

# FORMER GOODWILL AT SOUTHRIDGE SHOPPING CENTER



## LOCATION

1809 Molalla Avenue in Oregon City, Oregon

## AVAILABLE SPACE

18,713 SF

## RENTAL RATE

\$15.00/SF/YR, NNN (NNN approx. \$3.33/SF)

## TRAFFIC COUNTS

Hwy 213 - 44,012 ADT ('20)

Beaver Creek Rd - 19,049 ADT ('20)

Molalla Ave - 21,876 ADT ('20)

## HIGHLIGHTS

- Center is located in the heart of Oregon City and less than 0.5 miles 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, JoAnn's and the Hilltop Shopping Center anchored by Safeway, Regal Cinemas and Walgreens.
- Close proximity to Clackamas Community College.



**ROB KIMMELMAN**

rob@cra-nw.com

Commercial Realty Advisors NW LLC

503.274.0211

**GEORGE MACOUBRAY**

gmacoubray@naielliott.com

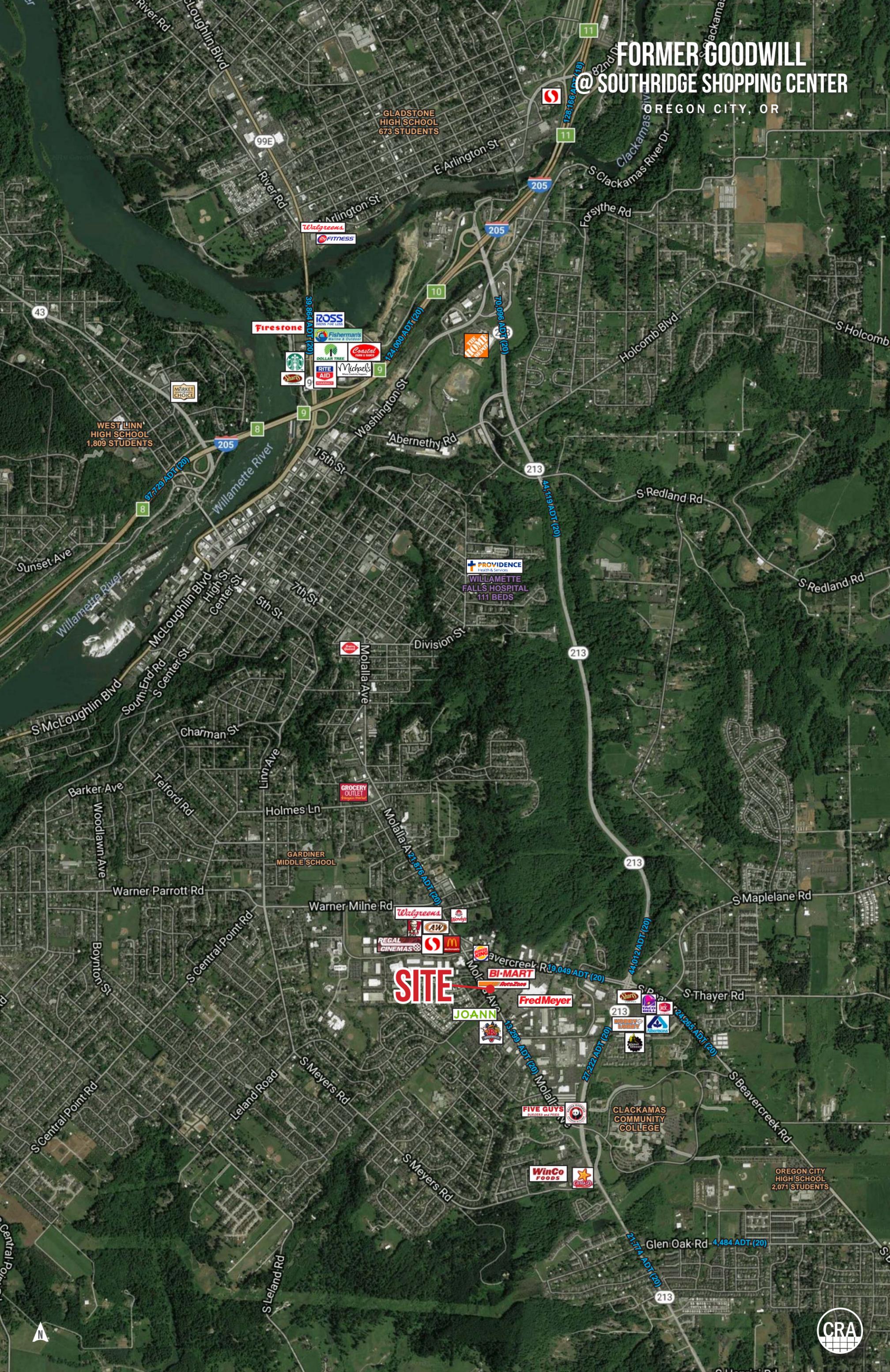
NAI Elliott

503.224.6791



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OREGON CITY, OR



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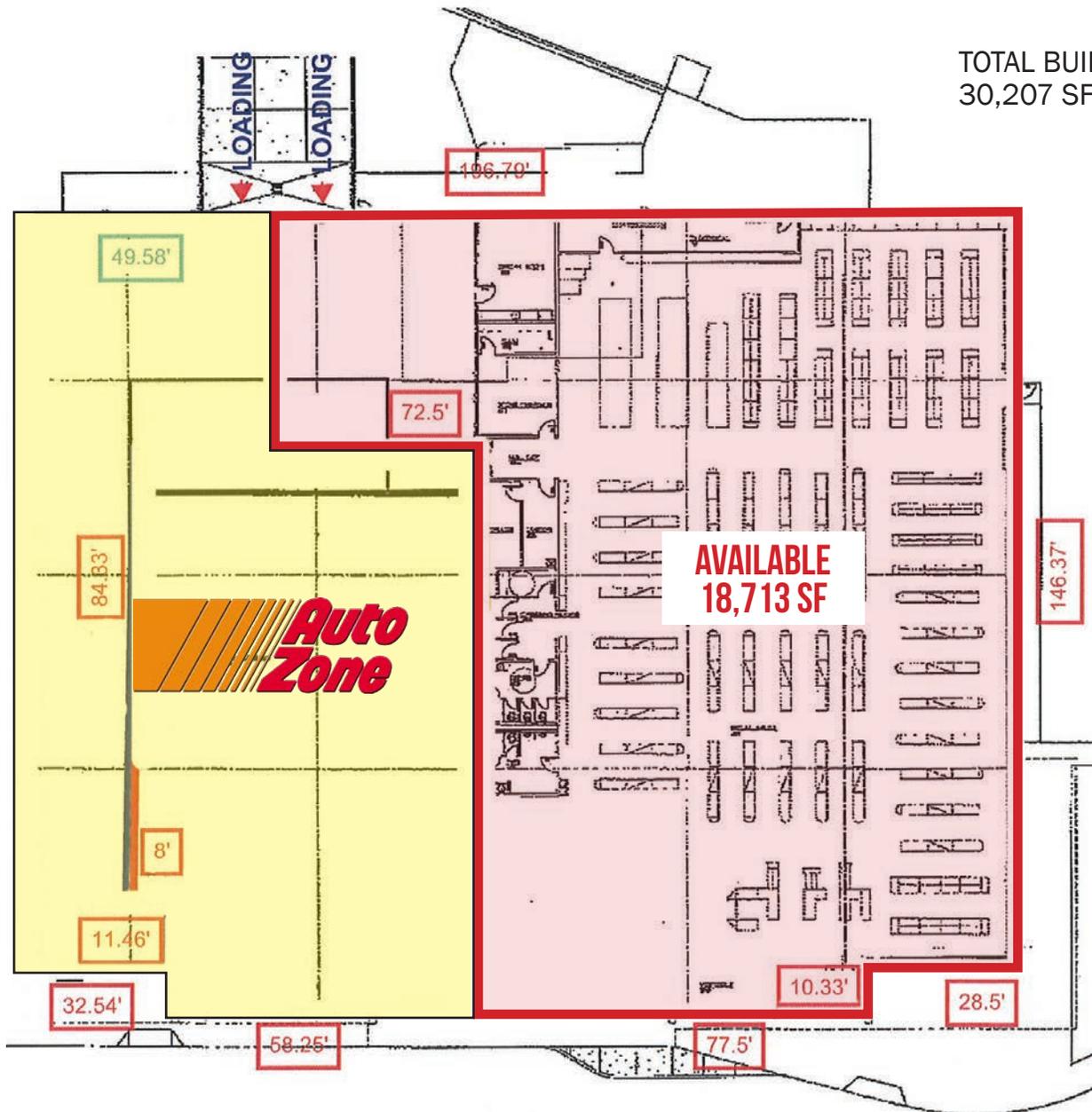
## SITE PLAN



