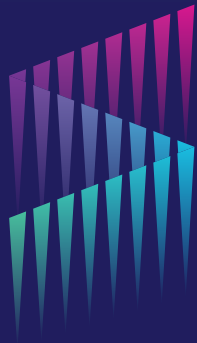


SUBERT
COMMERCIAL REAL ESTATE

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503.344.6897
brooke@subertcommercial.com



FOR SALE- INDUSTRIAL/MIXED USE
INVESTMENT OR REDEVELOPMENT OPPORTUNITY

1625 Washington Street, Oregon City, OR 97045

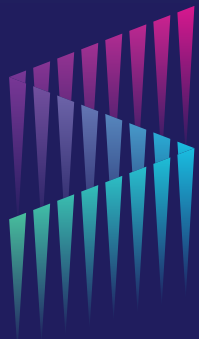


PROPERTY OVERVIEW:

This 35,000+ SF building is perfectly positioned at the north end of Oregon City's historic downtown—a vibrant area experiencing significant redevelopment and growth. The property features a dynamic mix of retail storefronts, warehouse space, and office areas, making it ideal for a variety of uses. It extends through to 16th Street and includes a 2,000 SF accessory building, yard space, and ample parking—a rare combination in a downtown setting.

OFFERING SUMMARY:

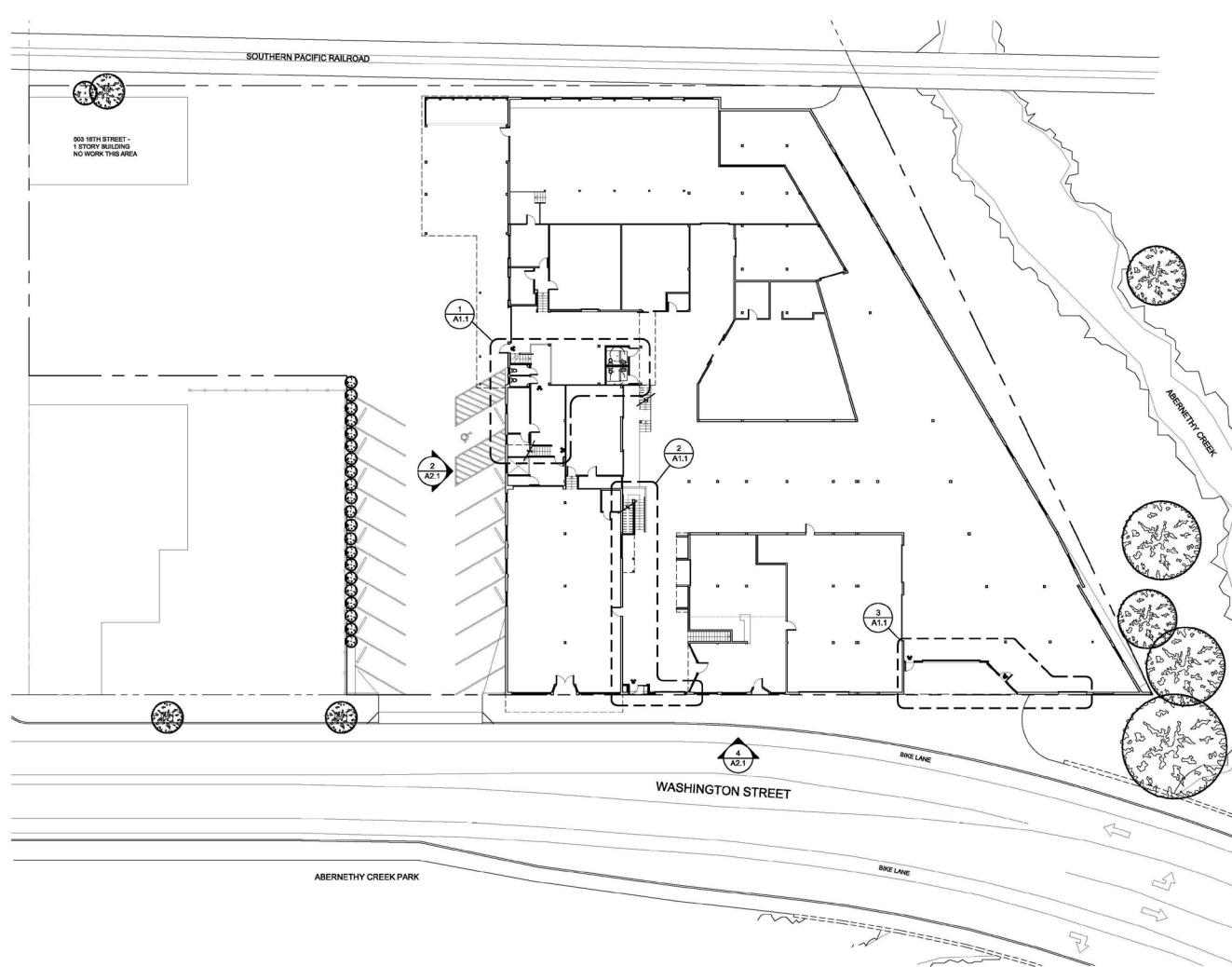
- PRICE: \$4,200,000
- BUILDING SF: 37,534
- LOT SIZE: 64,928 Sq ft.
- DOCK DOORS: None
- TRAFFIC COUNT: 10,500 Vehicles / Day
- YARD & PARKING: 17,000 Sq Ft.
- YEAR BUILT: 1930
- PRICE / SF: \$111.90
- PRICE / LAND SF: \$64.69
- GRADE DOORS: 2



