

13851 Beaver Creek Rd

OREGON CITY, OR 97045

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FOR LEASE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

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13851 Beaver Creek Rd, Oregon City, OR 97045



PROPERTY DESCRIPTION

Well-maintained flex/retail building with signage on Beaver Creek Road in Oregon City. Clear height is 16'7" with windows inside the warehouse/open area. The property is zoned MUC-2 (Mixed Use Commercial 2, City of Oregon City), which allows for a variety of uses, including, but not limited to: health and fitness clubs, medical offices, restaurants, retail, veterinary services, and pet daycare.

Suite C103 is 2,873 SF with a small office up front, one room, one restroom, and one roll-up door (11' H & 10' W).

Suite C104 is a 3,000 SF retail/ flex space with three (3) grade level doors. Currently used as a tap house.

Suite C107 is a 5,800 SF lower level space with grade access, small office and a restroom.

PROPERTY HIGHLIGHTS

- Monument signage on Beaver Creek Rd.
- Flexible zoning to allow many uses
- 16'7" clear height
- Fully sprinklered spaces

OFFERING SUMMARY

Lease Rate:	\$0.87 - 1.50 SF/month (NNN; MG)
Available SF:	2,873 - 5,800 SF
Lot Size:	61,909 SF
Building Size:	21,074 SF

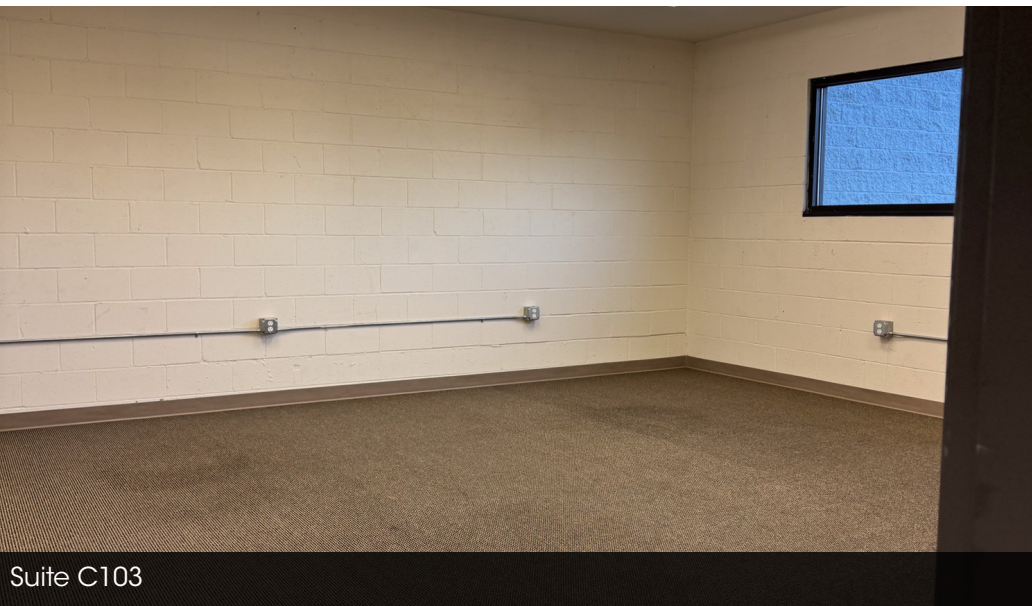
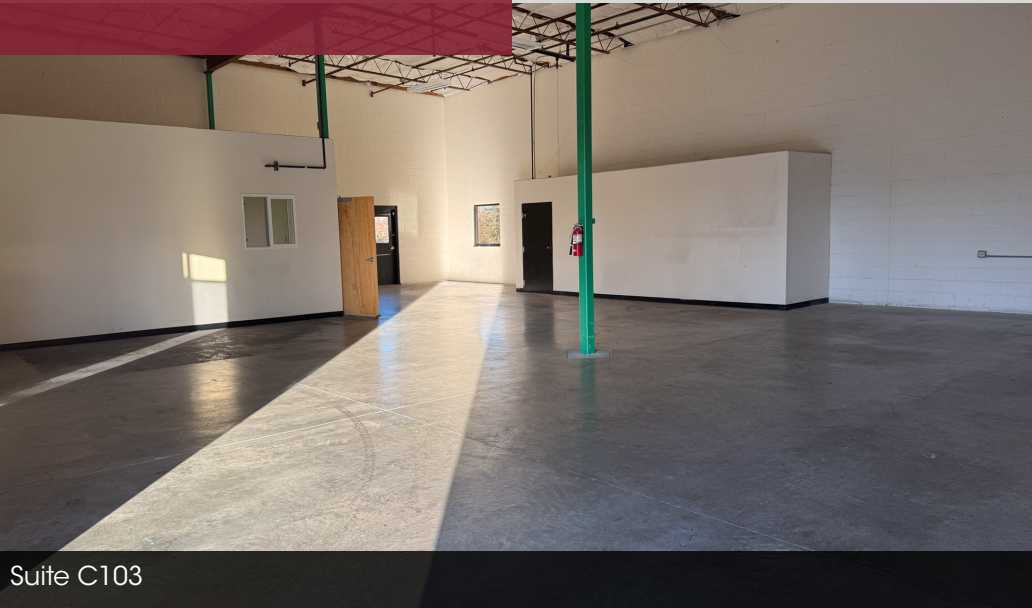
AVAILABLE SPACES	LEASE RATE	SPACE SIZE
Suite C103	\$1.25/SF/month (NNN)	2,873 SF
Suite C104	\$1.50/SF/month (NNN)	3,000 SF
Suite C107	\$0.78/SF/month (MG)	5,800 SF



