

MOLALLA RETAIL PAD

FOR SALE OR LEASE | MOLALLA, OREGON



LOCATION

W Main St/OR-211, Molalla, OR 97038

AVAILABLE SPACE

2,385 SF | 0.81 AC

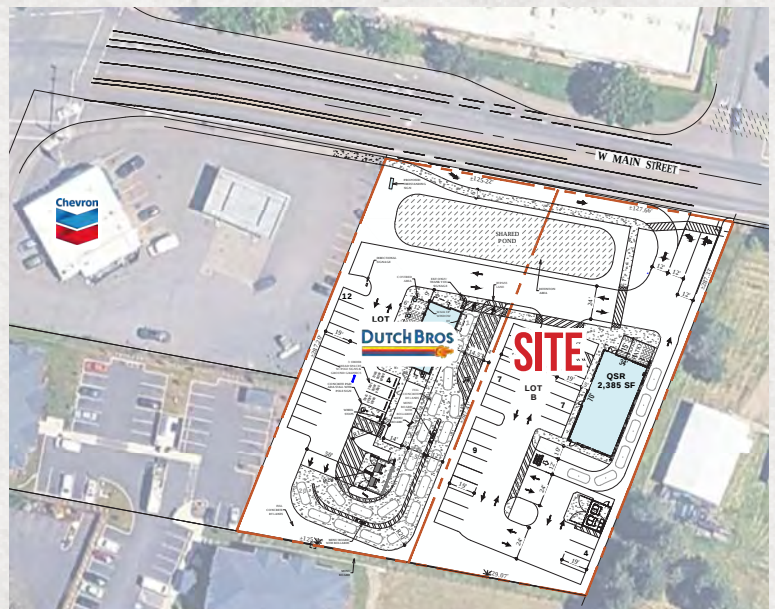
PRICING

Available for sale, BTS, or GL. Call for pricing.

TRAFFIC COUNTS

Hwy 211/Main St - 5,013 ADT ('25)

Hwy 213 - 117,332 ADT ('25)



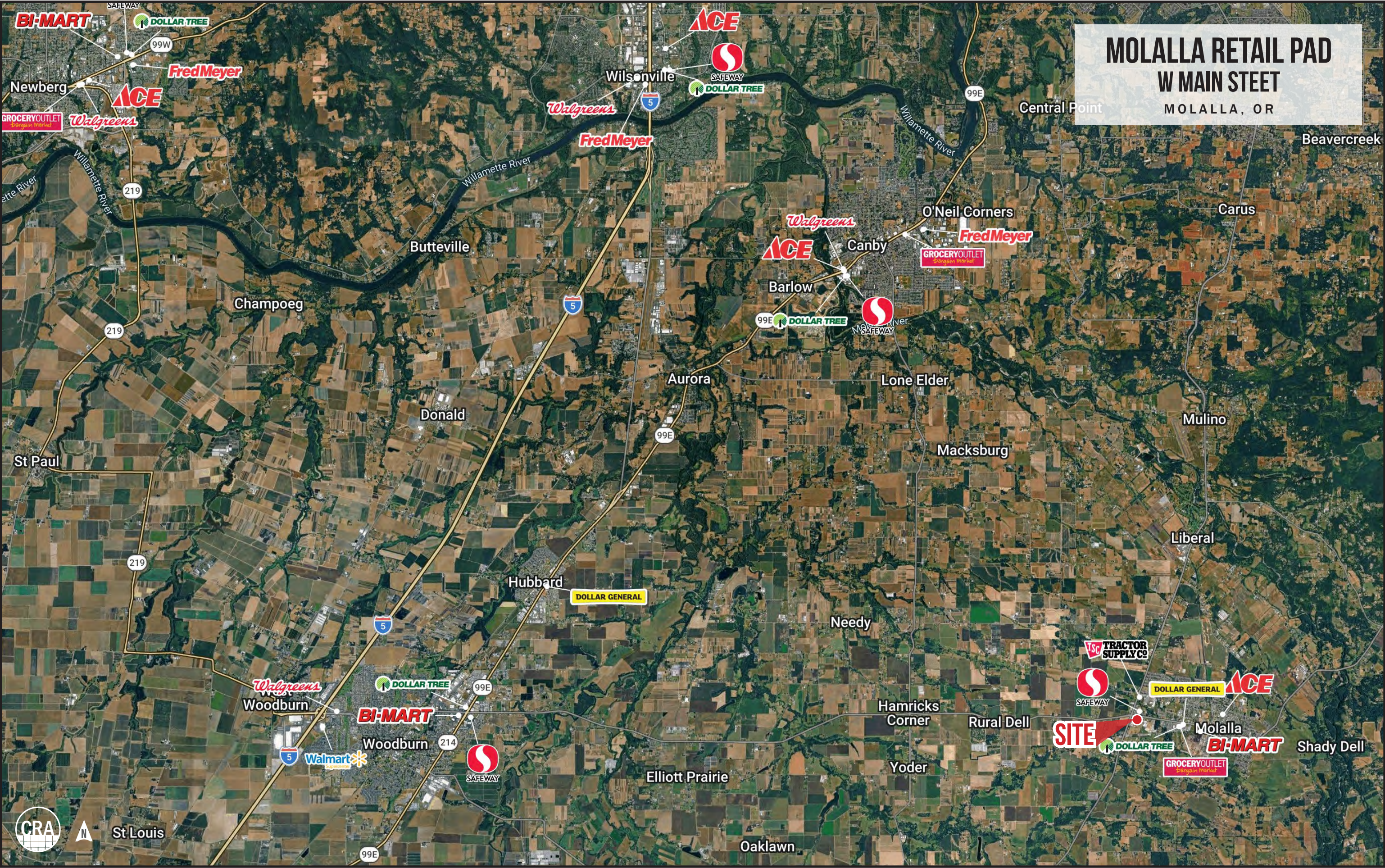
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211
www.cra-nw.com