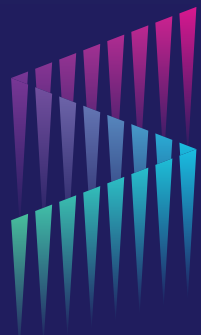
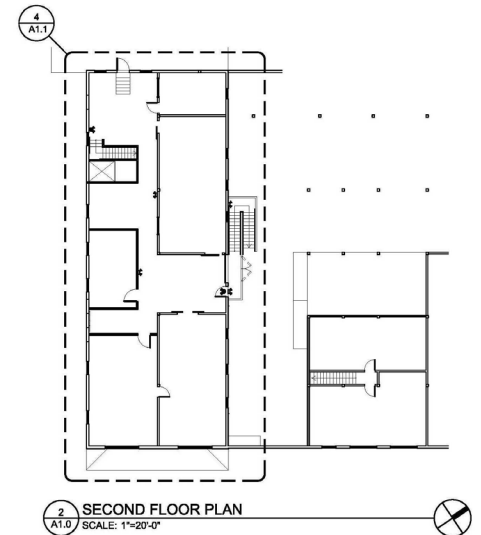
PROPERTY OVERVIEW & OFFERING SUMMARY

INVESTMENT OR REDEVELOPMENT OPPORTUNITY

1625 Washington Street, Oregon City, OR 97045



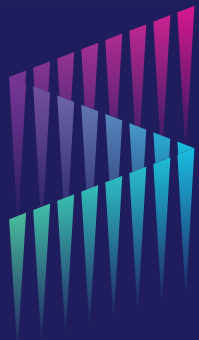
1 SITE PLAN / FIRST FLOOR PLAN
A1.0 SCALE: 1"=20'-0"



