

FOR SALE & LEASE | \$1,950,000 | 8,748 SF OFFICE/RETAIL SPACE  
706-708 MAIN STREET, OREGON CITY, OR 97045



### OFFERING SUMMARY

Sale Price:	\$1,950,000
Price/SF	\$222.91/SF
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,137 - 6,289 SF
Building Size:	8,748 SF
Year Built:	1920
Zoning:	Mixed Use Downtown

### LOCATION DESCRIPTION

As the former capital of the Oregon Territory, and the end of the Oregon trail for pioneers, Oregon City is rich in history. The city is home to many houses on the national historic registry, an old time main street, and beautiful views of the Willamette Falls. Easy access to I-205 and Hwy 99E makes for an easy commute. The property is also just a few blocks from the Oregon City Transit Center and Clackamas County Circuit Court. Main Street was recently revitalized with many new and popular restaurants and shops.

### PROPERTY HIGHLIGHTS

- In close proximity to I-205 and Hwy 99E
- One block from the Clackamas County Circuit Court
- Surrounded by an eclectic mix of retail shops, restaurants, and pubs
- Heavy foot traffic during both day and evening

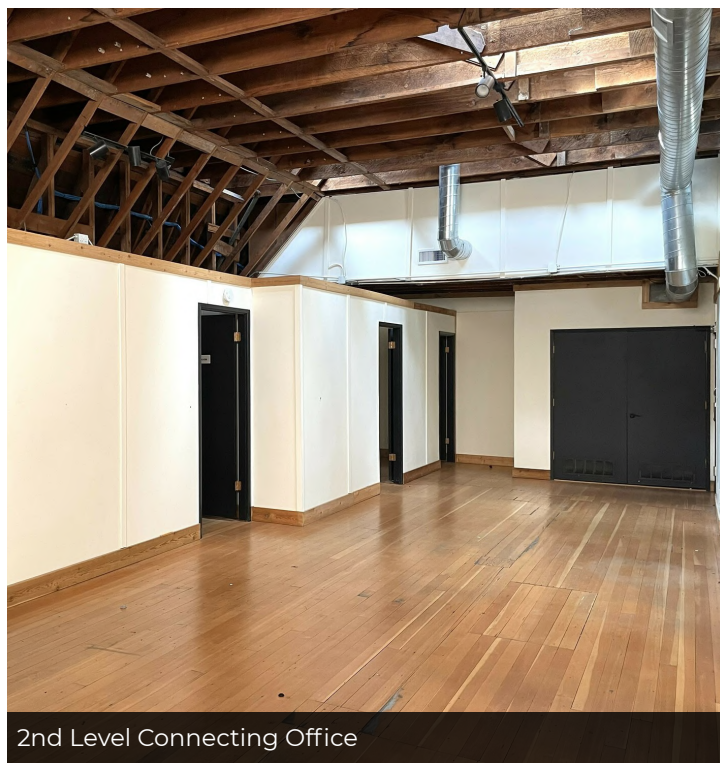
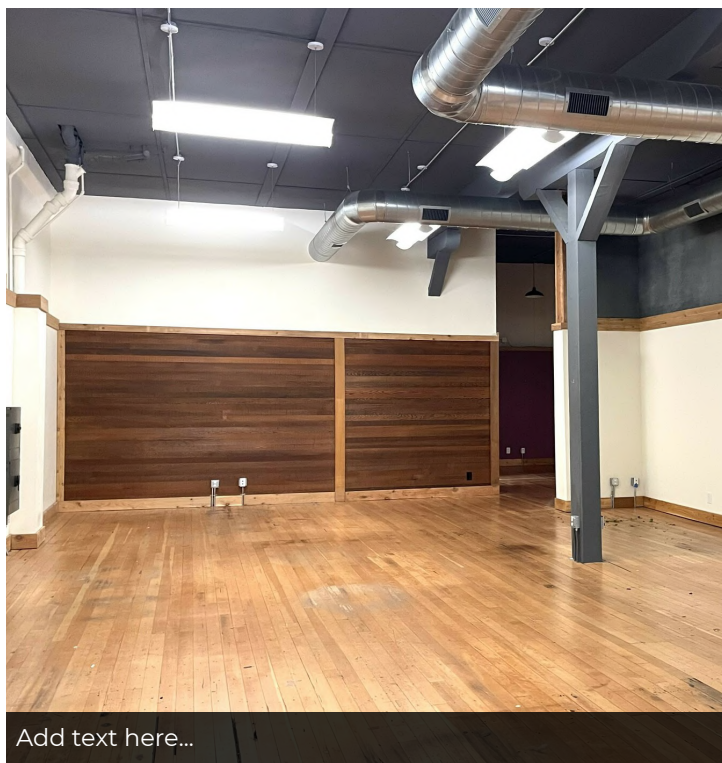
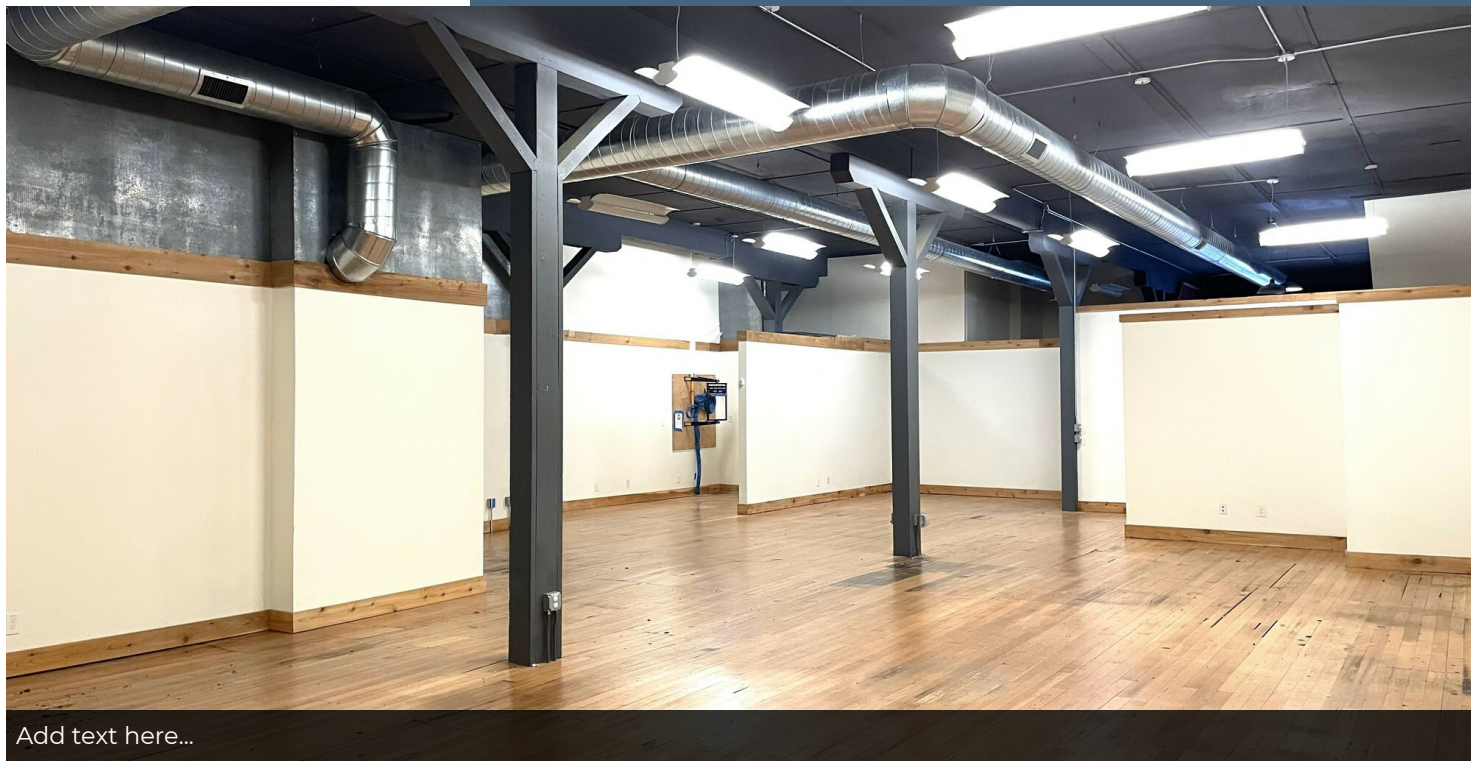
DEMOGRAPHICS	1 MILE	2.5 MILES	5 MILES
Total Households	3,990	21,966	55,205
Total Population	9,702	55,441	139,146
Average HH Income	\$103,707	\$102,717	\$106,554

### DENISE BROHOSKI

Owner - Commercial Real Estate NW  
Principal Broker - OR & WA  
Denise@CommercialRENW.com  
503.309.5106

