

124A MOLALLA AVE



FOR LEASE > OREGON CITY

ADDRESS

124A Molalla Avenue, Oregon City, OR

AVAILABLE SPACE

1,180 SF end-cap

RENTAL RATE

Please contact Broker for details

HIGHLIGHTS

- High profile endcap on busy Molalla Avenue with 15,130 ADT traffic (on Molalla Avenue)!
- Adjacent to high traffic tenant Plaid Pantry!
- Secondary signage available on large pylon sign.
- Additional parking located behind the building.

TRAFFIC COUNTS

Molalla Ave – 15,130 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Mark Banta

503.758.9573 | mark@cra-nw.com

503.274.0211

www.cra-nw.com

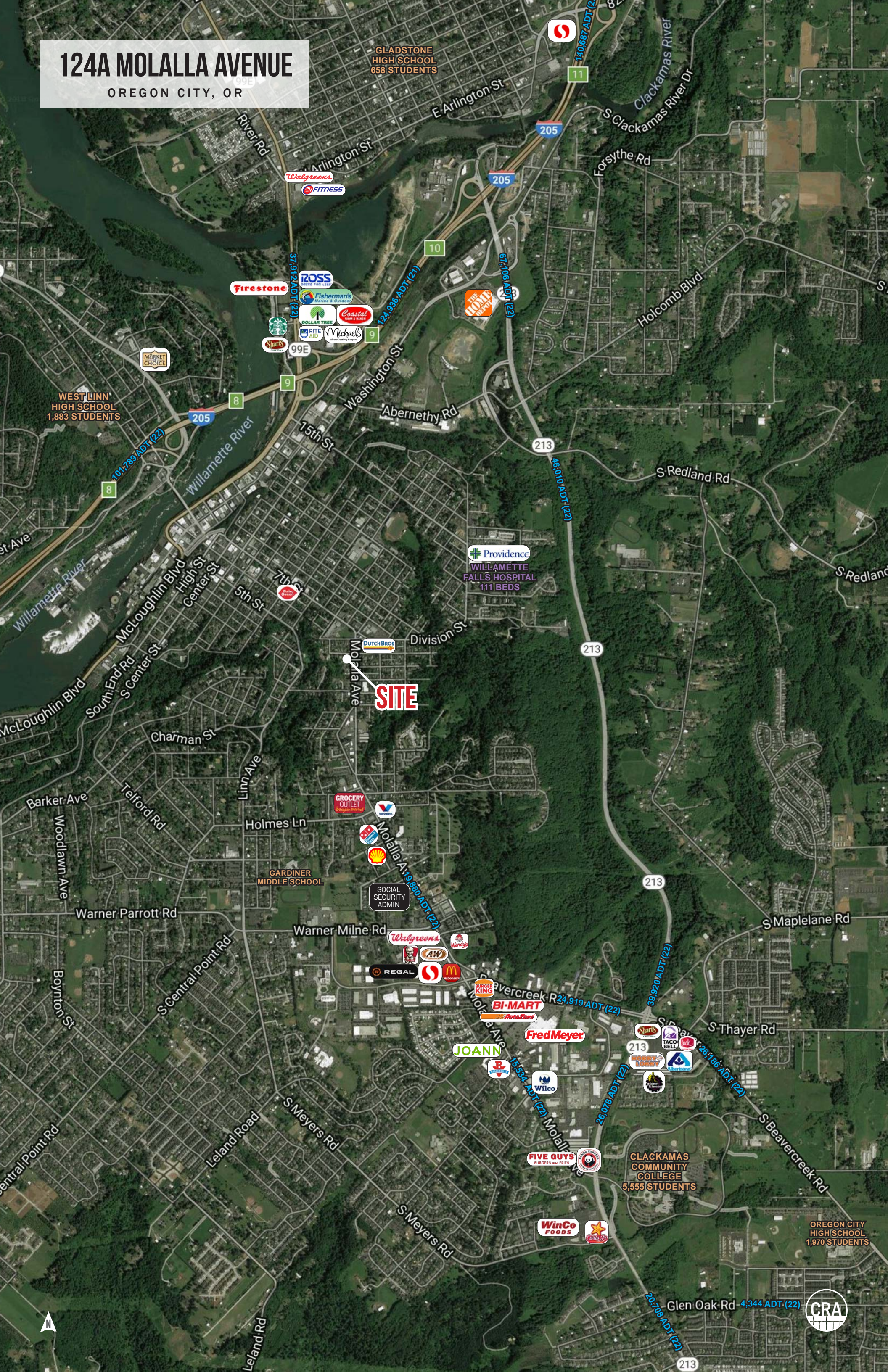
IMAGES

124A MOLALLA AVENUE
OREGON CITY, OR



124A MOLALLA AVENUE

OREGON CITY, OR



SITE



GLADSTONE
HIGH SCHOOL
658 STUDENTS

WEST LINN
HIGH SCHOOL
1,883 STUDENTS

Providence
WILLAMETTE
FALLS HOSPITAL
111 BEDS

GARDINER
MIDDLE SCHOOL

CLACKAMAS
COMMUNITY
COLLEGE
5,555 STUDENTS

OREGON CITY
HIGH SCHOOL
1,970 STUDENTS

Glen Oak Rd - 4,344 ADT (22)

101,789 ADT (22)

124,936 ADT (21)

140,687 ADT (22)

46,910 ADT (22)

24,919 ADT (22)

39,920 ADT (22)

26,078 ADT (22)

26,786 ADT (22)

20,709 ADT (22)

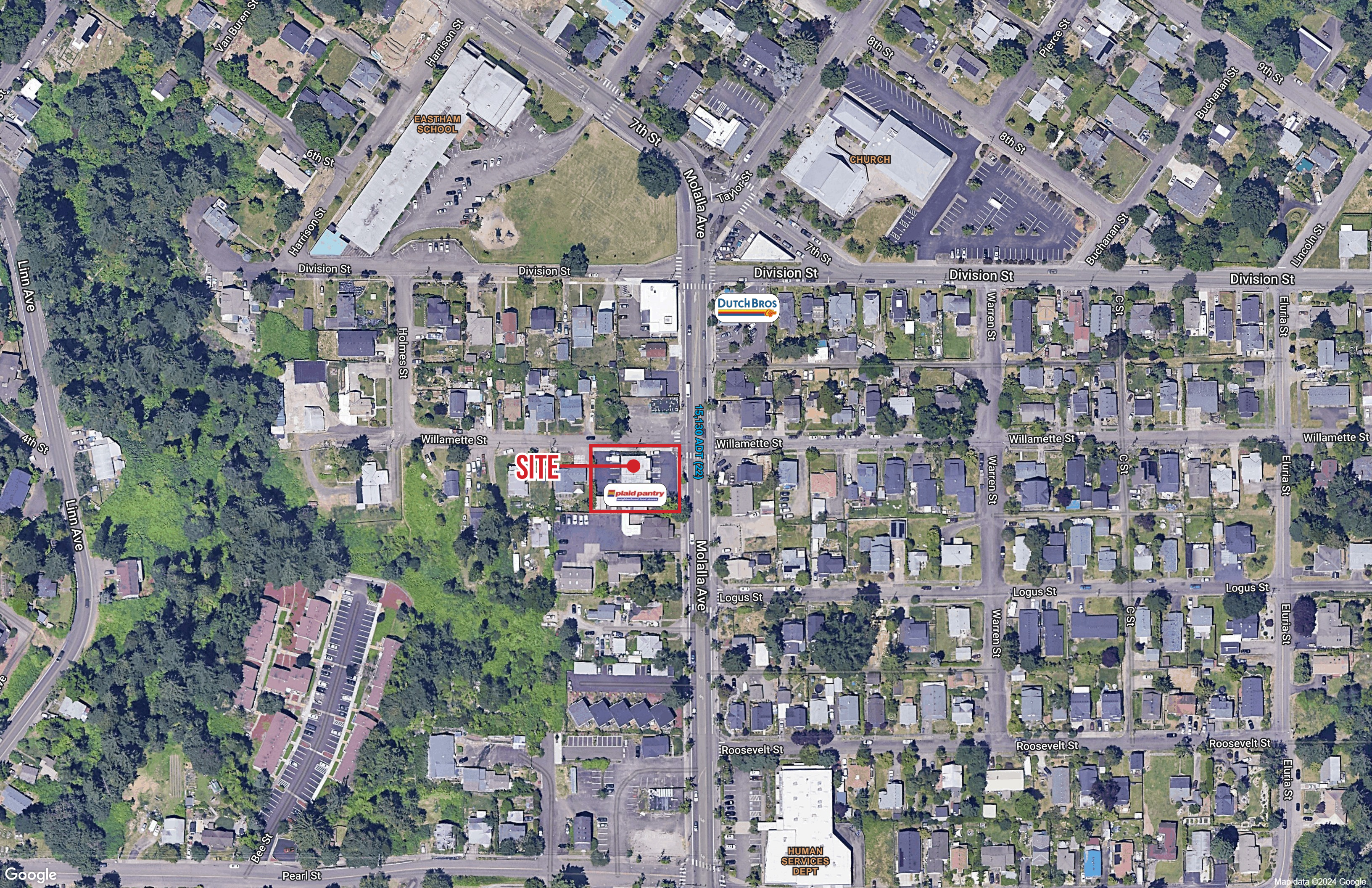
19,880 ADT (22)