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Suite C104



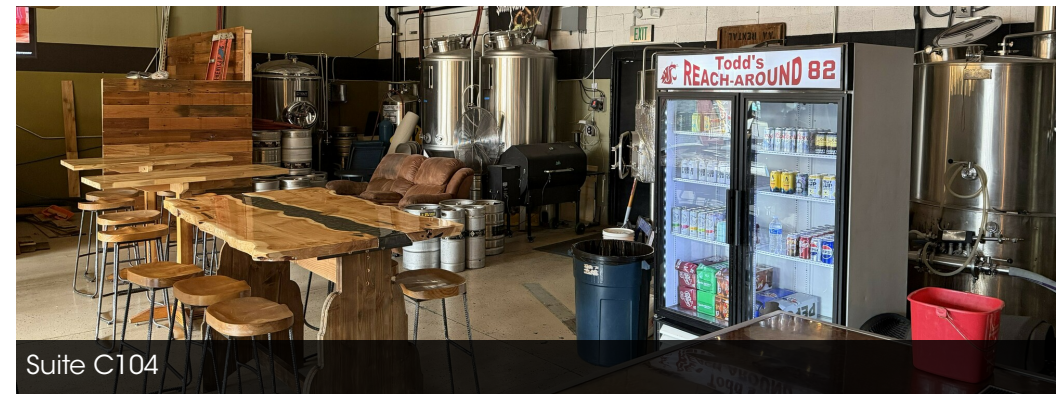
Suite C104



Suite C104



Suite C104



Suite C104



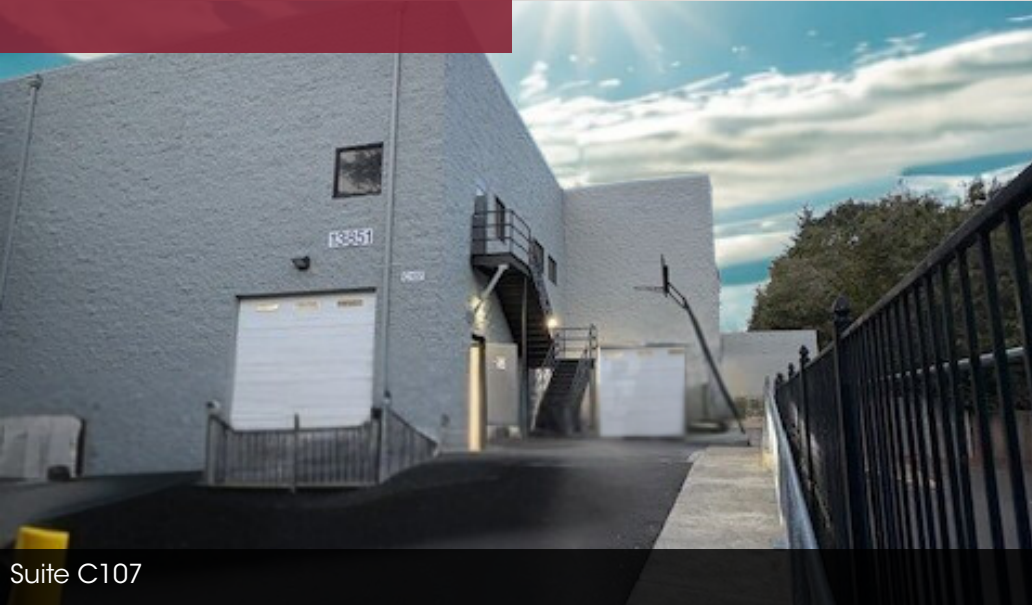
