

DO NOT DISTURB TENANT

— FOR LEASE —

# JOANN FABRICS

## DESIRABLE OREGON CITY LOCATION



### LOCATION

1842 Molalla Ave  
Oregon City OR 97045

### AVAILABLE SPACE

- 20,000 SF Ground Floor  
+ 104 SF 2nd Level Office

### RATE

Call for Details

### TRAFFIC COUNTS

Molalla Ave – 15,633 ADT ('25)  
HWY 213 – 40,738 ADT ('25)

### HIGHLIGHTS

- Opportunity located at the signalized corner of Clairmont Avenue and Molalla Ave.
- Area retailers include Fred Meyer, Bi-Mart, Safeway, Walgreens, Chase Bank, and many more.
- Freestanding sign located on signalized corner.



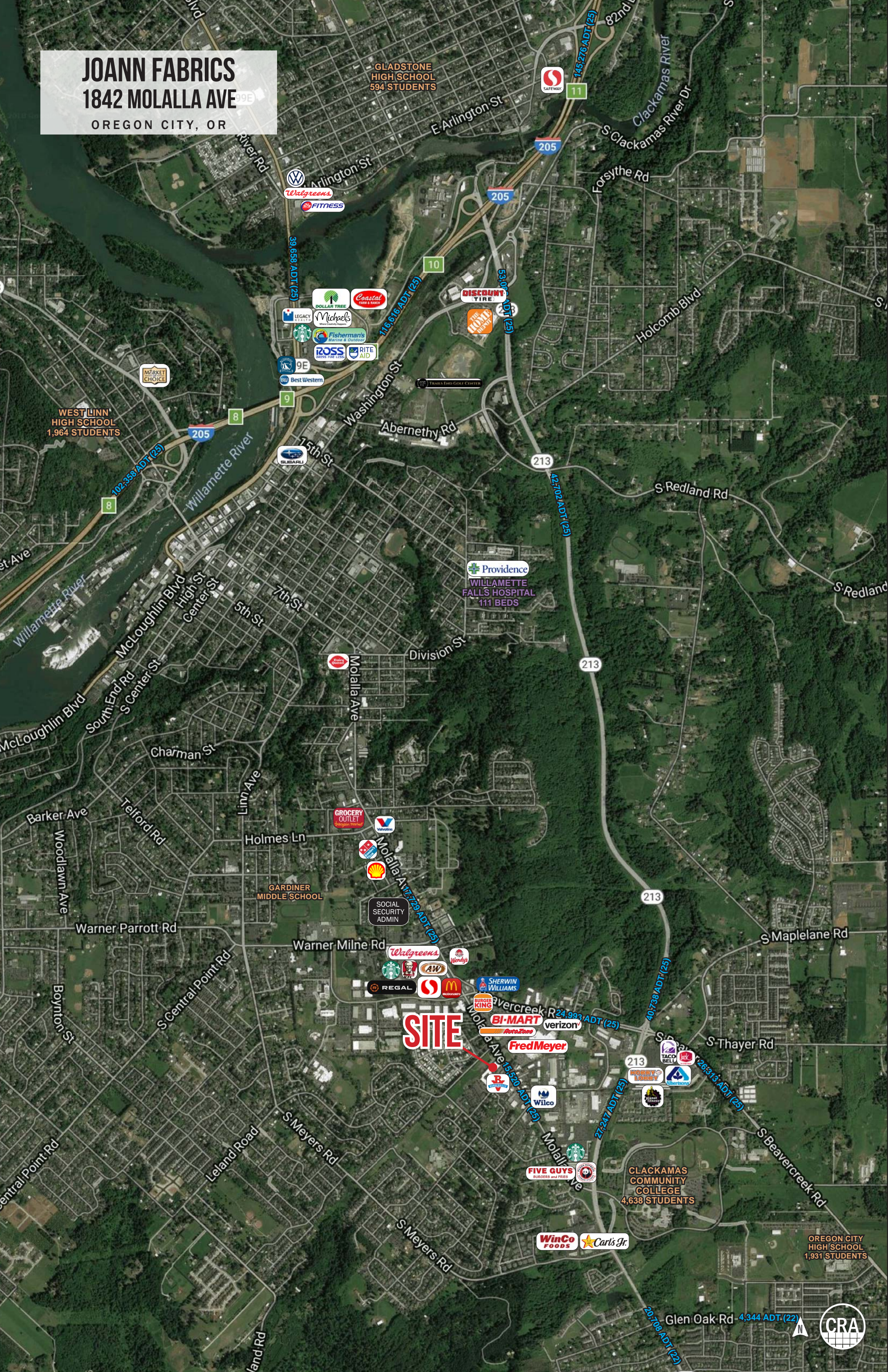
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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503.274.0211  
[www.cra-nw.com](http://www.cra-nw.com)