15,534 ADT (22)

37,912 ADT (22)

67,106 ADT (22)

126,186 ADT (22)



SITE



plaid pantry

EASTHAM SCHOOL

CHURCH

DUTCH BROS

HUMAN SERVICES DEPT

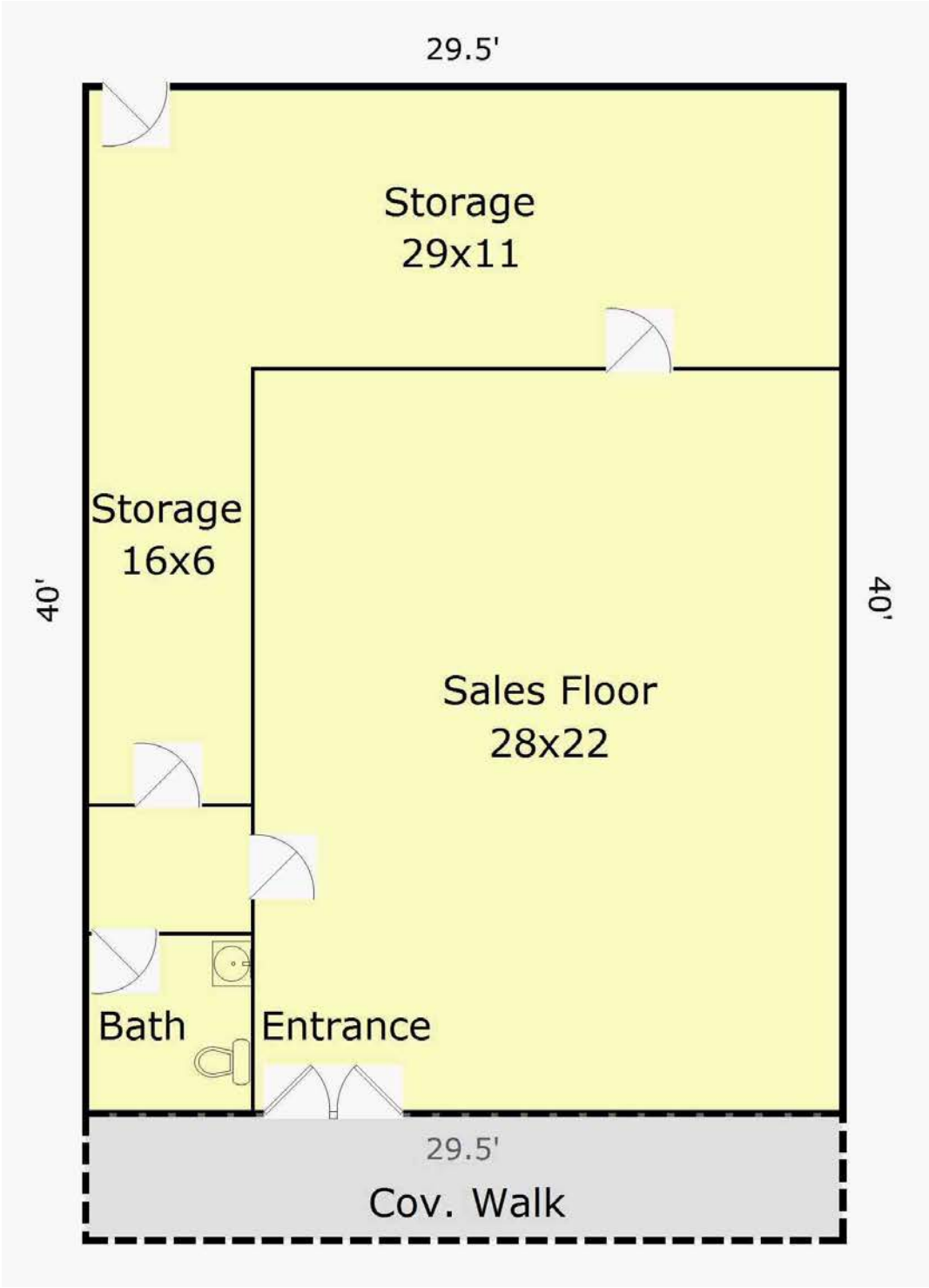
15,130 ADT (22)

