

FOR SALE & LEASE | \$1,680,000 | 8,020 SF OFFICE/RETAIL SPACE
712 MAIN STREET, OREGON CITY, OR 97045



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, a quintessential downtown main street, and beautiful views of the Willamette Falls. Easy access to I-205 and Hwy 99E creates good accessibility to the greater Portland Metro area. The property is 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

- Investor or owner user opportunity with income
- In close proximity to I-205 and Hwy 99 E
- One block from the Clackamas County Circuit Court
- Historic building with renovated and creative interior

OFFERING SUMMARY

Sale Price:	\$1,680,000
Price/SF	\$209.48/SF
Lease Rate:	\$12.00 - 18.00 SF/yr (NNN)
Available SF:	2,268 - 4,720 SF
Building Size:	8,020 SF
Zoning:	Mixed Use Downtown
Year Built:	1925

DEMOGRAPHICS	1 MILE	2.5 MILES	5 MILES
Total Households	3,985	21,962	55,205
Total Population	9,689	55,419	139,143
Average HH Income	\$103,508	\$102,667	\$106,514

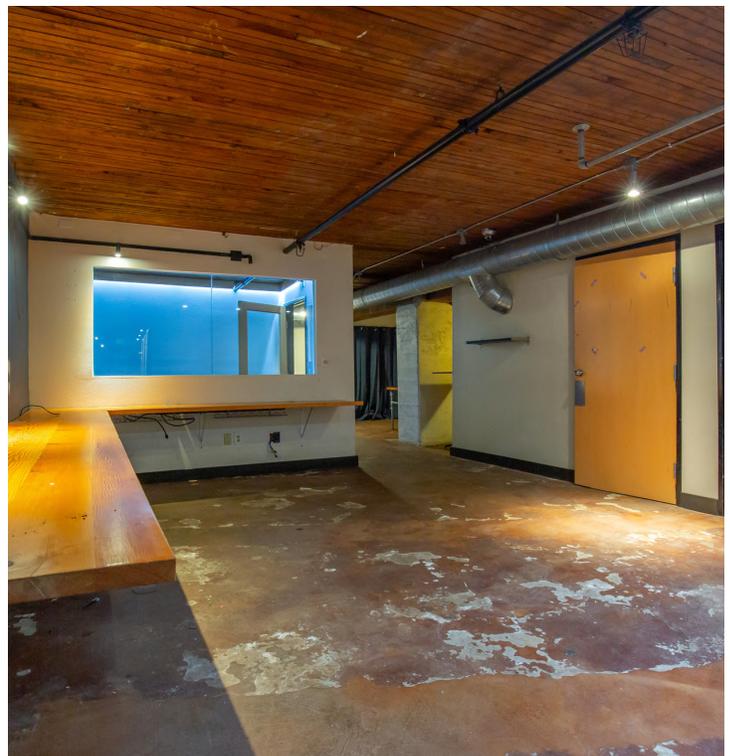
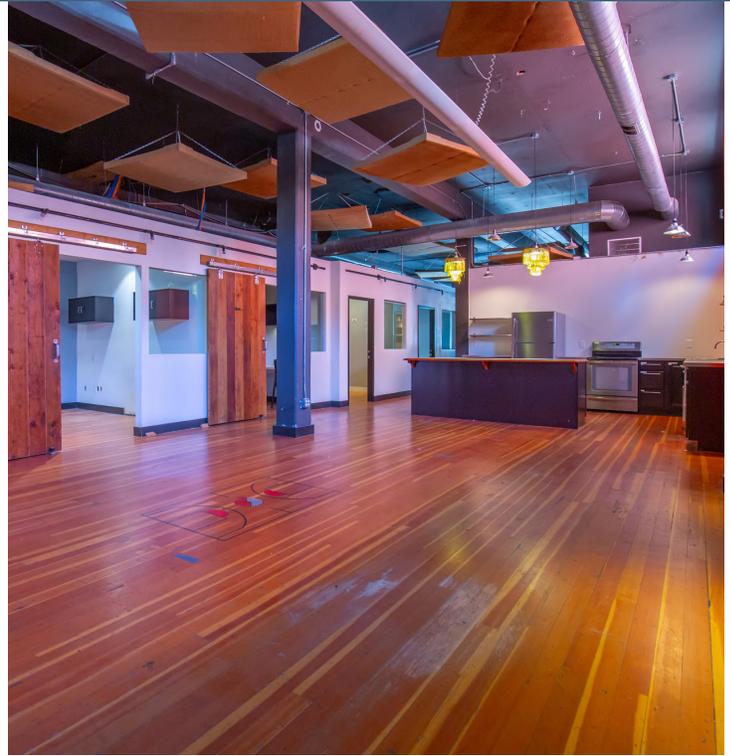
DENISE BROHOSKI