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## FLOOR PLAN

TOTAL BUILDING AREA:  
30,207 SF



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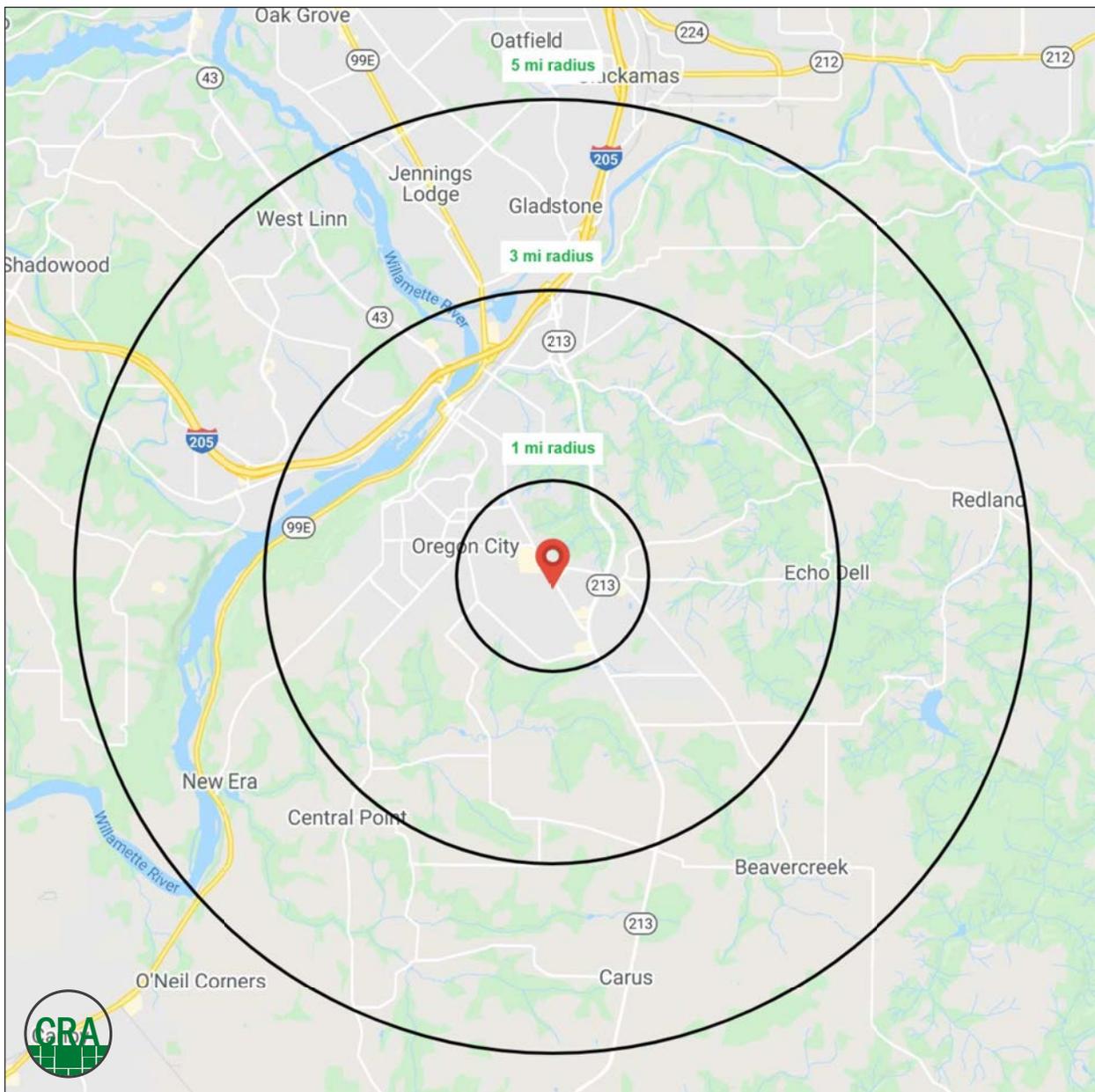
## DEMOGRAPHIC SUMMARY

