

FOR LEASE SOUTHRIDGE SHOPPING CENTER OREGON CITY, OREGON



LOCATION

Molalla Ave & Beaver Creek Rd
Oregon City, Oregon

AVAILABLE SPACE

- 800 SF - Please do not disturb current tenant.
- 2,000 SF - Please do not disturb current tenant.

RATE

Call for Details

TRAFFIC COUNTS

Beaver Creek Rd – 19,759 ADT ('25)
Molalla Ave – 15,633 ADT ('25)
HWY 213 – 40,738 ADT ('25)

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 and the Hilltop Shopping Center anchored by Safeway, Regal Cinemas and Walgreens.
- Close proximity to Clackamas Community College.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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SOUTHRIDGE SHOPPING CENTER

OREGON CITY, OR

GLADSTONE
HIGH SCHOOL
94 STUDENTS

WEST LINN
HIGH SCHOOL
1,964 STUDENTS

Providence
WILLAMETTE
FALLS HOSPITAL
111 BEDS

CLACKAMAS
COMMUNITY
COLLEGE
4,638 STUDENTS

OREGON CITY
HIGH SCHOOL
1,931 STUDENTS

SITE





- BUILDING 1678**
A - DOTTY'S
B - MIXTLAN GRILL
F - HANNAH GRACE
J - SALON
K - OREGON CITY JIU JITSU
I - FAULKNER SKATE
L - ELLIA BOUTIQUE
M - CPR FOR LIFE (800 SF)
N - CHURCH (2,000 SF)
P - CHURCH
- FS/JANITORIAL
Q - LIQUOR STORE
R - JIMMY O'S PIZZA
T - UPLIFT FITNESS
- 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 - YELLOW CASTLE BRICKS