Commercial Real Estate NW  
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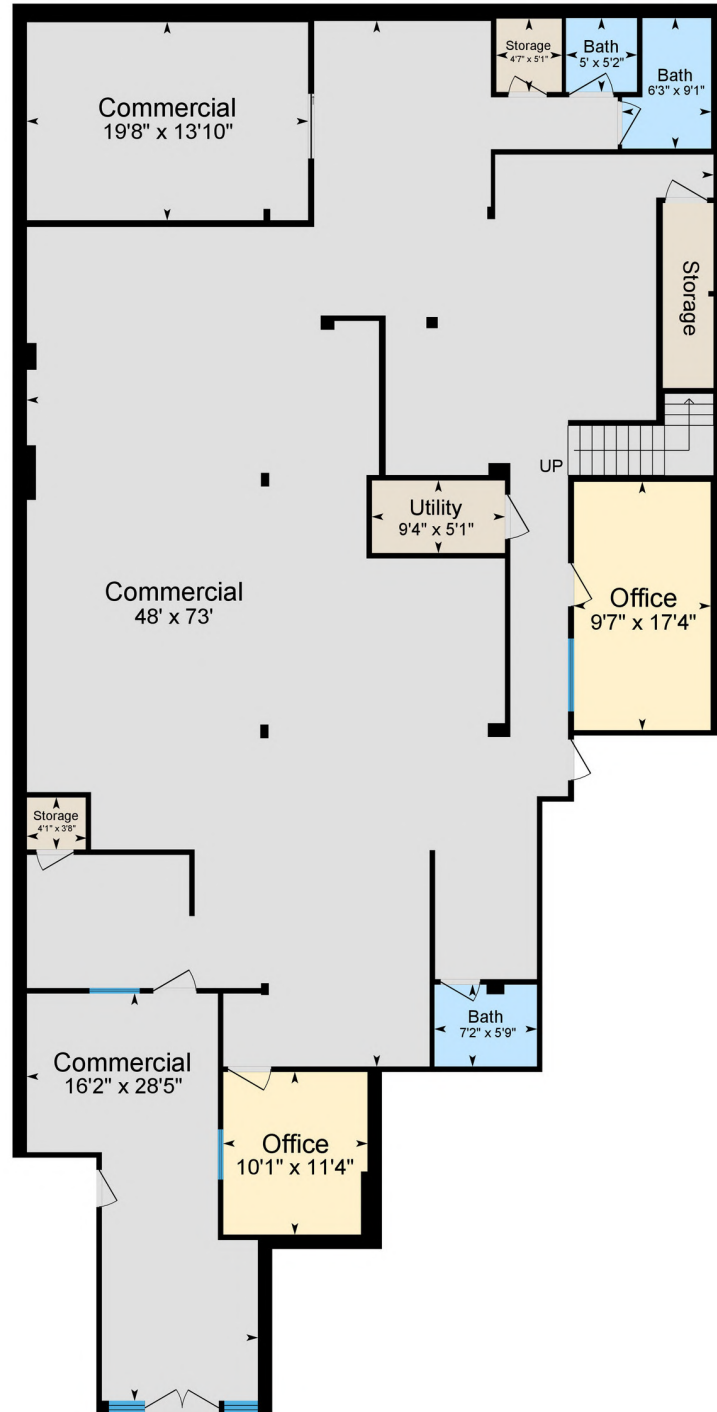
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**FLOORPLAN - 708 MAIN ST #100**

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**708 Main St., #100 Oregon City, OR 97045**