OREGON CITY, OR

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	11,692	49,320	105,420
Projected Population 2026	11,885	50,827	108,150
Average HH Income	\$82,464	\$103,964	\$111,827
Median Home Value	\$371,194	\$397,950	\$434,873
Daytime Demographics 16+	11,246	32,355	65,179
Some College or Higher	62.3%	68.6%	72.2%

**\$111,827**  
Average Household Income  
5 MILE RADIUS

**40.8**  
Median Age  
5 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3328/-122.586

RS1

## Southridge Shopping Center

Oregon City, OR 97045

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2021 Estimated Population	11,692	49,320	105,420
	2026 Projected Population	11,885	50,827	108,150
	2010 Census Population	11,184	43,985	95,787
	2000 Census Population	9,753	38,233	86,285
	Projected Annual Growth 2021 to 2026	0.3%	0.6%	0.5%
	Historical Annual Growth 2000 to 2021	0.9%	1.4%	1.1%
<b>HOUSEHOLDS</b>	2021 Median Age	37.1	39.1	40.8
	2021 Estimated Households	4,405	18,634	40,575
	2026 Projected Households	4,584	19,649	42,618
	2010 Census Households	4,162	16,523	36,628
	2000 Census Households	3,523	13,939	31,830
	Projected Annual Growth 2021 to 2026	0.8%	1.1%	1.0%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2021	1.2%	1.6%	1.3%
	2021 Estimated White	87.6%	89.0%	88.2%
	2021 Estimated Black or African American	1.2%	1.1%	1.1%
	2021 Estimated Asian or Pacific Islander	2.9%	3.1%	3.4%
	2021 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
	2021 Estimated Other Races	7.4%	6.1%	6.4%
<b>INCOME</b>	2021 Estimated Hispanic	9.2%	7.3%	7.5%
	2021 Estimated Average Household Income	\$82,464	\$103,964	\$111,827
	2021 Estimated Median Household Income	\$74,986	\$87,160	\$90,112
<b>EDUCATION (AGE 25+)</b>	2021 Estimated Per Capita Income	\$31,843	\$39,512	\$43,186
	2021 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.1%	1.9%
	2021 Estimated Some High School (Grade Level 9 to 11)	5.8%	4.6%	4.0%
	2021 Estimated High School Graduate	28.9%	24.7%	21.9%
	2021 Estimated Some College	28.8%	26.8%	25.2%
	2021 Estimated Associates Degree Only	12.3%	11.9%	10.8%
	2021 Estimated Bachelors Degree Only	15.3%	21.0%	24.4%
<b>BUSINESS</b>	2021 Estimated Graduate Degree	5.9%	8.9%	11.8%
	2021 Estimated Total Businesses	744	2,369	4,895
	2021 Estimated Total Employees	7,378	17,426	32,118
	2021 Estimated Employee Population per Business	9.9	7.4	6.6
	2021 Estimated Residential Population per Business	15.7	20.8	21.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

**ROB KIMMELMAN** 503.449.2591 | rob@cra-nw.com

**GEORGE MACOUBRAY** 503.504.2957 | gmacoubray@naielliott.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Pkwy, Suite 198  
Portland, Oregon 97204

 [www.cra-nw.com](http://www.cra-nw.com)  **503.274.0211**

**NAI Elliott**

 901 NE Glisan Street, Suite 200  
Portland, Oregon 97232

 [www.naielliott.com](http://www.naielliott.com)  **503.224.6791**

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