DEMOGRAPHIC SUMMARY

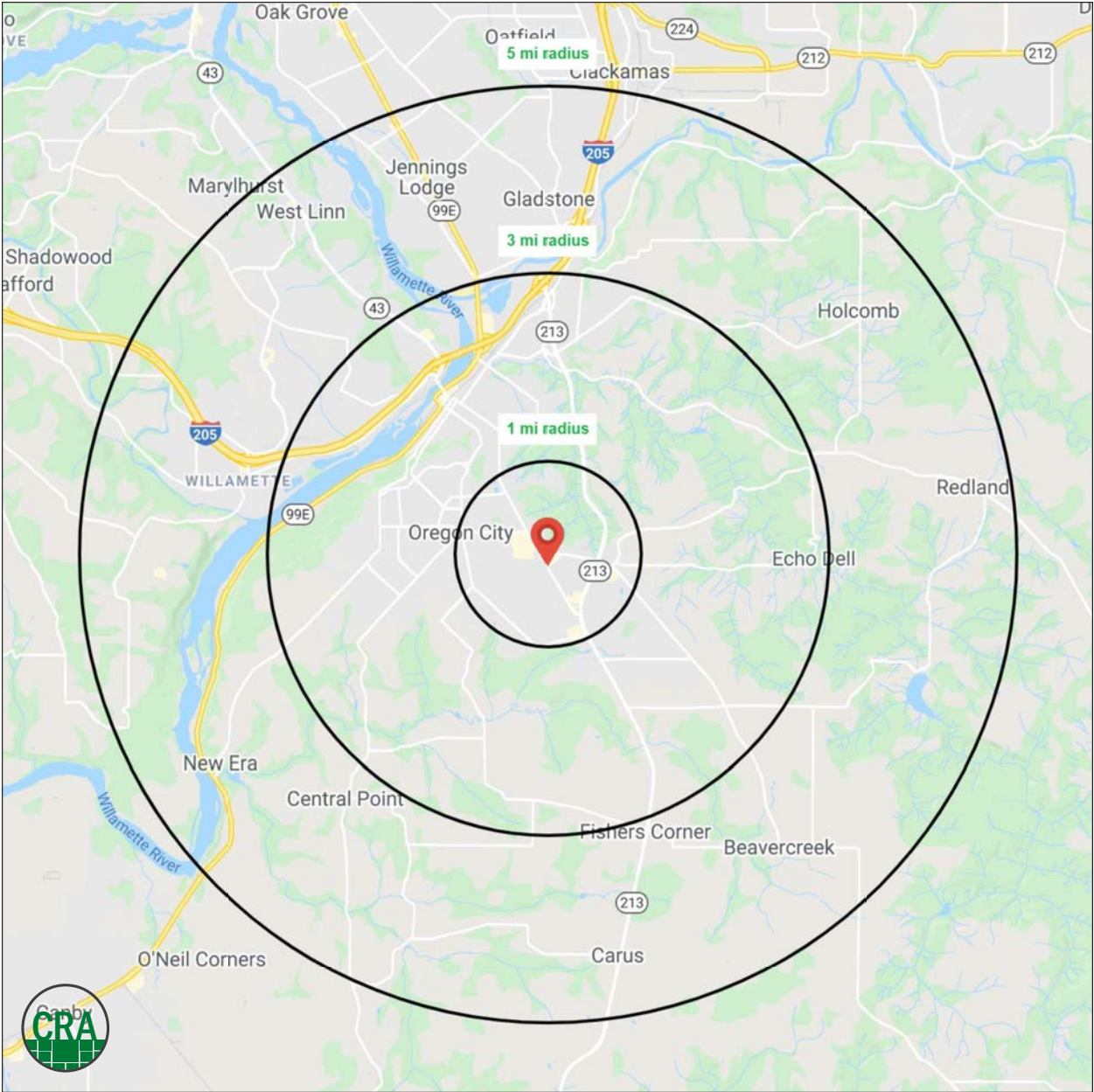
SOUTHRIDGE SHOPPING CENTER

OREGON CITY, OR

Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	10,421	48,501	102,273
Projected Population 2029	11,885	50,827	108,150
Average HH Income 2024	\$109,092	\$127,831	\$139,488
Projected HH Income 2029	\$113,704	\$133,712	\$146,492
Median Age	38.0	40.4	41.8
Total Businesses	713	2,479	5,228

48,501
Estimated 2024 Population
3 MILE RADIUS

\$127,831
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: 45.3326/-122.5844

Southridge Shopping Center Oregon City, OR 97045	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,421	48,501	102,273
2029 Projected Population	10,296	48,092	101,397
2020 Census Population	10,281	48,837	103,531
2010 Census Population	10,010	43,867	94,767
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.8%	0.6%
2024 Median Age	38.0	40.4	41.8
Households			
2024 Estimated Households	3,982	18,399	39,554
2029 Projected Households	3,966	18,403	39,548
2020 Census Households	3,839	18,139	38,977
2010 Census Households	3,740	16,482	36,197
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	0.5%	0.8%	0.7%
Race and Ethnicity			
2024 Estimated White	82.9%	84.9%	84.4%
2024 Estimated Black or African American	1.8%	1.2%	1.3%
2024 Estimated Asian or Pacific Islander	3.3%	3.4%	4.0%
2024 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.5%
2024 Estimated Other Races	11.2%	9.8%	9.7%
2024 Estimated Hispanic	10.4%	8.8%	8.8%
Income			
2024 Estimated Average Household Income	\$109,092	\$127,831	\$139,488
2024 Estimated Median Household Income	\$86,402	\$100,549	\$105,732
2024 Estimated Per Capita Income	\$41,868	\$48,622	\$54,072
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.0%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.8%	3.6%
2024 Estimated High School Graduate	33.7%	26.7%	23.0%
2024 Estimated Some College	22.6%	24.5%	23.6%
2024 Estimated Associates Degree Only	9.5%	9.3%	8.9%
2024 Estimated Bachelors Degree Only	20.6%	23.7%	26.5%
2024 Estimated Graduate Degree	7.4%	10.0%	12.3%
Business			
2024 Estimated Total Businesses	713	2,479	5,228
2024 Estimated Total Employees	6,909	16,980	32,323
2024 Estimated Employee Population per Business	9.7	6.9	6.2
2024 Estimated Residential Population per Business	14.6	19.6	19.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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