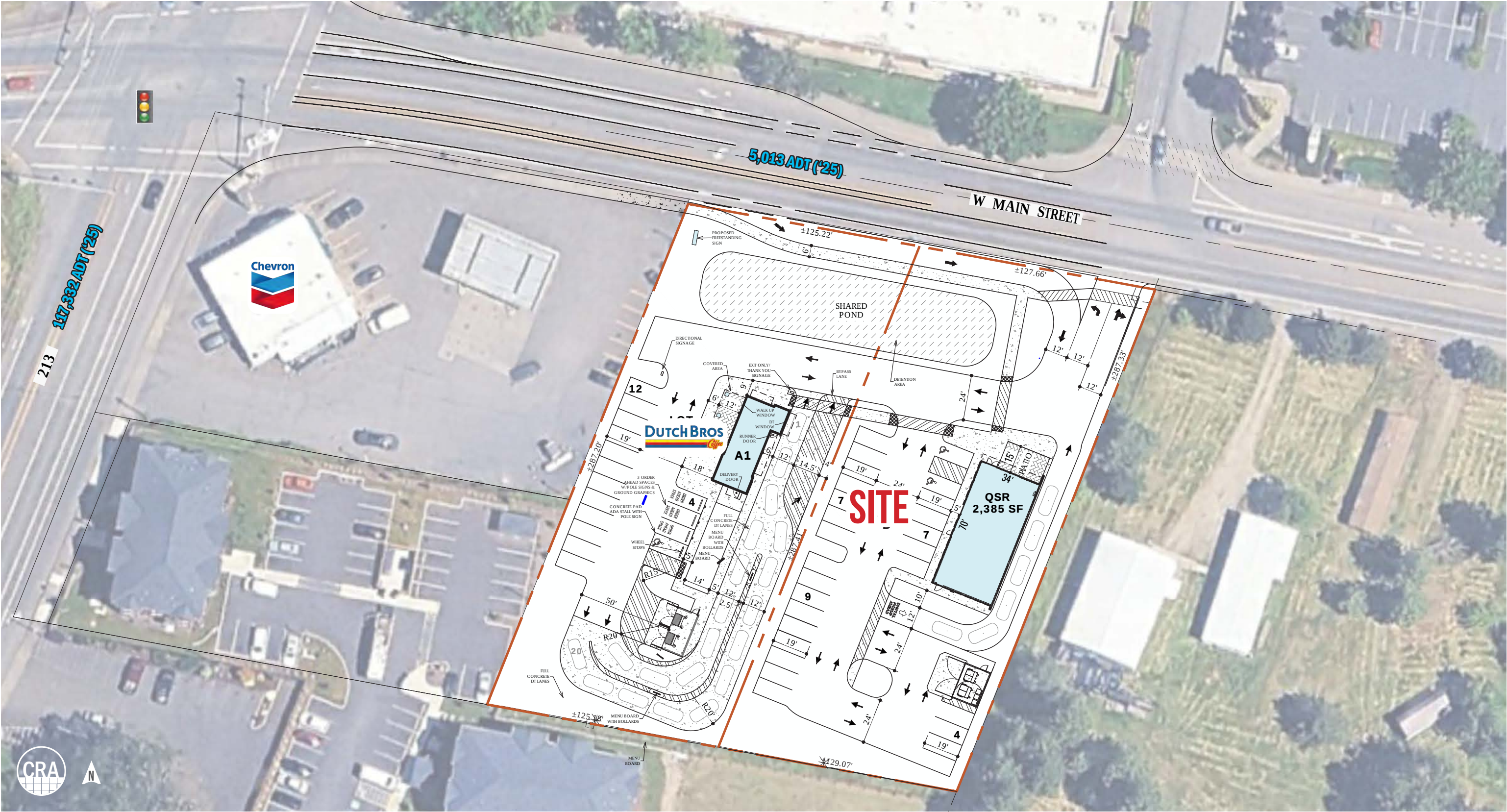
**MOLALLA RETAIL PAD
W MAIN STEET**
MOLALLA, OR