JOANN FABRICS  
1842 MOLALLA AVE  
OREGON CITY, OR



GLADSTONE  
HIGH SCHOOL  
594 STUDENTS

WEST LINN  
HIGH SCHOOL  
1,964 STUDENTS

DISCOUNT  
TIRE

Providence  
WILLAMETTE  
FALLS HOSPITAL  
111 BEDS

GROcery  
OUTLET

SITE

CLACKAMAS  
COMMUNITY  
COLLEGE  
4,638 STUDENTS

OREGON CITY  
HIGH SCHOOL  
1,931 STUDENTS





**JOANN FABRICS**  
**1842 MOLALLA AVE**  
OREGON CITY, OR



**SITE**

Warner Milne Rd

Molalla Ave

40,738 ADT (25)

24,993 ADT (25)

213

27,247 ADT (25)

S Beaver Creek Rd

Bugatti's

Walgreens

Wendy's

MURPHY'S

KFC

HILLTOP MALL

KeyBank

McDonald's

REGAL

SAFeway

usbank

TEXACO

SHERWIN WILLIAMS

Tires LES SCHWAB

gentle dental

BURGER KING

NAPA

CHASE

THE WILD HARE SALOON & CAFE

WELLS FARGO

DON CHICO'S

black rock

BI-MART

Auto Zone

Fred Meyer

The UPS Store

verizon