Owner - Commercial Real Estate NW
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VACANT SPACES - SUITE 100 AND BASEMENT

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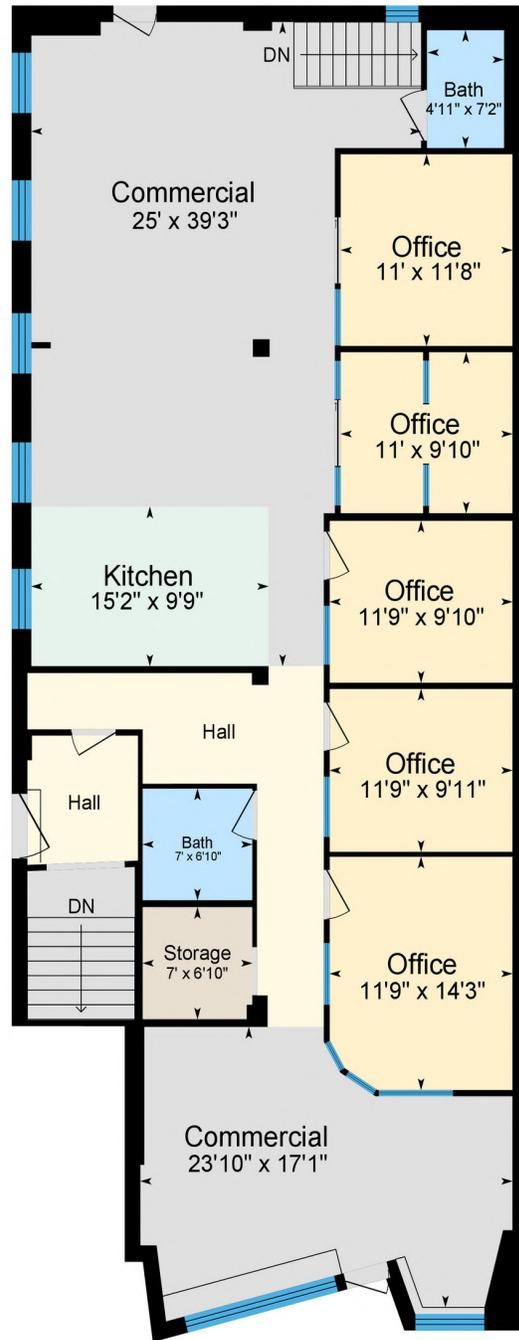
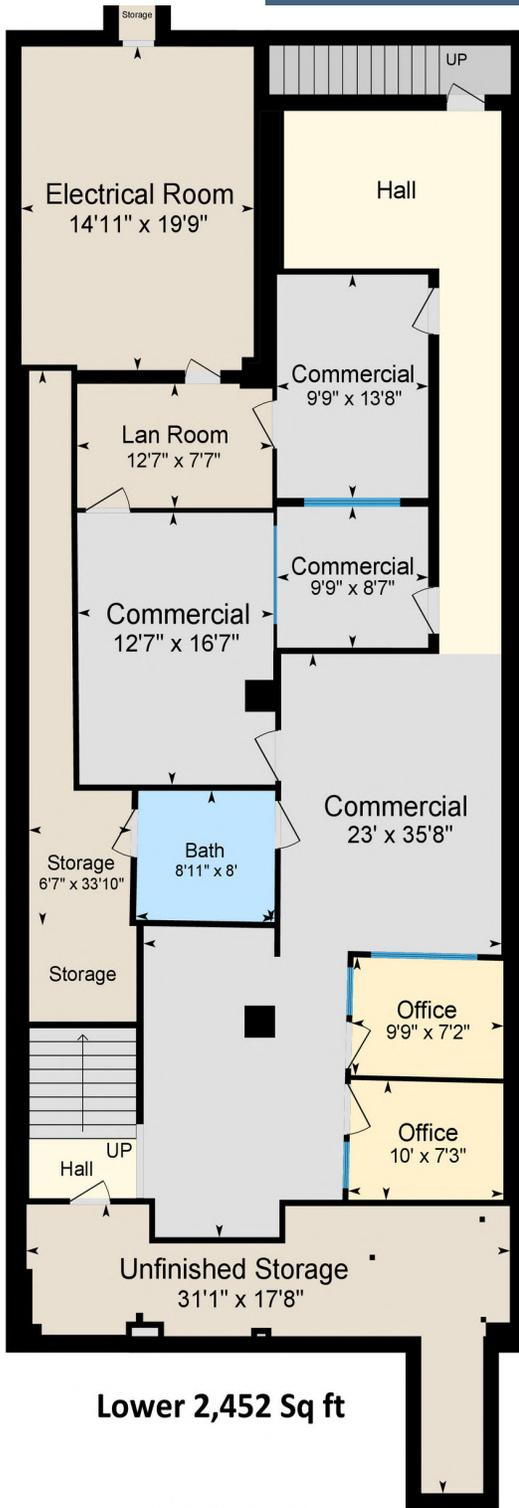
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Main + Lower = 4,720 Sq ft (Measured from Interior)

