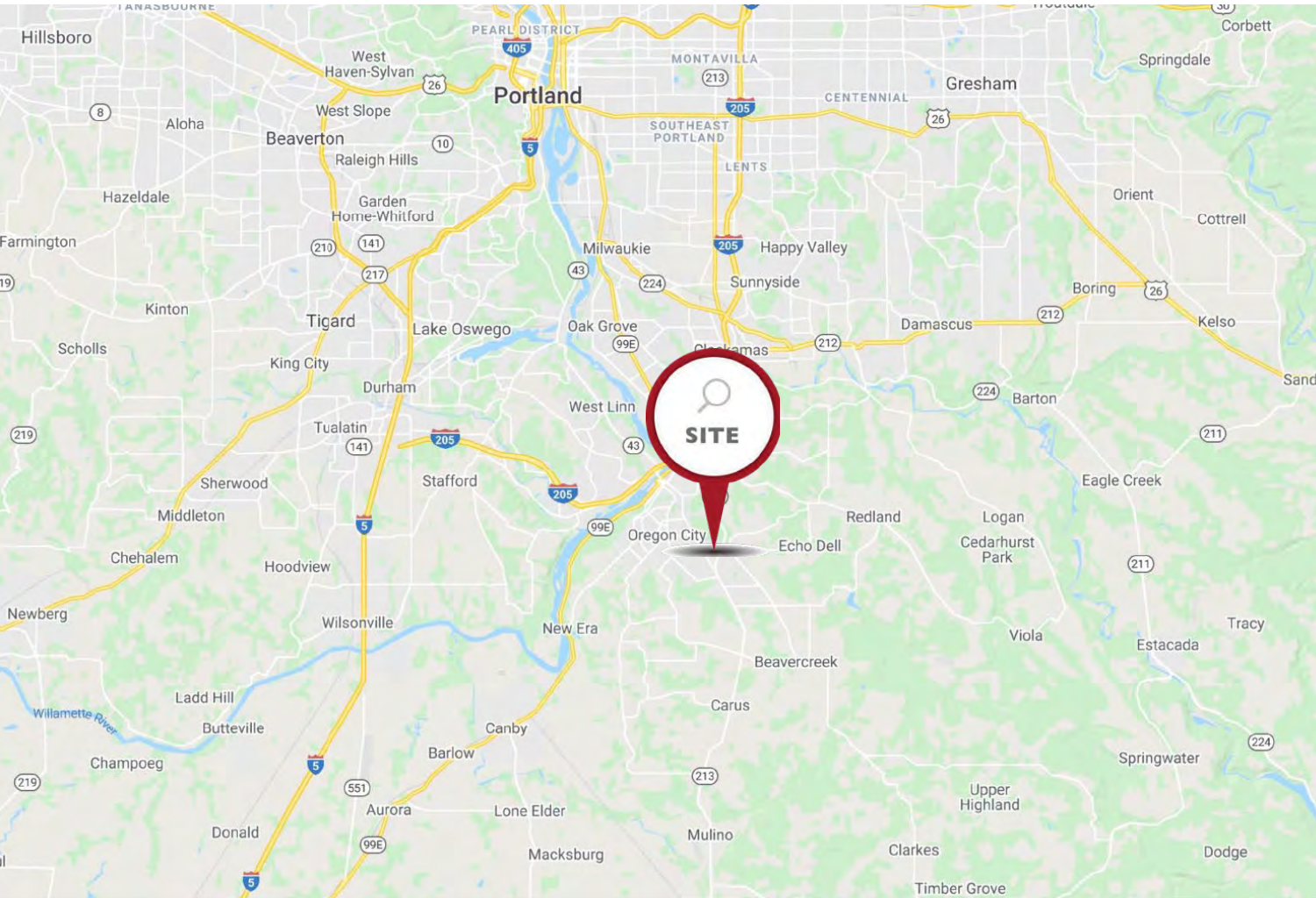
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2025 Demographics

| POPULATION | | | |
|--------------------|----------|-----------|-----------|
| | 1 Mile | 3 Miles | 5 Miles |
| | 10,256 | 48,089 | 101,015 |
| MEDIAN AGE | | | |
| | 1 Mile | 3 Miles | 5 Miles |
| | 38.3 | 40.6 | 41.8 |
| COLLEGE EDUCATION | | | |
| | 1 Mile | 3 Miles | 5 Miles |
| | 29.8% | 35.3% | 40.5% |
| MEDIAN HH INCOME | | | |
| | 1 Mile | 3 Miles | 5 Miles |
| | \$88,739 | \$103,083 | \$108,569 |
| DAYTIME POPULATION | | | |
| | 1 Mile | 3 Miles | 5 Miles |
| | 10,050 | 31,816 | 64,517 |

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