BR BASKIN-ROBBINS

Fred Meyer

vista OPTICAL

Starbucks

CLEANERS NAILS

Bank of America

Bank of America

SUBWAY

Wilco

O'Reilly AUTO PARTS

CITIZENS BANK

Big Lots

Hive

jiffy lube

BottleDrop

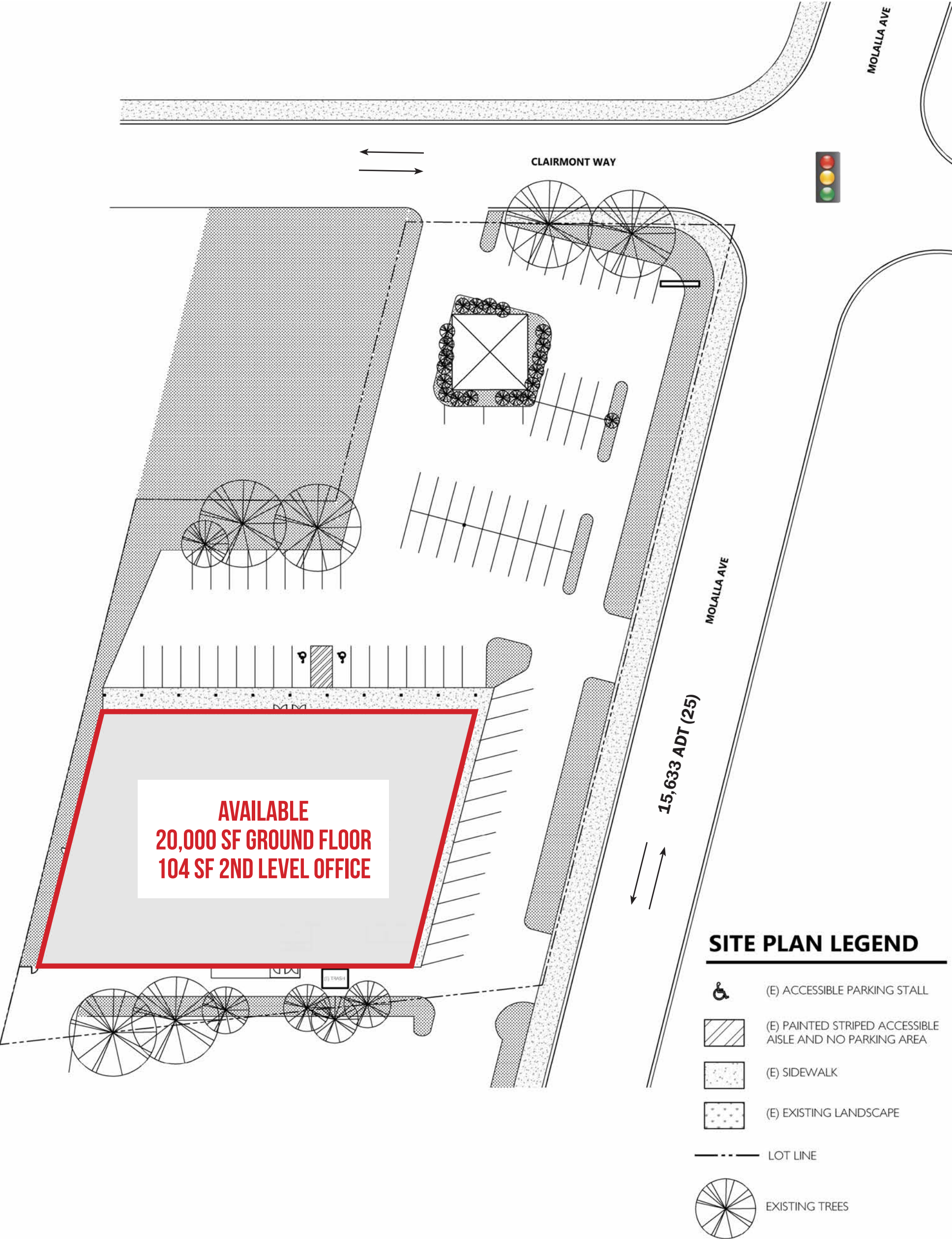
TACO BELL

planet fitness

HOBBY LOBBY

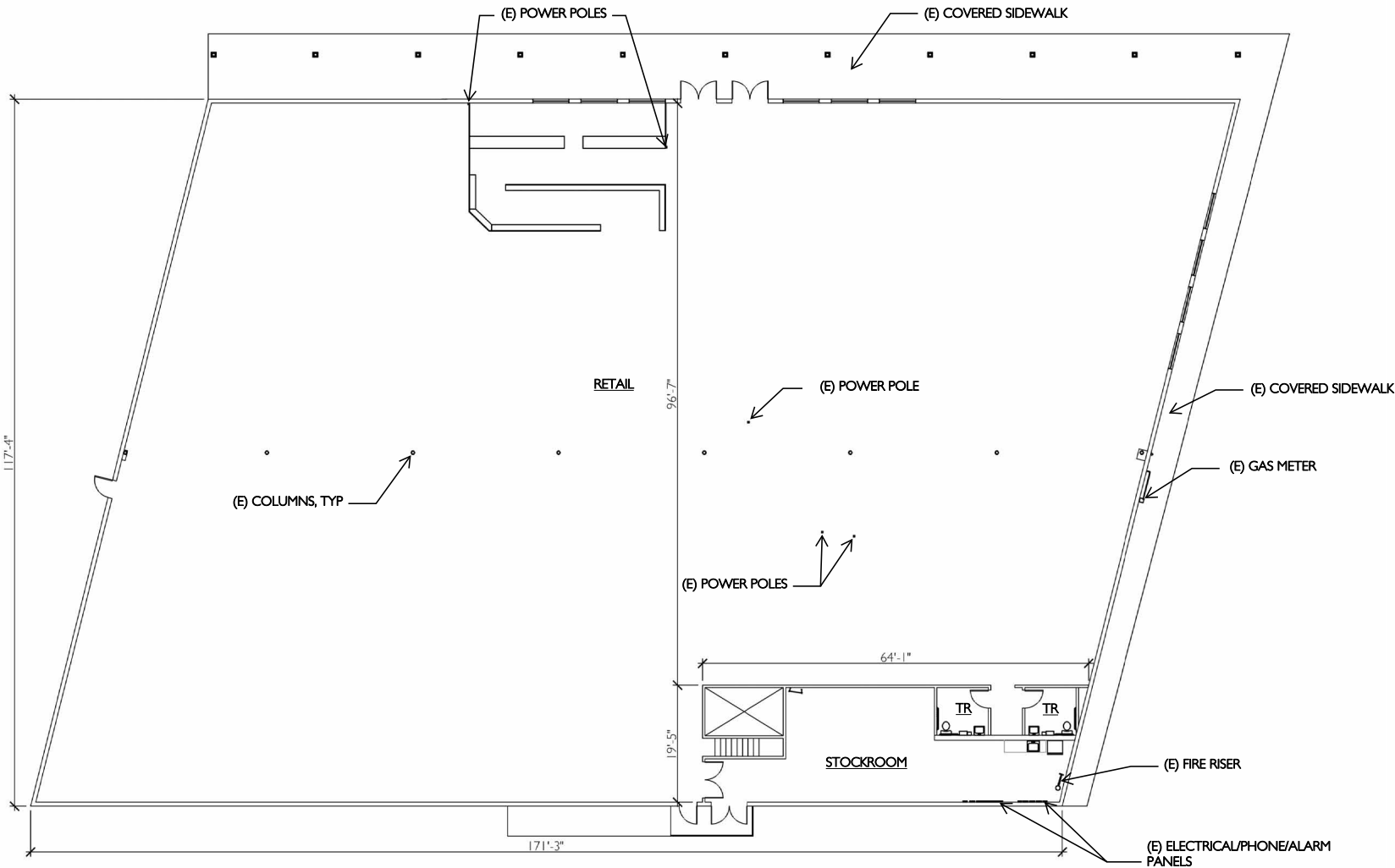
Abby's



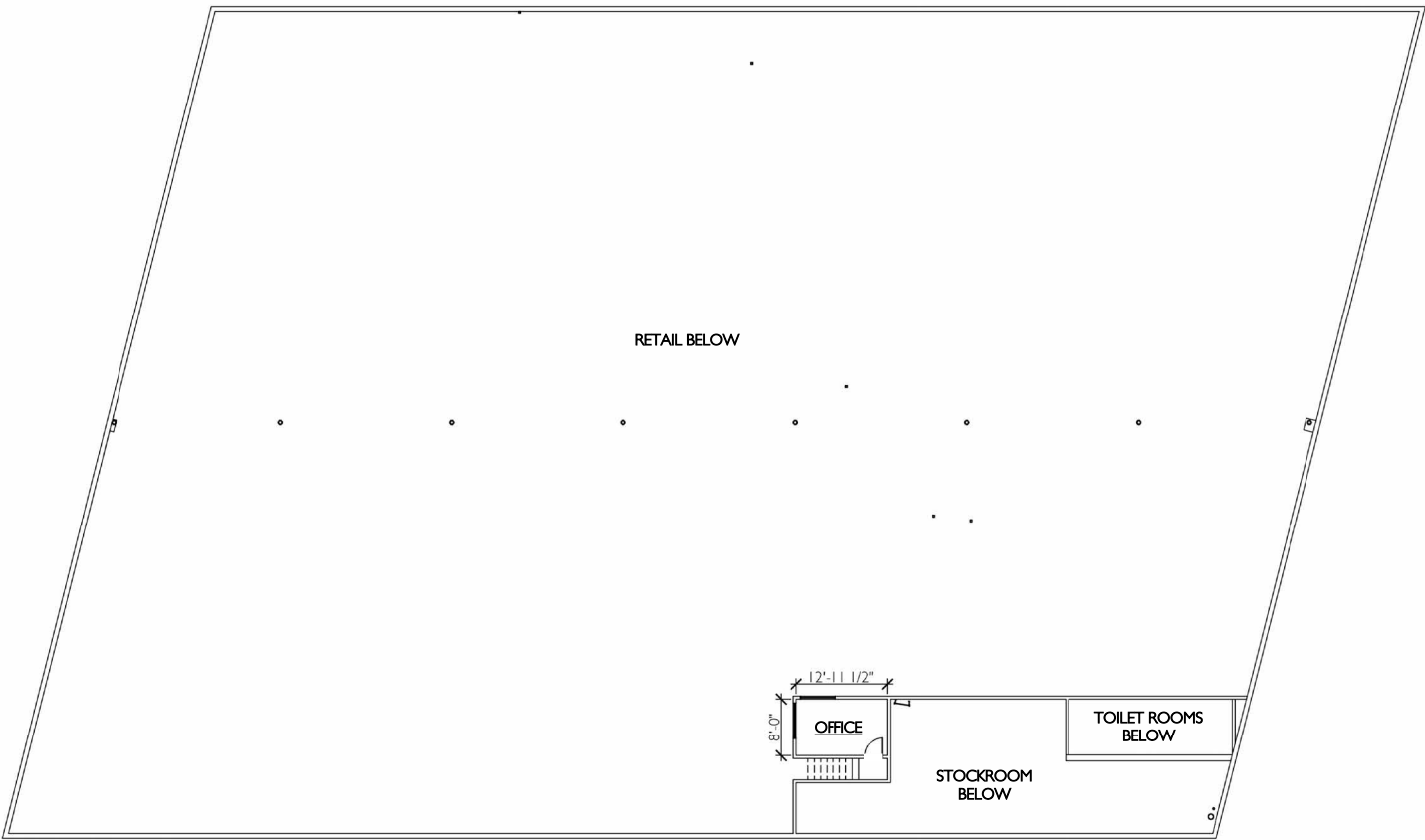


The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