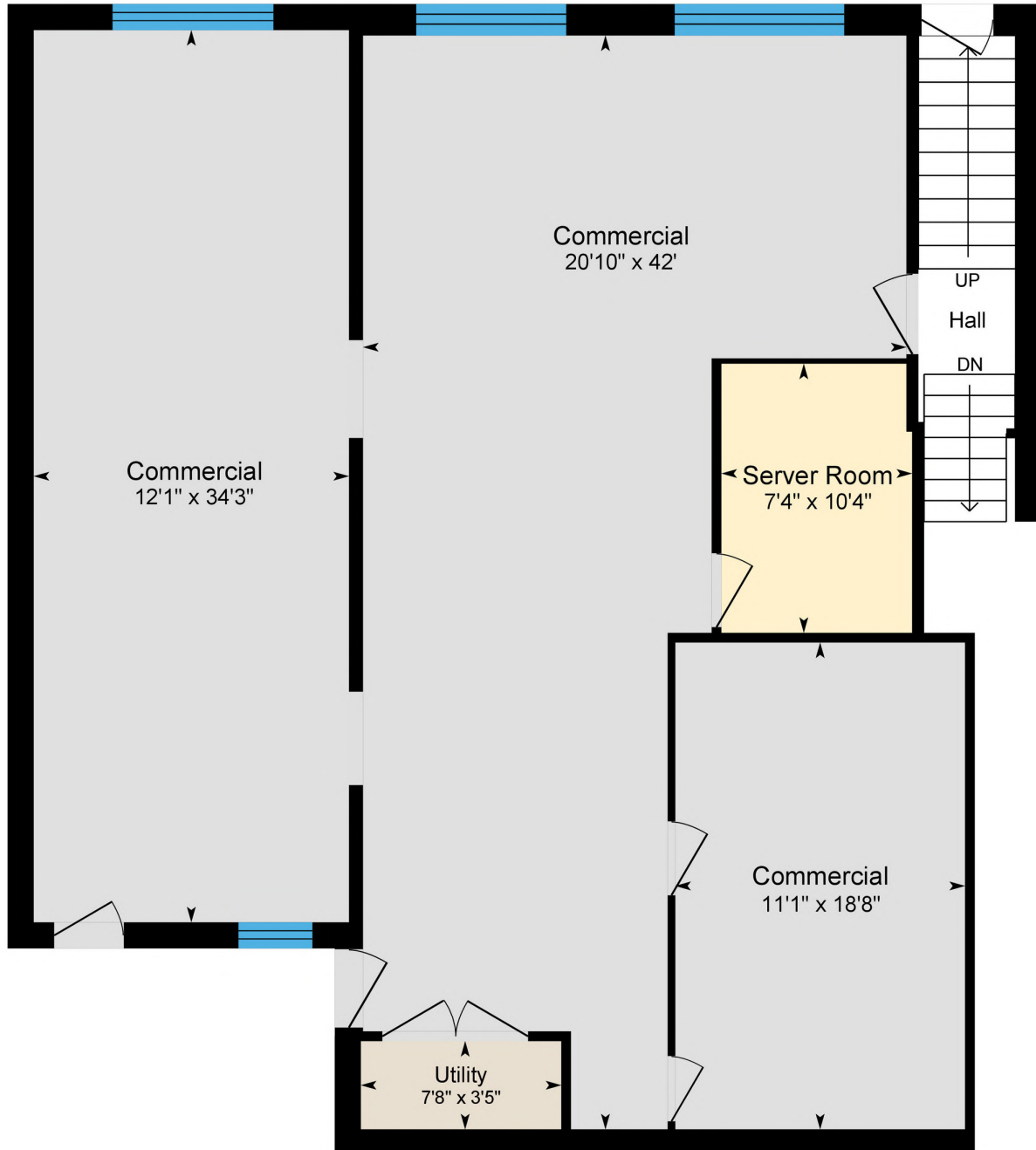
**Main = 3,595 Sq ft** (Measured from Interior)

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**708 Main St. #203, Oregon City, OR 97045**



