

## RETAIL FOR LEASE

19526 Molalla Ave, Oregon City, OR 97045



**PRICE PER UNIT:** Call For Rates

**AVAILABLE SF:** 1,200SF, 1,800 SF  
3,000 SF\* Combined

**BUILDING SIZE:** 34,987 SF

### PROPERTY OVERVIEW

Class A retail center located on Hwy 213 in Oregon City.

### PROPERTY FEATURES

- High Traffic Corner across from Clackamas Community College and 8,000+ students.
- Attractive New Construction
- Key Tenants: Five Guys Burgers, Starbucks, Panda Express, Fed Ex.
- Landlord willing to provide reduced rent and Tenant Improvement Allowance for qualified tenants.
- Two spaces remaining.

**KW COMMERCIAL**  
919 NE 19th Ave  
Portland, OR 97232

**CHRIS SCHNEIDER**  
Broker  
O: 503.444.5853  
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cschneider@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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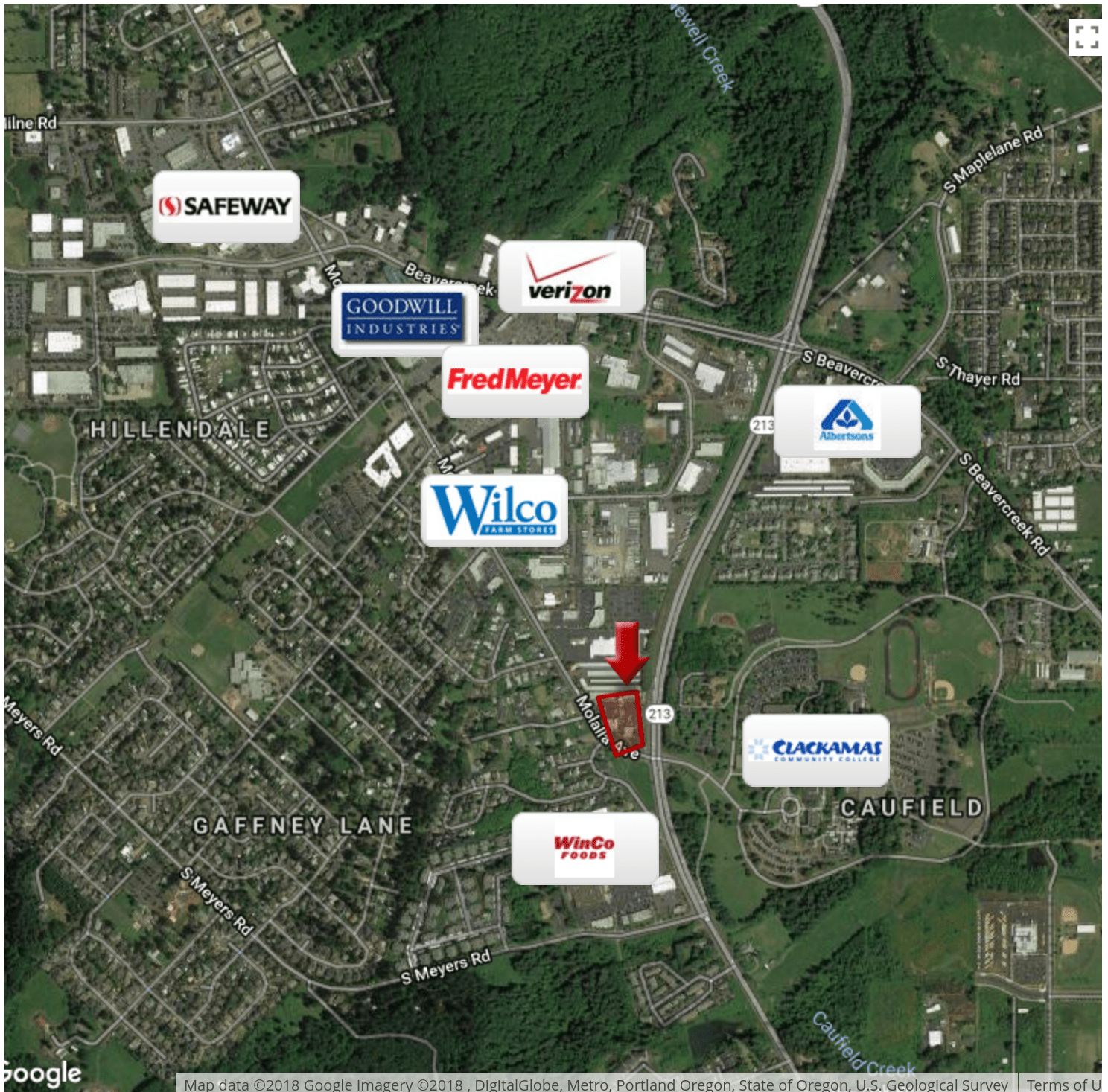
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SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Strip Center	\$26.00 SF/YR	NNN	1,200 SF	VACANT
Strip Center	\$26.00 SF/YR	NNN	1,800 SF	VACANT