FIRST FLOOR



SECOND FLOOR





DEMOGRAPHIC SUMMARY

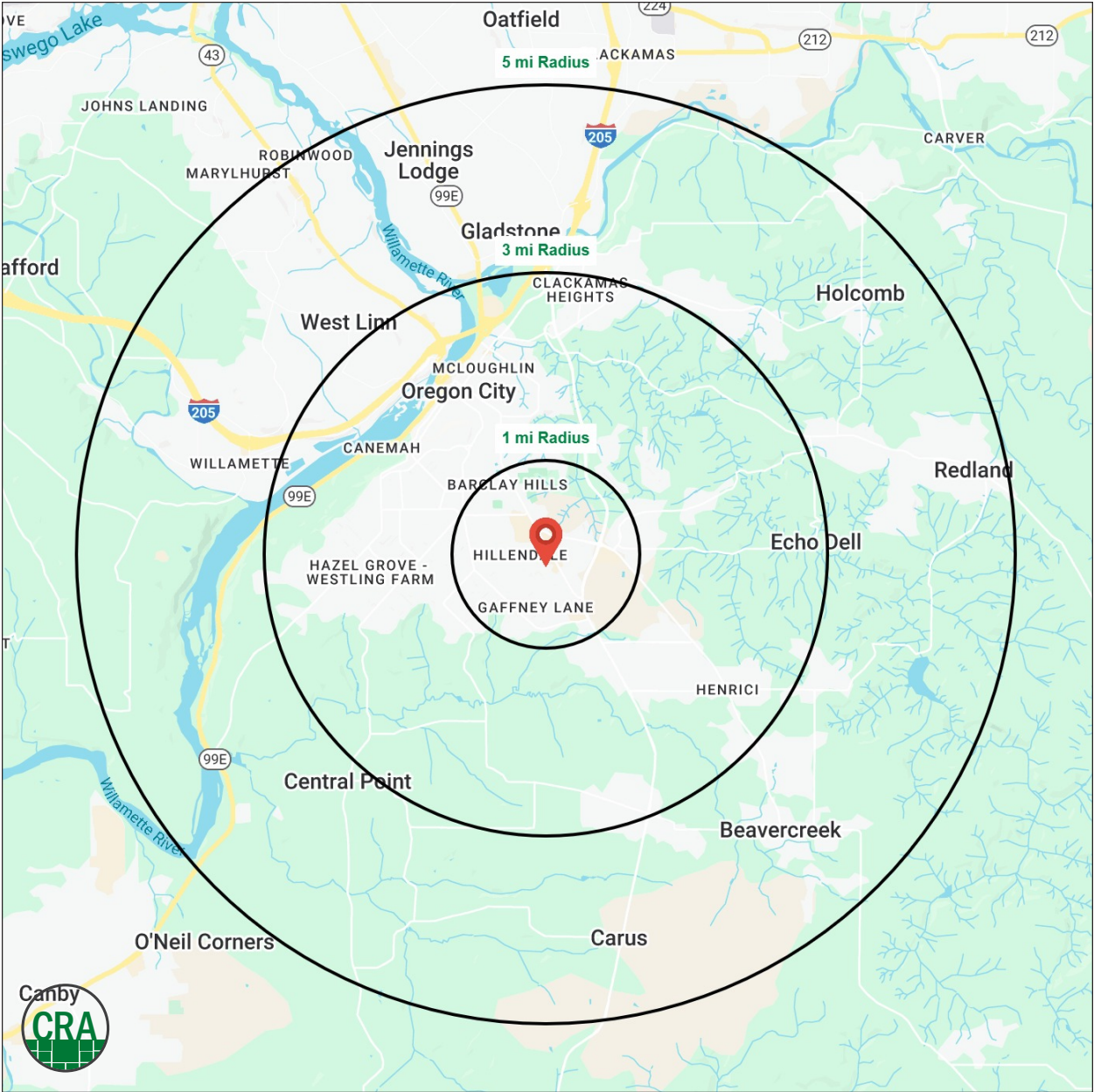
Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	10,698	46,593	99,603
Estimated Households 2024	4,056	17,726	38,513
Average HH Income 2024	\$115,317	\$129,227	\$142,523
Projected HH Income 2029	\$120,339	\$135,283	\$149,904
Median Age	38.0	40.5	41.9
Total Businesses	731	2,356	5,003

