

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.
- 2,083 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

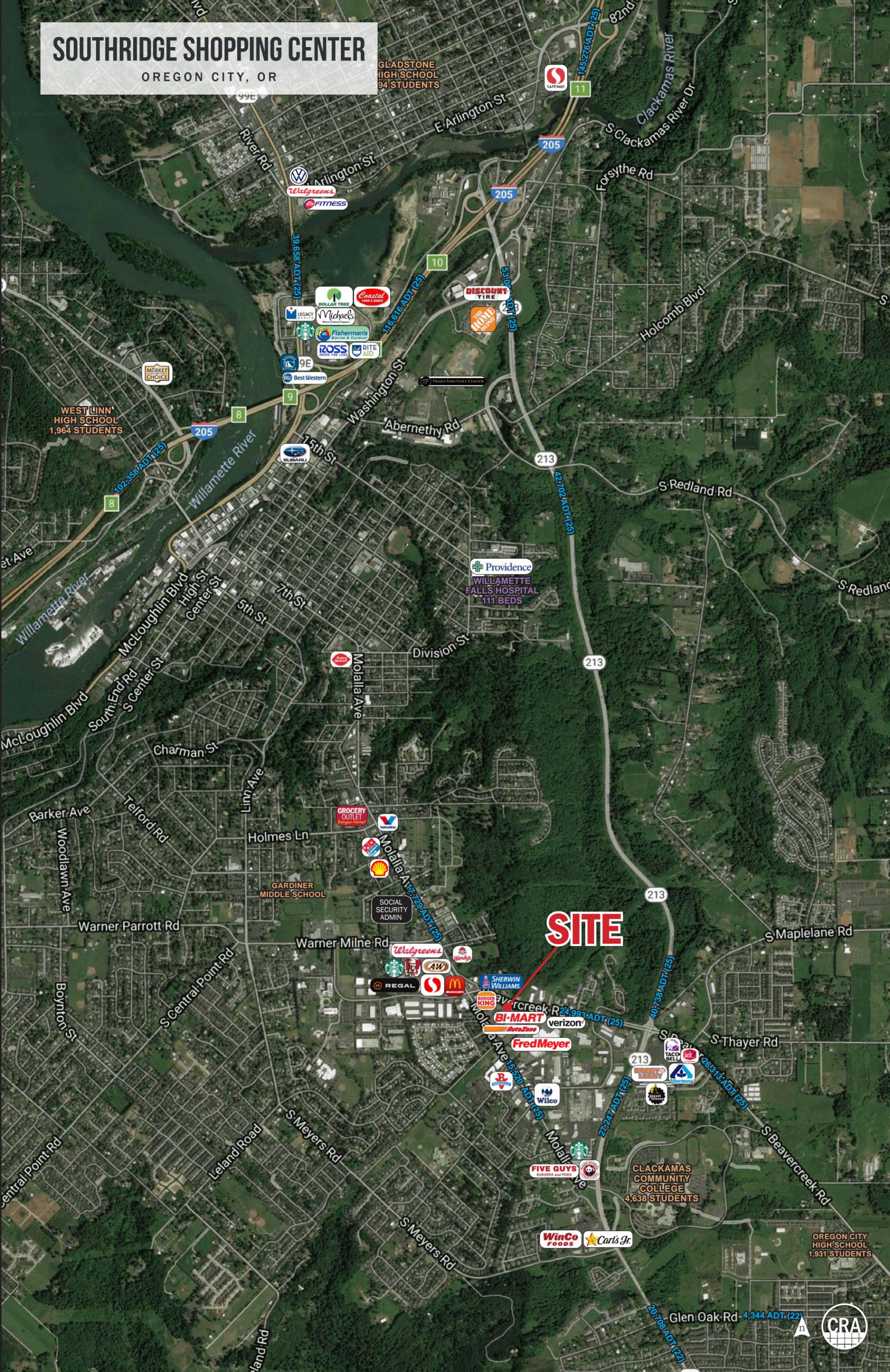
WEST LINN
HIGH SCHOOL
1,964 STUDENTS

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 (2,083 SF)
 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