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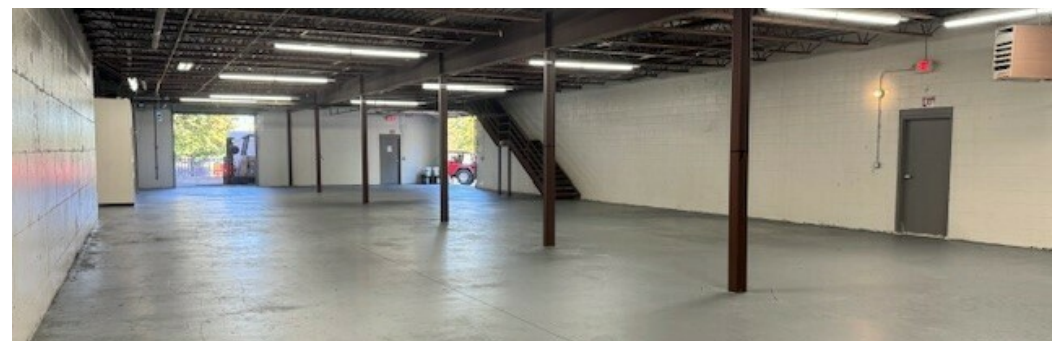
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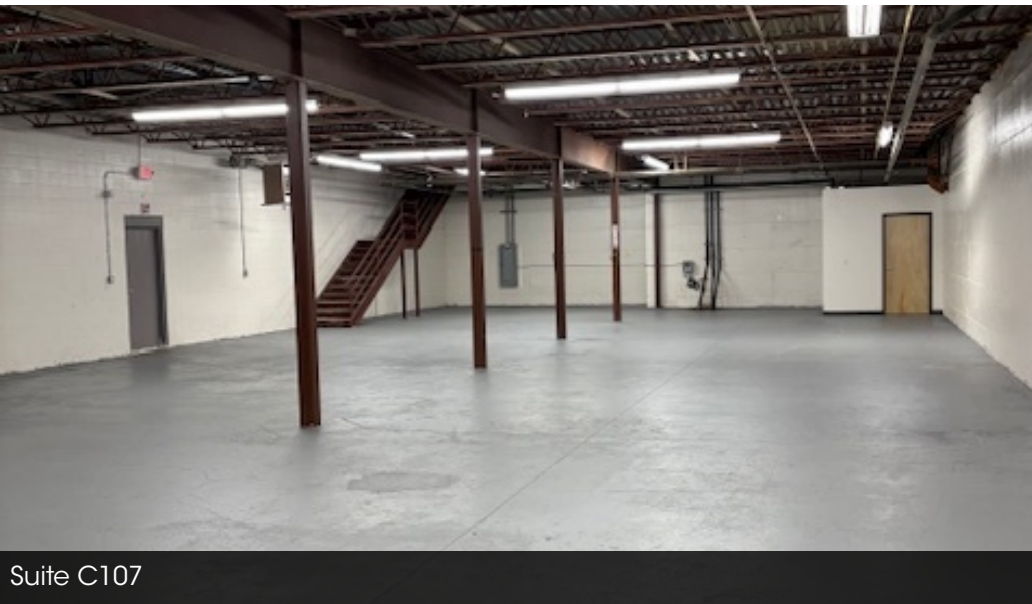
Suite C107