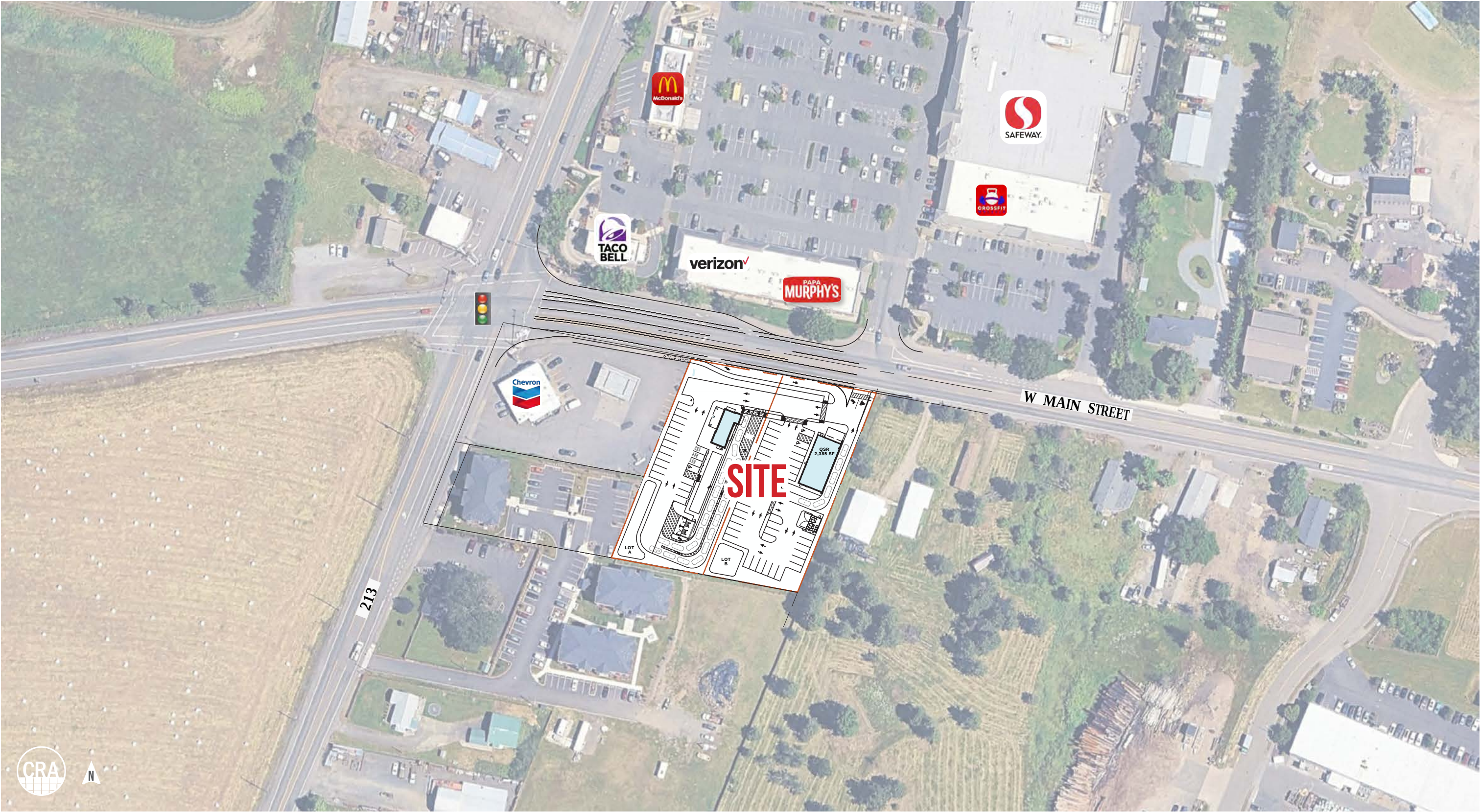




**MOLALLA RETAIL PAD
W MAIN STEET**
MOLALLA, OR







MOLALLA RETAIL PAD W MAIN ST MOLALLA, OR

DEMOGRAPHIC SUMMARY

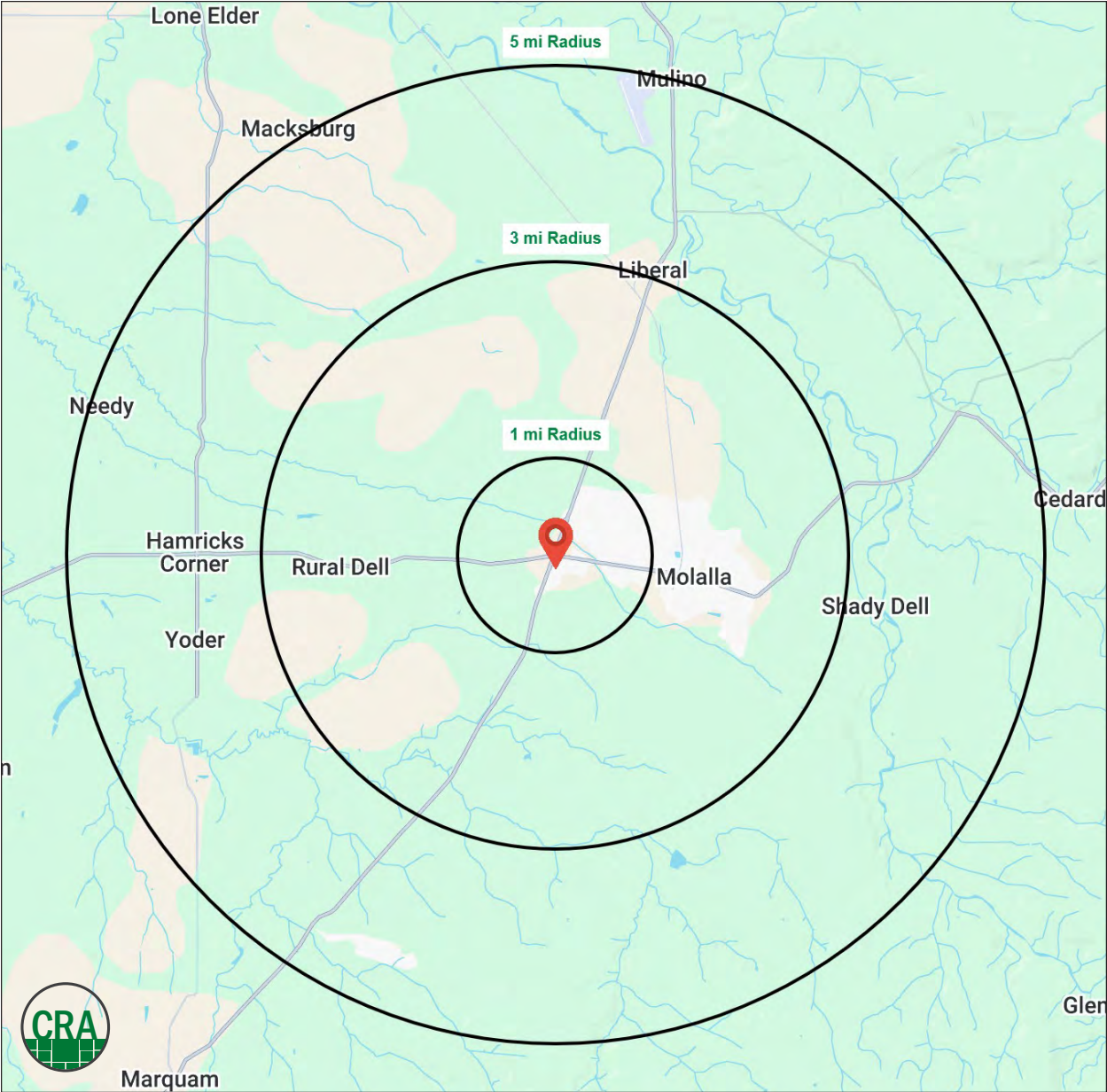
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	4,778	12,504	17,343
Estimated Households	1,738	4,573	6,350
Average HH Income	\$132,644	\$119,350	\$122,884
Median HH Income	\$70,570	\$86,641	\$96,178
Daytime Demographics 16+	2,445	7,327	10,007
Some College or Higher	75.1%	72.4%	74.4%