SITE PLAN

INVESTMENT OR REDEVELOPMENT OPPORTUNITY

1625 Washington Street, Oregon City, OR 97045

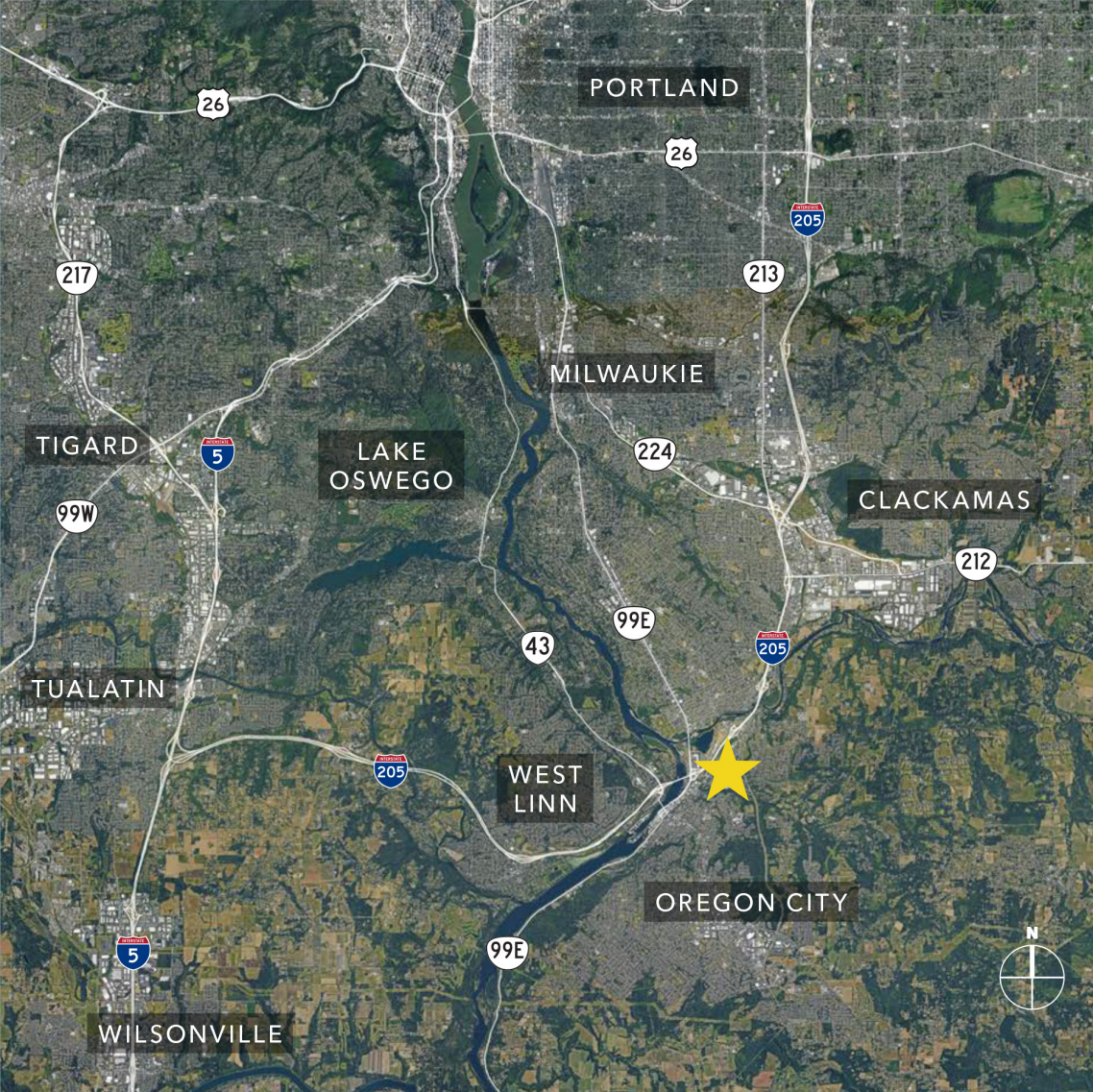


INTERIOR PHOTOS

INVESTMENT OR REDEVELOPMENT OPPORTUNITY

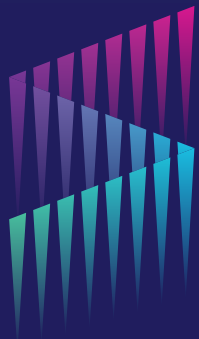
1625 Washington Street, Oregon City, OR 97045

The information contained herein has been obtained from sources we deem reliable. We accept no responsibility for its accuracy.



DEMOGRAPHICS:

POPULATION	3 Miles	5 Miles	10 Miles
2024	75,439	146,642	582,036
2029 PROJECTED	74,217	144,399	576,862
HOUSEHOLD INCOME	3 Miles	5 Miles	10 Miles
2024 AVERAGE	\$134,158	\$138,984	\$141,353
2029 AVERAGE PROJECTED	\$140,872	\$145,894	\$147,659



MAP & DEMOGRAPHICS

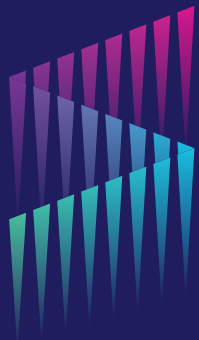
INVESTMENT OR REDEVELOPMENT OPPORTUNITY

1625 Washington Street, Oregon City, OR 97045



SITE HIGHLIGHTS:

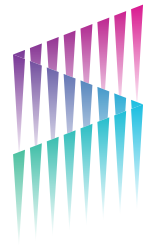
- Located in an Opportunity Zone
- Flexible Mixed-Use Downtown (MUD) zoning
- Eligible for Vertical Housing Development Tax Incentives
- Walking distance to the historic downtown area which offers numerous restaurants, quaint shops, galleries, etc. Located on the Trimet bus lines as well as a 1/3 of a mile from the OR City transit Center
- Excellent access to Interstate 205 and State Highway 213
- Oregon City and Clackamas County are two of the fastest growing areas in the region



SITE HIGHLIGHTS

INVESTMENT OR REDEVELOPMENT OPPORTUNITY

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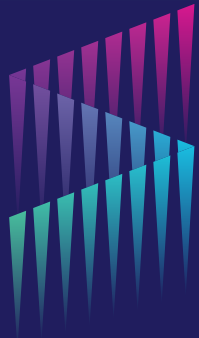
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