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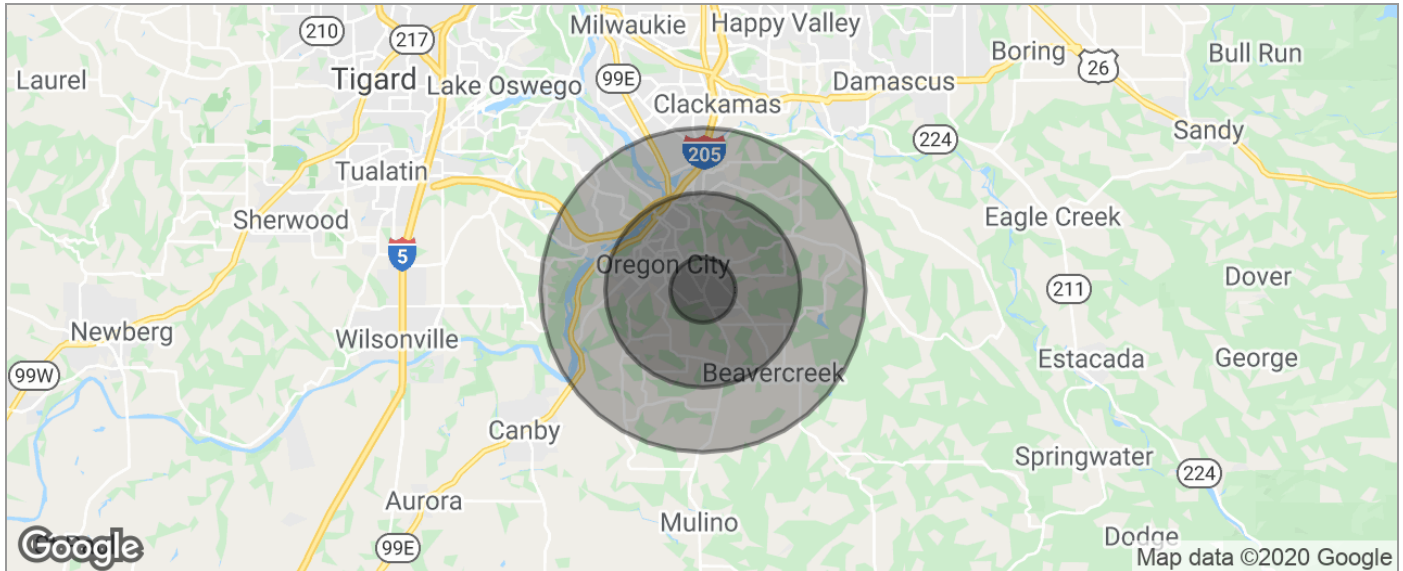
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,822	41,349	89,165
MEDIAN AGE	34.1	35.9	38.8
MEDIAN AGE (MALE)	31.3	33.2	37.0
MEDIAN AGE (FEMALE)	36.9	39.4	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,872	15,848	34,377
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$65,088	\$65,631	\$73,685
AVERAGE HOUSE VALUE	\$292,875	\$295,193	\$348,514
RACE	1 MILE	3 MILES	5 MILES
% WHITE	90.8%	91.6%	92.4%
% BLACK	1.1%	0.6%	0.5%
% ASIAN	2.4%	1.5%	1.8%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.5%	0.5%
% OTHER	0.4%	0.7%	0.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	8.8%	6.3%	5.9%

\* Demographic data derived from 2010 US Census

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