\$115,834

Average Household Income
1 MILE RADIUS

37.8

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.1504/-122.6062

12700 OR-211 Molalla, OR 97038	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	4,778	12,504	17,343
2031 Projected Population	4,811	12,538	17,287
2020 Census Population	4,413	12,433	17,357
2010 Census Population	3,533	10,622	15,354
Projected Annual Growth 2026 to 2031	0.1%	-	-
Historical Annual Growth 2010 to 2026	2.2%	1.1%	0.8%
2026 Median Age	36.0	37.3	39.8
Households			
2026 Estimated Households	1,738	4,573	6,350
2031 Projected Households	1,766	4,619	6,377
2020 Census Households	1,520	4,353	6,079
2010 Census Households	1,232	3,764	5,455
Projected Annual Growth 2026 to 2031	0.3%	0.2%	-
Historical Annual Growth 2010 to 2026	2.6%	1.3%	1.0%
Race and Ethnicity			
2026 Estimated White	81.0%	82.0%	83.3%
2026 Estimated Black or African American	1.2%	1.0%	0.9%
2026 Estimated Asian or Pacific Islander	3.3%	2.9%	2.7%
2026 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2026 Estimated Other Races	13.9%	13.4%	12.4%
2026 Estimated Hispanic	14.1%	13.4%	12.1%
Income			
2026 Estimated Average Household Income	\$132,644	\$119,350	\$122,884
2026 Estimated Median Household Income	\$98,852	\$96,621	\$98,171
2026 Estimated Per Capita Income	\$48,384	\$43,789	\$45,093
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.9%
2026 Estimated Some High School (Grade Level 9 to 11)	7.5%	10.9%	10.0%
2026 Estimated High School Graduate	34.4%	33.9%	32.8%
2026 Estimated Some College	22.3%	24.1%	24.2%
2026 Estimated Associates Degree Only	11.0%	10.1%	10.1%
2026 Estimated Bachelors Degree Only	16.9%	14.3%	15.3%
2026 Estimated Graduate Degree	6.1%	5.2%	5.7%
Business			
2026 Estimated Total Businesses	161	470	723
2026 Estimated Total Employees	1,228	3,897	4,909
2026 Estimated Employee Population per Business	7.6	8.3	6.8
2026 Estimated Residential Population per Business	29.7	26.6	24.0

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1

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:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAK 503.680.3765 | kelli@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



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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.