124A MOLALLA AVENUE

OREGON CITY, OR

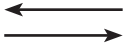
FLOOR PLAN

AVAILABLE
1,180 SF



WILLAMETTE STREET

MOLALLA AVENUE



124A MOLALLA AVENUE

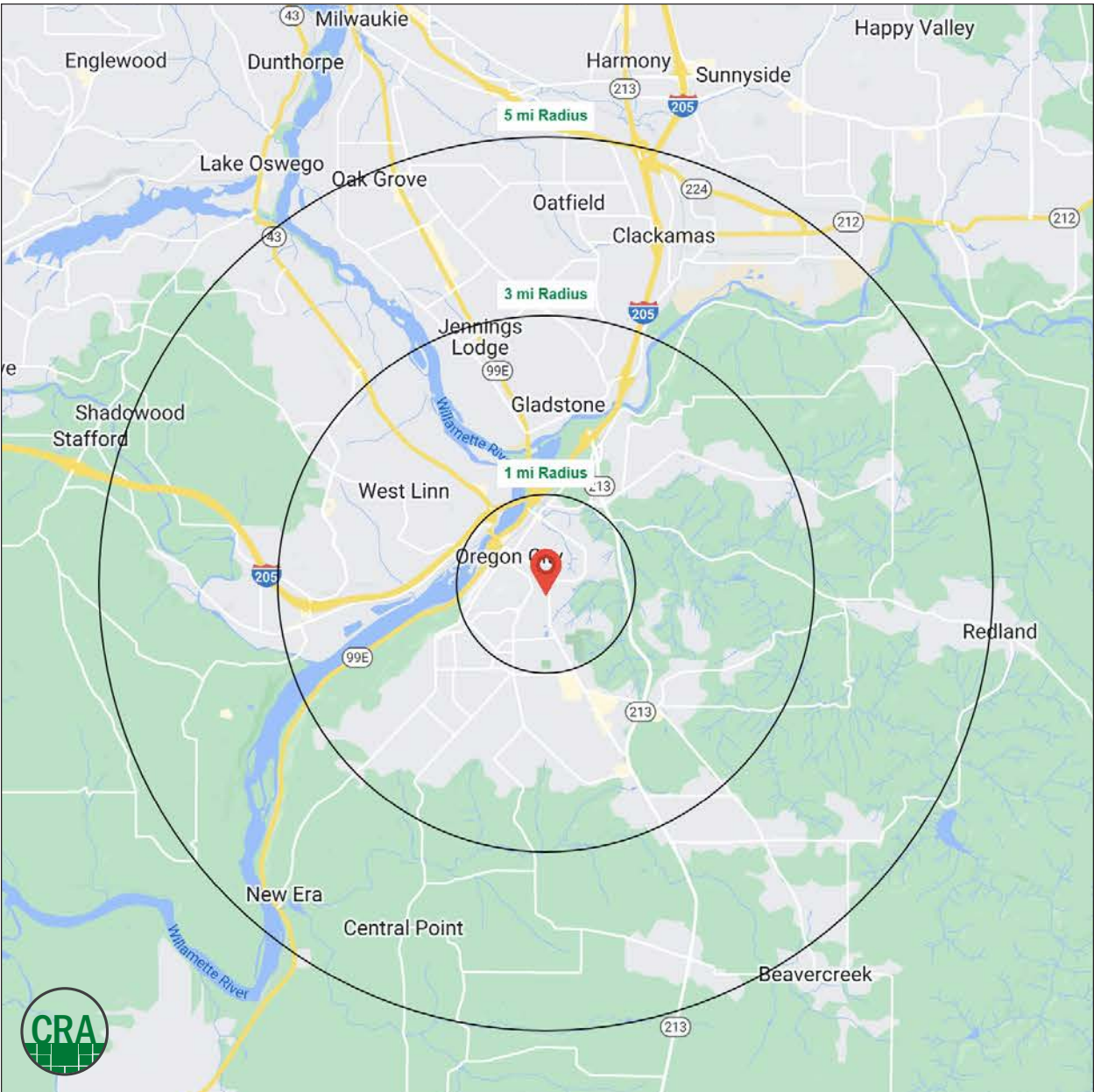
OREGON CITY, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	10,572	71,654	130,596
Average HH Income	\$108,240	\$141,655	\$144,410
Median HH Income	\$87,132	\$110,053	\$110,572
Median Home Value	\$457,497	\$515,168	\$525,775
Daytime Demographics 16+	8,170	46,886	87,908
Some College or Higher	68.5%	73.4%	73.7%