46,593

Estimated 2024 Population  
3 MILE RADIUS

\$129,227

Average Household Income  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3301/-122.5862

1842 Molalla Ave Oregon City, OR 97045	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	10,698	46,593	99,603
2029 Projected Population	10,498	45,912	97,995
2020 Census Population	10,686	47,147	101,467
2010 Census Population	10,178	42,455	92,802
Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.4%	0.7%	0.5%
2024 Median Age	38.0	40.5	41.9
<b>Households</b>			
2024 Estimated Households	4,056	17,726	38,513
2029 Projected Households	4,011	17,593	38,168
2020 Census Households	3,971	17,551	38,164
2010 Census Households	3,772	15,980	35,410
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2024	0.5%	0.8%	0.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	82.1%	84.1%	83.6%
2024 Estimated Black or African American	1.9%	1.3%	1.4%
2024 Estimated Asian or Pacific Islander	3.7%	3.7%	4.4%
2024 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2024 Estimated Other Races	11.5%	10.2%	10.0%
2024 Estimated Hispanic	10.9%	9.4%	9.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$115,317	\$129,227	\$142,523
2024 Estimated Median Household Income	\$93,362	\$102,968	\$109,250
2024 Estimated Per Capita Income	\$43,899	\$49,292	\$55,235
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.6%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.7%	3.5%
2024 Estimated High School Graduate	31.9%	25.3%	21.6%
2024 Estimated Some College	22.8%	24.3%	23.2%
2024 Estimated Associates Degree Only	10.4%	9.8%	9.4%
2024 Estimated Bachelors Degree Only	21.8%	25.2%	28.2%
2024 Estimated Graduate Degree	7.7%	10.0%	12.6%
<b>Business</b>			
2024 Estimated Total Businesses	731	2,356	5,003
2024 Estimated Total Employees	6,926	16,243	30,602
2024 Estimated Employee Population per Business	9.5	6.9	6.1
2024 Estimated Residential Population per Business	14.6	19.8	19.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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REALTY ADVISORS  
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