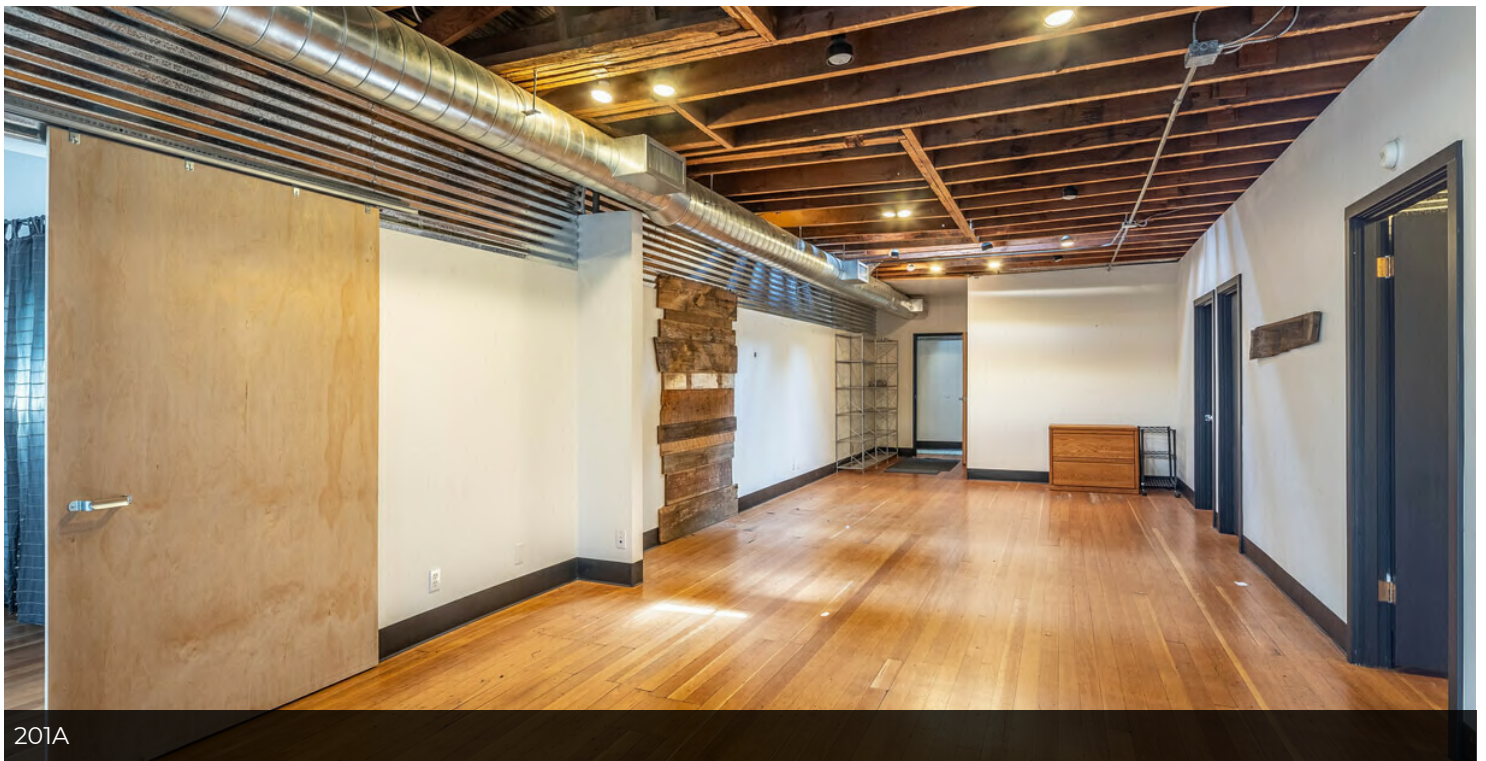
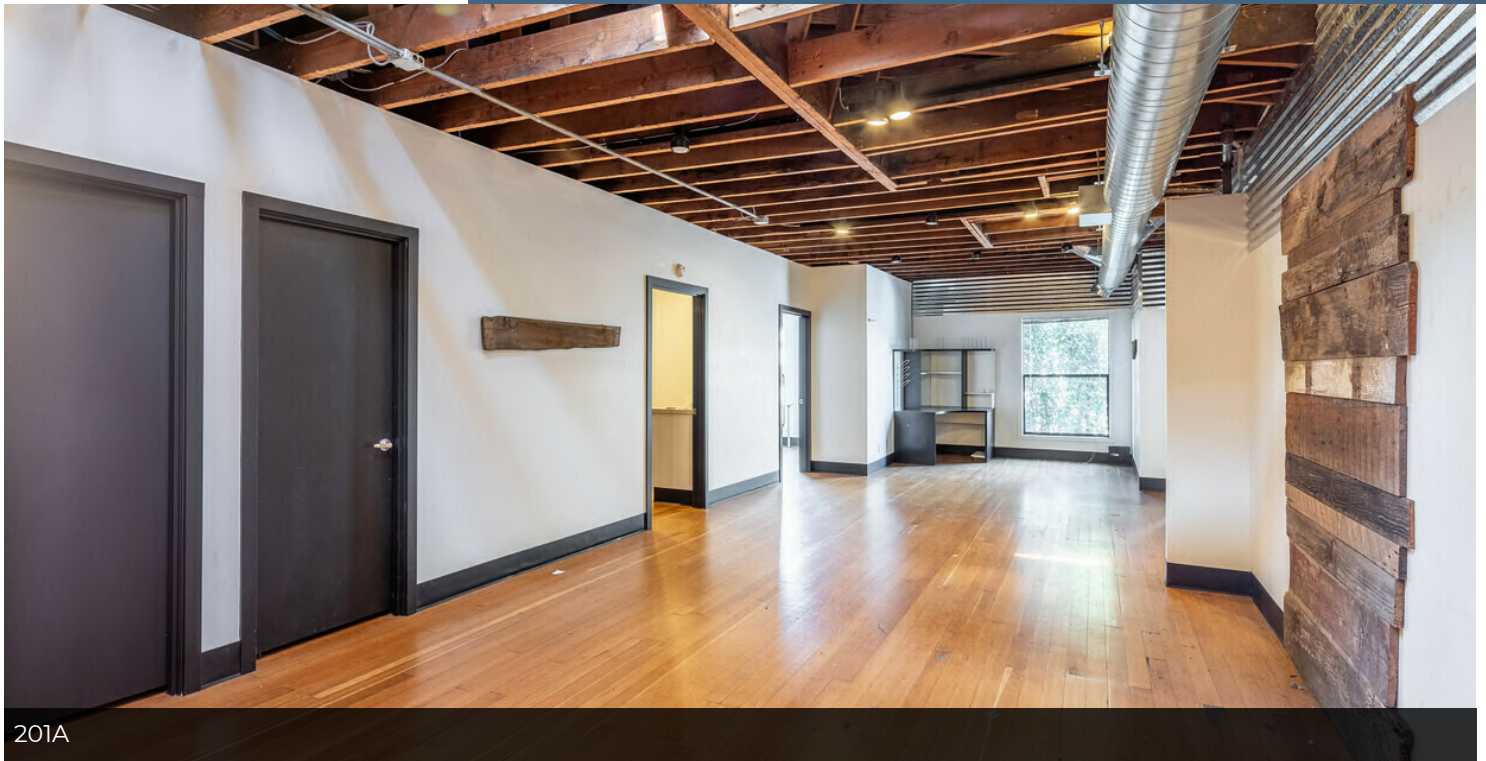
**Main = 1,361 Sq ft** (Measured from Interior)