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LEASED SPACES - RETAIL

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LEASED SPACES - SALON

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RETAILER MAP

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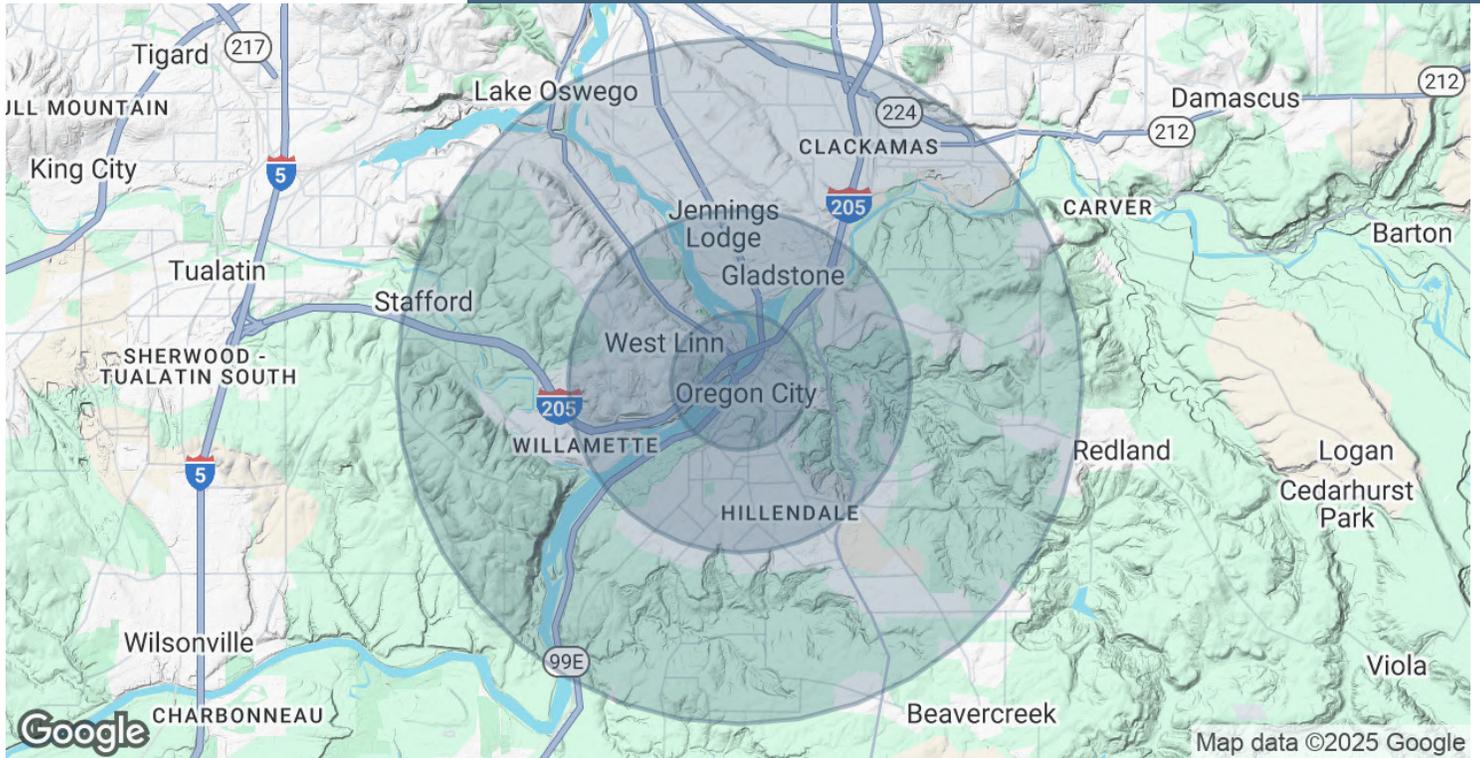
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	9,689	55,419	139,143
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	3,985	21,962	55,205
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$103,508	\$102,667	\$106,514
Average House Value	\$387,175	\$400,462	\$424,985

2020 American Community Survey (ACS)

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