FOR LEASE

SOUTHRIDGE SHOPPING CENTER

OREGON CITY, OREGON

LOCATION

Molalla Ave & Beavercreek Rd
Oregon City, Oregon

AVAILABLE SPACE

- **SPACE N** - 2,000 SF (Please do not disturb current tenant)
- **SPACE K** - 2,083 SF

RATE

Call for Details

TRAFFIC COUNTS

Beavercreek 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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503.274.0211
www.cra-nw.com

SITE PLAN

SOUTHRIDGE SHOPPING CENTER

OREGON CITY, OR

BUILDING 1678
- A – DOTTY'S
- B – MIXTLAN GRILL
- F – HANNAH GRACE
- J – SALON
- K – AVAILABLE (2,083 SF)
- I – FAULKNER SKATE
- L – ELLIA BOUTIQUE
- M – RUBY AND MEESH
- N – CHURCH/OFFICE (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

SPACE K (2,083 SF) - CURRENT CONDITION

SPACE K (2,083 SF) - CONCEPTUAL RENDERING

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SPACE K (2,083 SF) - CONCEPTUAL RENDERING

SOUTHRIDGE SHOPPING CENTER

OREGON CITY, OR

SOUTHRIDGE SHOPPING CENTER

DEMOGRAPHIC SUMMARY

OREGON CITY, OR

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	10,382	48,184	100,395
Estimated Households 2026	3,960	18,413	39,128
Average HH Income 2026	$125,350	$135,866	$148,331
Median Home Value	$564,520	$587,567	$637,850
Median Age	38.3	40.8	42.1
Total Businesses	753	2,516	5,289