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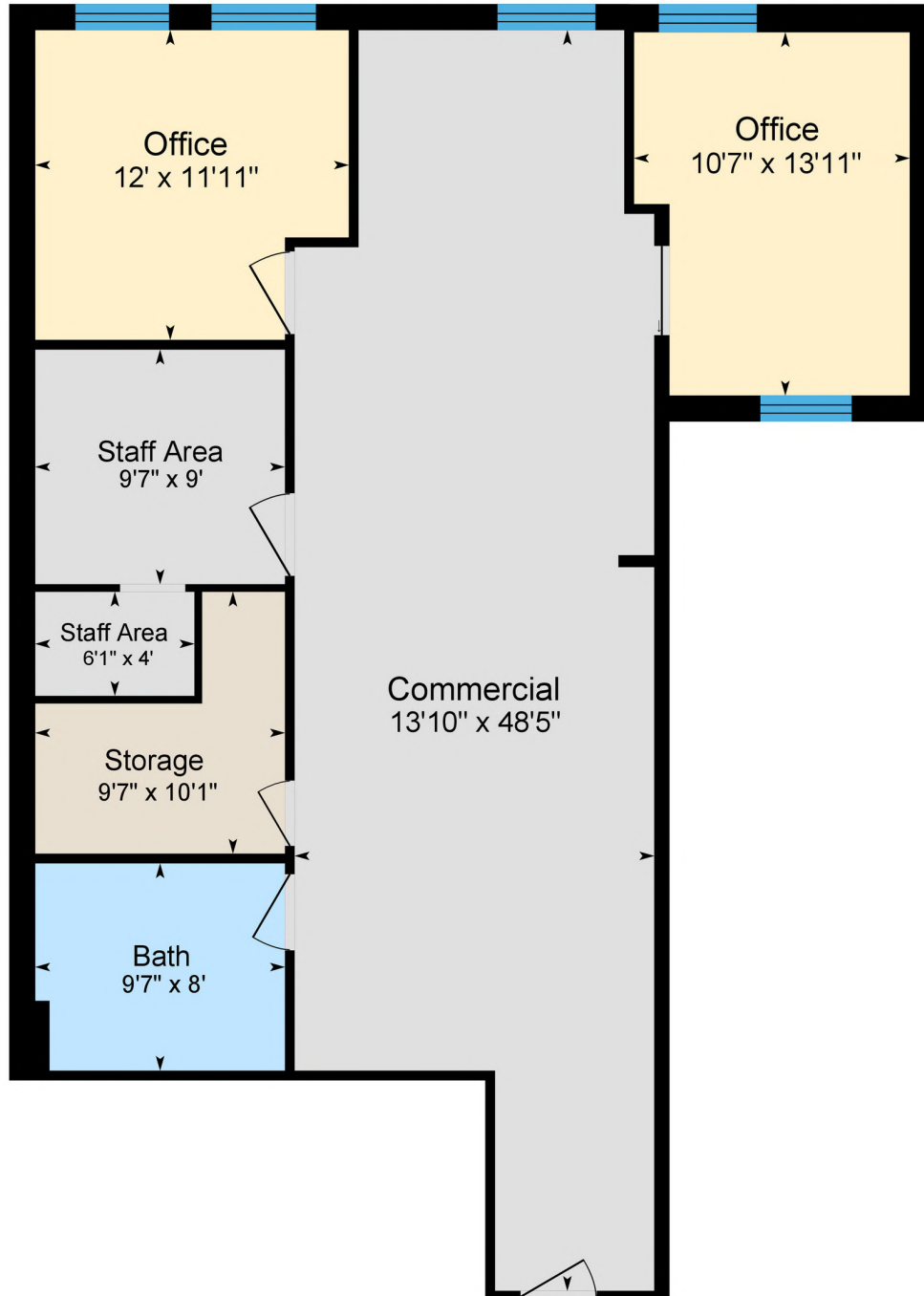