36.9

Median Age
1 MILE RADIUS



Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3508/-122.5971

124 Molalla Ave Oregon City, OR 97045	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	10,572		71,654		130,596	
Projected Population (2028)	10,546		72,065		129,229	
Census Population (2020)	10,823		70,342		129,970	
Census Population (2010)	10,454		63,996		119,055	
Projected Annual Growth (2023-2028)	-26	-	411	0.1%	-1,367	-0.2%
Historical Annual Growth (2020-2023)	-251	-	1,312	0.6%	626	0.2%
Historical Annual Growth (2010-2020)	369	0.4%	6,346	1.0%	10,915	0.9%
Estimated Population Density (2023)	3,367	psm	2,536	psm	1,664	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	4,425		27,450		50,349	
Projected Households (2028)	4,433		27,570		49,711	
Census Households (2020)	4,375		26,642		49,587	
Census Households (2010)	4,276		24,614		46,015	
Projected Annual Growth (2023-2028)	8	-	119	-	-638	-0.3%
Historical Annual Change (2010-2023)	149	0.3%	2,836	0.9%	4,334	0.7%
Average Household Income						
Estimated Average Household Income (2023)	\$108,240		\$141,655		\$144,410	
Projected Average Household Income (2028)	\$118,197		\$154,155		\$159,903	
Census Average Household Income (2010)	\$53,133		\$73,460		\$75,478	
Census Average Household Income (2000)	\$48,718		\$63,599		\$66,424	
Projected Annual Change (2023-2028)	\$9,957	1.8%	\$12,500	1.8%	\$15,494	2.1%
Historical Annual Change (2000-2023)	\$59,522	5.3%	\$78,056	5.3%	\$77,986	5.1%
Median Household Income						
Estimated Median Household Income (2023)	\$87,132		\$110,053		\$110,572	
Projected Median Household Income (2028)	\$87,806		\$112,756		\$113,160	
Census Median Household Income (2010)	\$47,791		\$59,524		\$60,622	
Census Median Household Income (2000)	\$40,487		\$53,200		\$55,699	
Projected Annual Change (2023-2028)	\$673	0.2%	\$2,703	0.5%	\$2,588	0.5%
Historical Annual Change (2000-2023)	\$46,645	5.0%	\$56,854	4.6%	\$54,873	4.3%
Per Capita Income						
Estimated Per Capita Income (2023)	\$45,621		\$54,468		\$55,868	
Projected Per Capita Income (2028)	\$50,001		\$59,174		\$61,707	
Census Per Capita Income (2010)	\$21,737		\$28,256		\$29,173	
Census Per Capita Income (2000)	\$18,688		\$23,473		\$24,840	
Projected Annual Change (2023-2028)	\$4,380	1.9%	\$4,706	1.7%	\$5,839	2.1%
Historical Annual Change (2000-2023)	\$26,933	6.3%	\$30,995	5.7%	\$31,028	5.4%
Estimated Average Household Net Worth (2023)	\$746,122		\$1.28 M		\$1.32 M	

For more information, please contact:

MARK BANTA 503.758.9573 | mark@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.