48,184

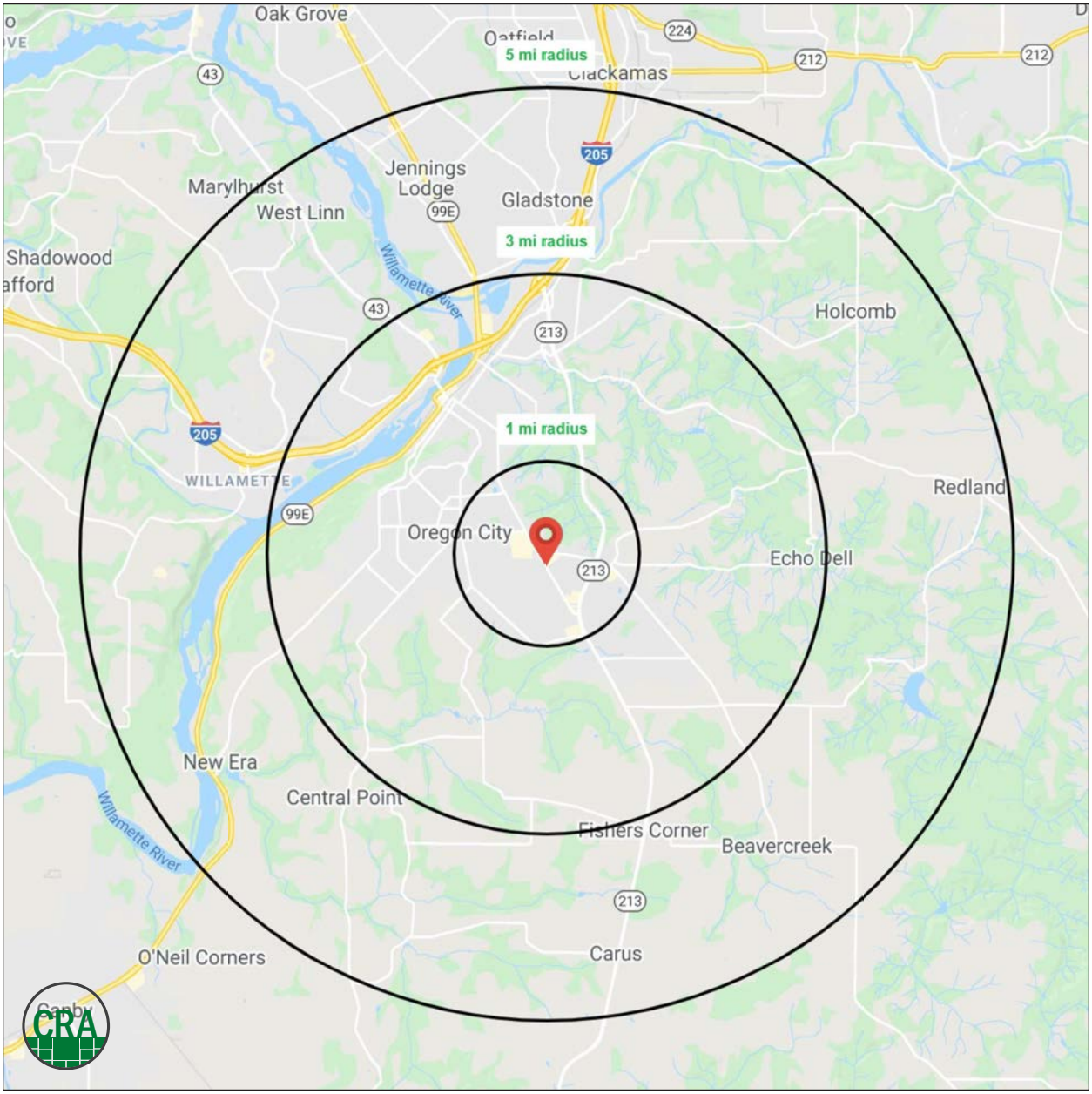
Estimated 2026 Population

3 MILE RADIUS

$135,866

Average Household Income

3 MILE RADIUS



Summary Profile

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

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Lat/Lon: 45.3327/-122.5846

Southridge Shopping Center Oregon City, OR 97045	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	10,382	48,184	100,395
2031 Projected Population	10,065	46,979	97,833
2020 Census Population	10,380	48,799	103,367
2010 Census Population	10,057	43,827	94,605
Projected Annual Growth 2026 to 2031	-0.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2026	0.2%	0.6%	0.4%
2026 Median Age	38.3	40.8	42.1
Households			
2026 Estimated Households	3,960	18,413	39,128
2031 Projected Households	3,859	18,089	38,417
2020 Census Households	3,872	18,124	38,919
2010 Census Households	3,756	16,467	36,137
Projected Annual Growth 2026 to 2031	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2026	0.3%	0.7%	0.5%
Race and Ethnicity			
2026 Estimated White	81.2%	83.1%	82.4%
2026 Estimated Black or African American	2.1%	1.5%	1.6%
2026 Estimated Asian or Pacific Islander	4.3%	4.3%	4.9%
2026 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2026 Estimated Other Races	11.6%	10.5%	10.5%
2026 Estimated Hispanic	11.1%	9.9%	9.9%
Income			
2026 Estimated Average Household Income	$125,350	$135,866	$148,331
2026 Estimated Median Household Income	$104,303	$112,730	$118,373
2026 Estimated Per Capita Income	$48,043	$52,077	$57,968
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.8%	1.8%
2026 Estimated Some High School (Grade Level 9 to 11)	4.1%	3.5%	3.3%
2026 Estimated High School Graduate	29.9%	25.7%	22.3%
2026 Estimated Some College	18.9%	23.5%	23.2%
2026 Estimated Associates Degree Only	9.5%	9.3%	9.1%
2026 Estimated Bachelors Degree Only	27.5%	25.5%	26.8%
2026 Estimated Graduate Degree	8.2%	10.7%	13.5%
Business			
2026 Estimated Total Businesses	753	2,516	5,289
2026 Estimated Total Employees	7,129	17,442	33,594
2026 Estimated Employee Population per Business	9.5	6.9	6.4
2026 Estimated Residential Population per Business	13.8	19.2	19.0

For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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