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708 Main St. #201A, Oregon City, OR 97045



Main = 1,137 Sq ft (Measured from Interior)

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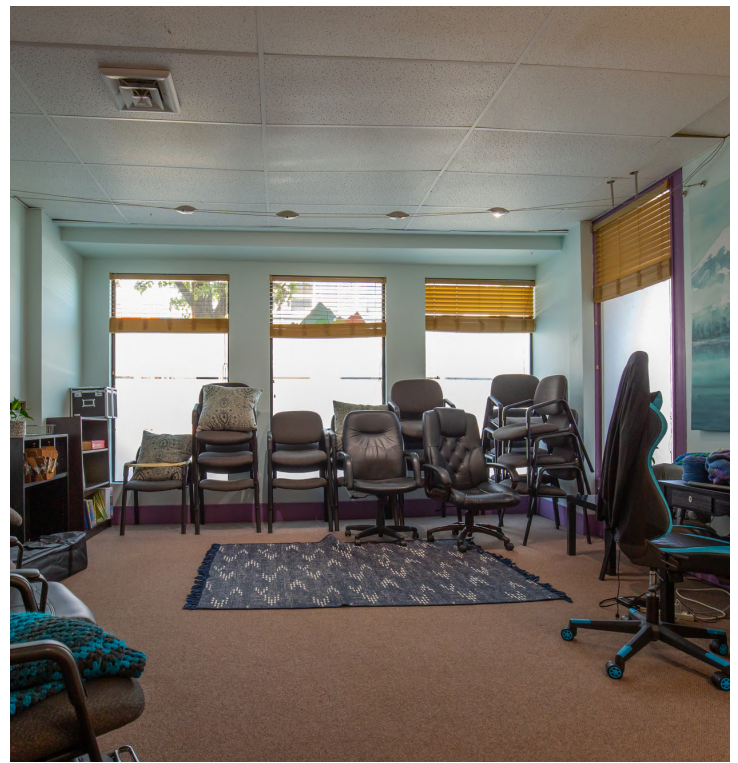
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OFFICE LEASED SPACE -706 MAIN ST

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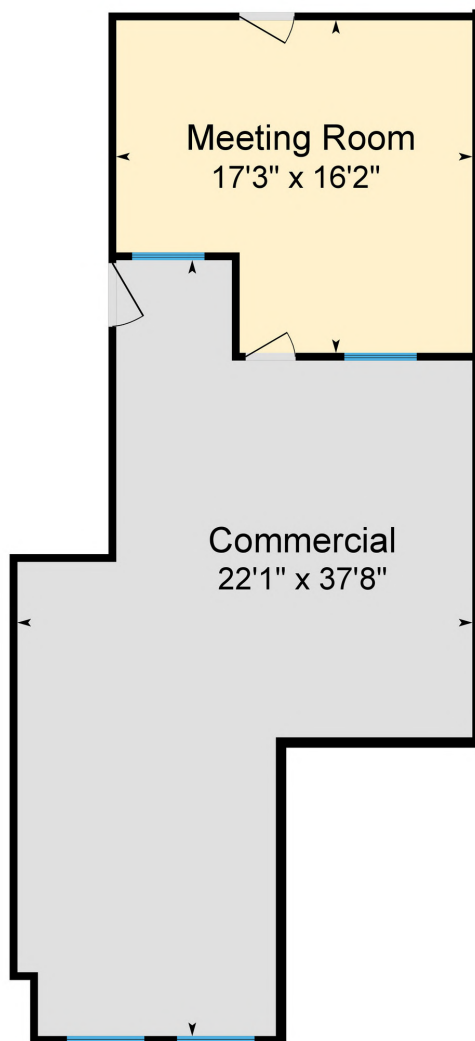
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OFFICE LEASED SPACE - 708 MAIN ST #200