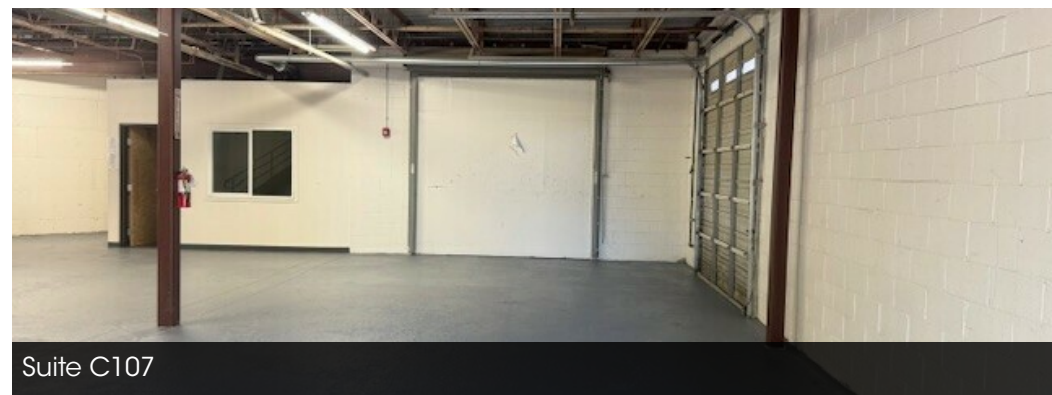
Suite C107



Suite C107



Suite C107



Suite C107



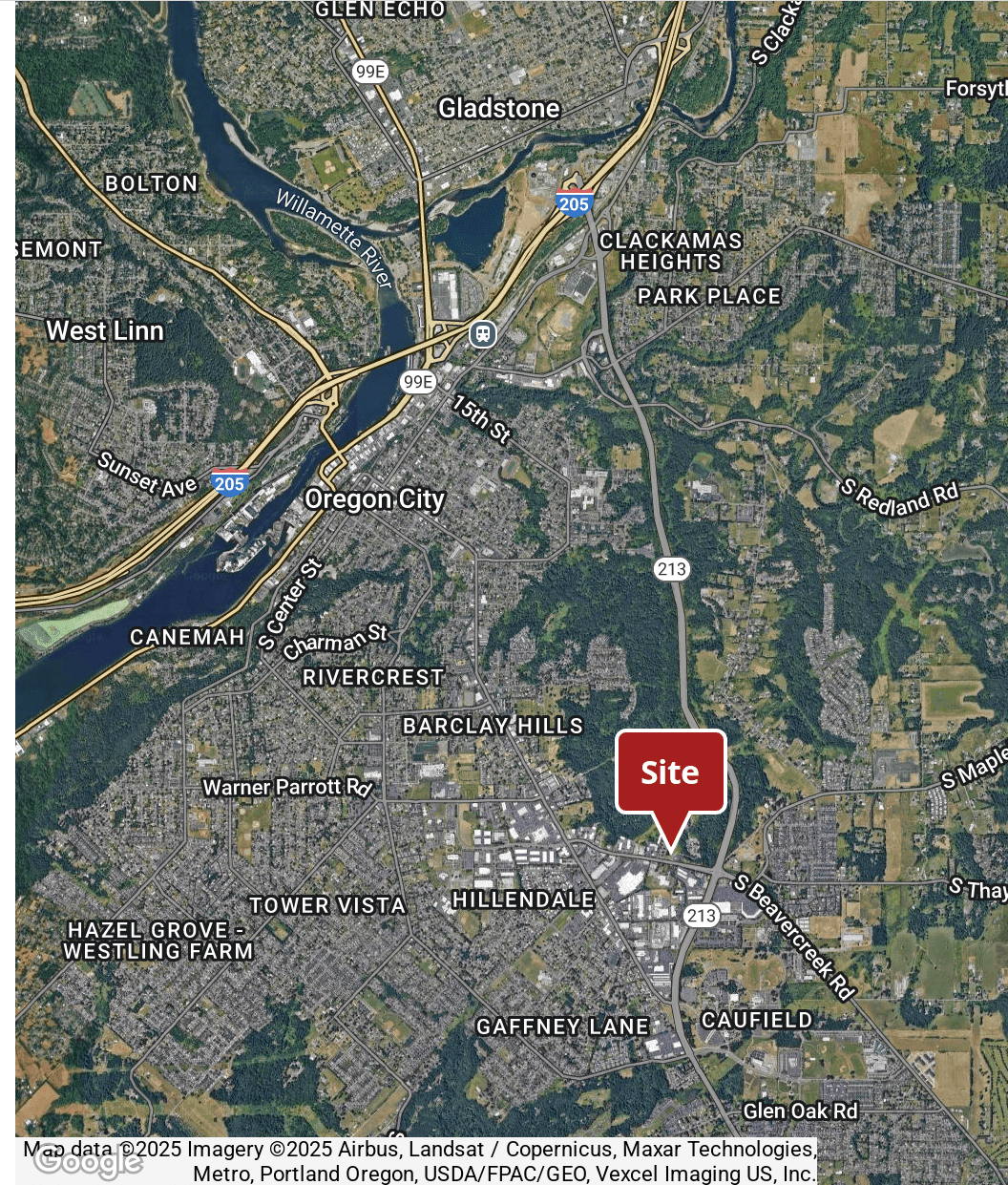
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DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total population	326	1,744	9,273
Median age	40	41	40
Median age (Male)	39	39	39
Median age (Female)	41	42	41
Total households	122	681	3,500
Total persons per HH	2.7	2.6	2.6
Average HH income	\$103,367	\$92,637	\$107,523
Average house value	\$637,910	\$504,843	\$527,614

LOCATION OVERVIEW

Located just off of Hwy 213 with quick access to I-205.



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