SOUTHRIDGE SHOPPING CENTER

OREGON CITY, OR

DEMOGRAPHIC SUMMARY

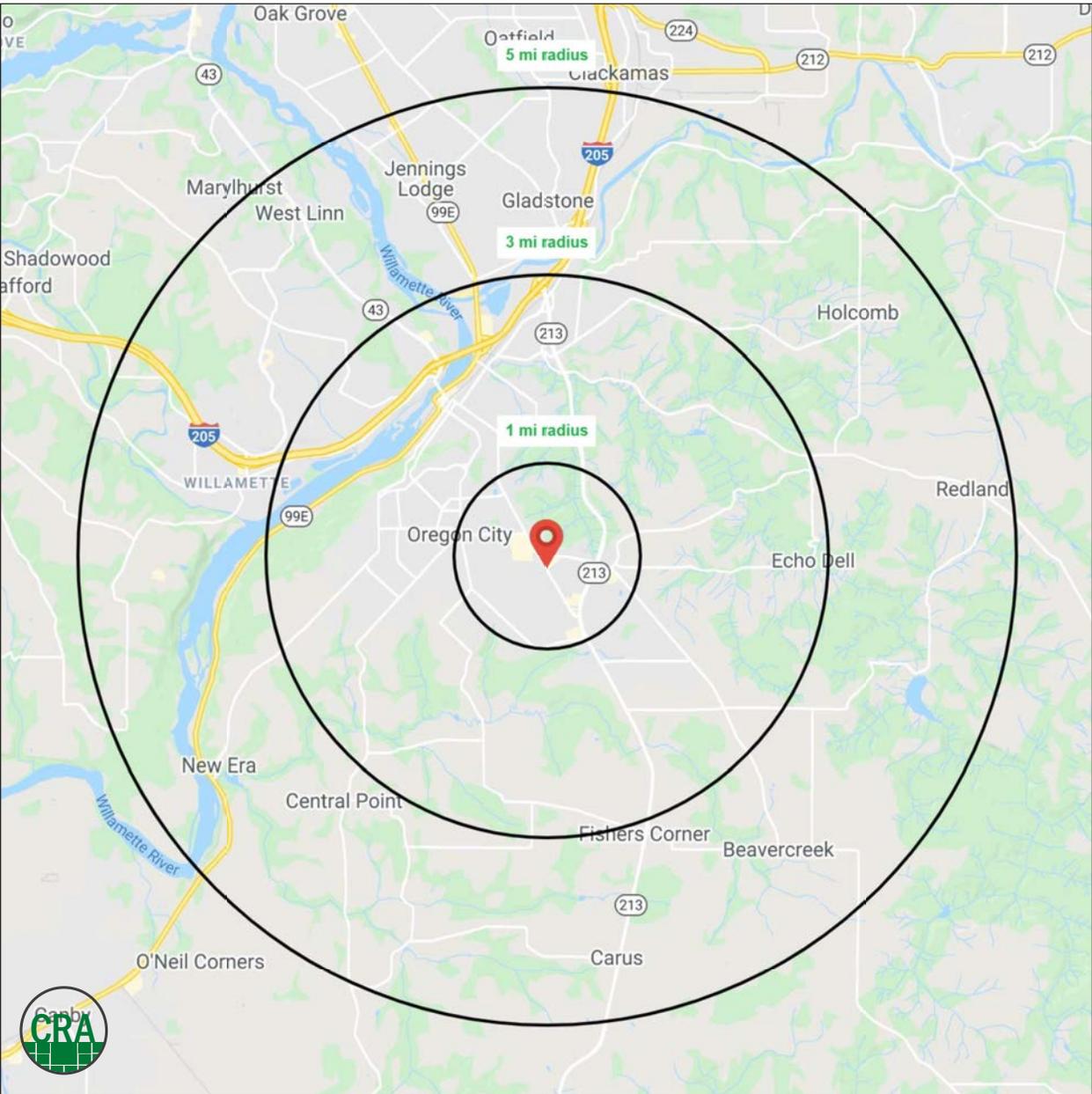
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	10,473	48,703	101,861
Estimated Households 2025	3,967	18,416	39,370
Average HH Income 2024	\$119,435	\$133,890	\$144,111
Median Home Value	\$541,217	\$564,481	\$610,552
Median Age	38.1	40.7	42.1
Total Businesses	751	2,514	5,276

48,703

Estimated 2025 Population
3 MILE RADIUS

\$133,890

Average Household Income
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3327/-122.586

Southridge Shopping Center	1 mi	3 mi	5 mi
Oregon City, OR 97045	radius	radius	radius
Population			
2025 Estimated Population	10,473	48,703	101,861
2030 Projected Population	10,166	47,571	99,267
2020 Census Population	10,438	49,111	104,037
2010 Census Population	10,094	44,121	95,273
Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	0.3%	0.7%	0.5%
2025 Median Age	38.1	40.7	42.1
Households			
2025 Estimated Households	3,967	18,416	39,370
2030 Projected Households	3,924	18,344	39,134
2020 Census Households	3,904	18,238	39,214
2010 Census Households	3,762	16,579	36,426
Projected Annual Growth 2025 to 2030	-0.2%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.4%	0.7%	0.5%
Race and Ethnicity			
2025 Estimated White	81.0%	83.0%	82.4%
2025 Estimated Black or African American	2.1%	1.5%	1.6%
2025 Estimated Asian or Pacific Islander	4.3%	4.4%	5.0%
2025 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2025 Estimated Other Races	11.7%	10.5%	10.5%
2025 Estimated Hispanic	11.2%	9.9%	9.9%
Income			
2025 Estimated Average Household Income	\$119,435	\$133,890	\$144,111
2025 Estimated Median Household Income	\$96,540	\$109,195	\$113,511
2025 Estimated Per Capita Income	\$45,441	\$50,762	\$55,831
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.7%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	2.6%	3.2%	3.0%
2025 Estimated High School Graduate	30.9%	25.0%	21.6%
2025 Estimated Some College	20.2%	24.2%	24.0%
2025 Estimated Associates Degree Only	10.8%	10.0%	9.4%
2025 Estimated Bachelors Degree Only	25.1%	25.2%	27.4%
2025 Estimated Graduate Degree	8.7%	10.7%	12.8%
Business			
2025 Estimated Total Businesses	751	2,514	5,276
2025 Estimated Total Employees	6,963	17,010	32,396
2025 Estimated Employee Population per Business	9.3	6.8	6.1
2025 Estimated Residential Population per Business	13.9	19.4	19.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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