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708 Main St. #200, Oregon City, OR 97045



Main = 826 Sq ft (Measured from Interior)



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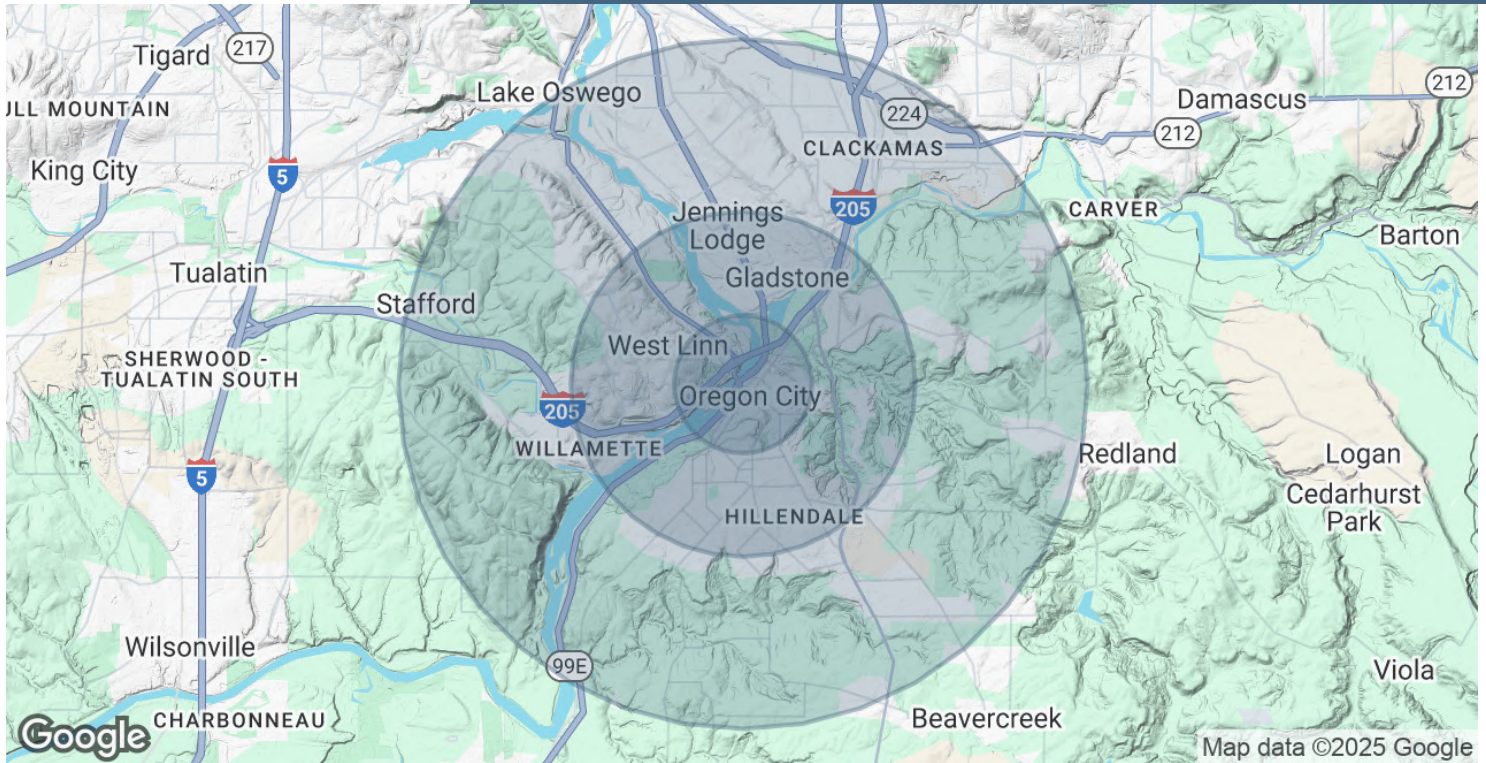


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POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	9,702	55,441	139,146
Average Age	42.1	41.6	43.0
Average Age (Male)	41.2	39.2	40.5
Average Age (Female)	43.0	43.2	44.7

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	3,990	21,966	55,205
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$103,707	\$102,717	\$106,554
Average House Value	\$387,739	\$400,721	\$425,170

2020 American Community Survey (ACS)

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