



# 208-210 N MOLALLA AVE

MOLALLA, OR 97038

MAX BRESLAU

Max@CommercialRealEstateAgents.com  
503-939-8231

STEPHEN FITZMAURICE

Stephen@CommercialRealEstateAgents.com

**CALL BROKER FOR PRICING**

Commercial Real Estate For Sale





## BUILDING HIGHLIGHTS

Total SF:  
3,433 SF

Zoning:  
C-1

APN/Parcel ID:  
01097752  
01097761  
01097716

Located in the heart of downtown Molalla, 208 & 210 N Molalla Ave present a prime opportunity along the city's main commercial corridor. The property benefits from strong visibility and convenient access along N Molalla Avenue and is surrounded by established local businesses, restaurants, and community services that generate consistent daily traffic.

The offering includes three tax lots, providing flexibility for both immediate use and future development. Two of the tax lots located at the rear of the property offer buildable potential, creating an opportunity for additional commercial space, mixed-use development, or property expansion, subject to buyer due diligence and city approval.

Zoned C-1 (Central Commercial), the property allows for a wide range of uses, including retail, office, service-oriented businesses, and mixed-use concepts, making it well-suited for both owner-users and investors seeking a flexible commercial asset.

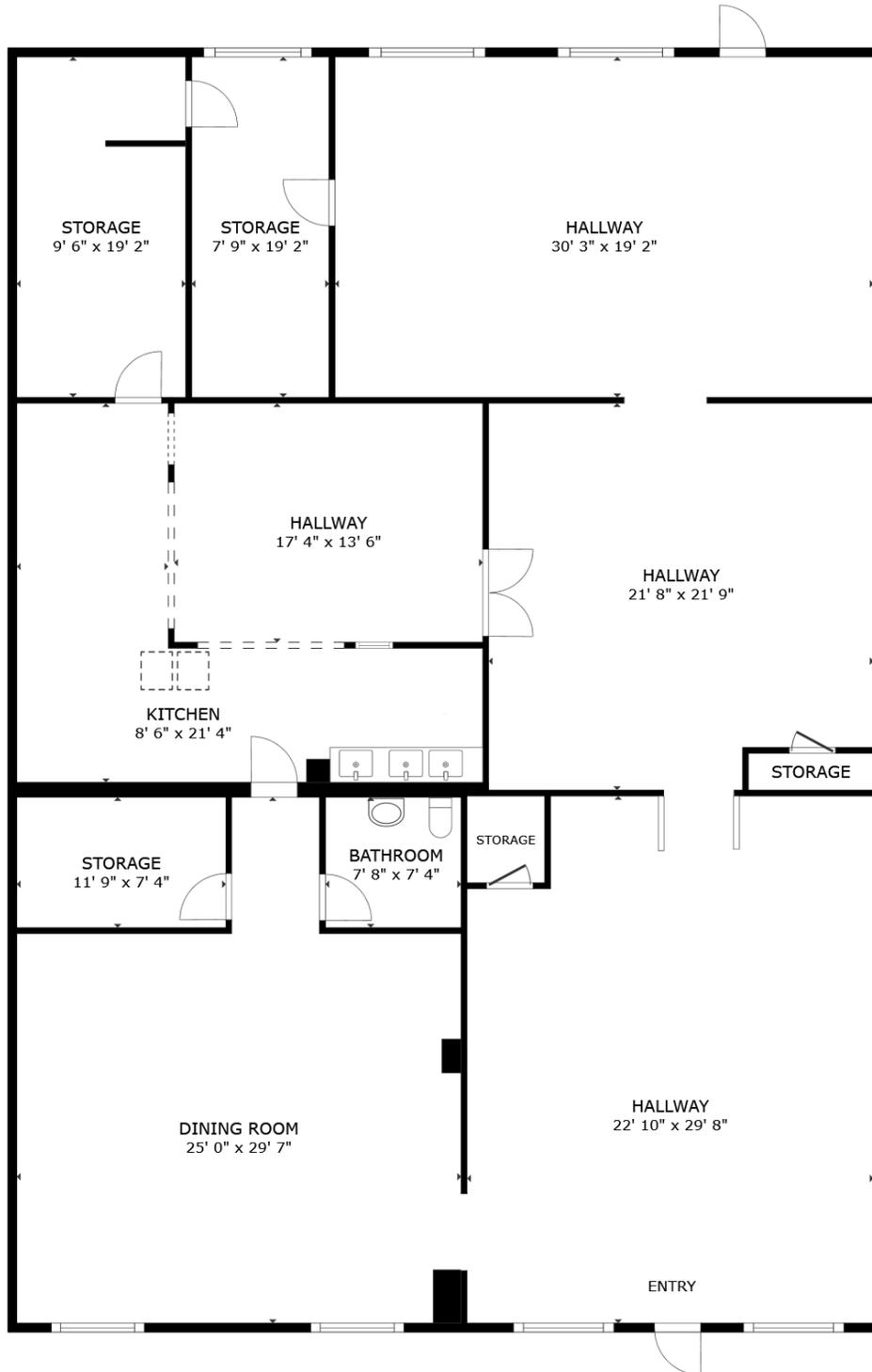
The operating business located on the property may also be available for purchase. Interested and qualified buyers are encouraged to inquire with the listing broker for additional details regarding the business opportunity. Its central location provides convenient access to Highway 213 and the greater Clackamas County area, while positioning the property within Molalla's active, steadily growing downtown business district.



## ADDITIONAL PHOTOS



# FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 3,433 sq.ft.  
TOTAL : 3,433 sq.ft.



## KEY AMENITIES

- Molalla Post Office
- Molalla RFPD Fire Station 82
- Molalla City Hall
- Molalla Police Department
- Molalla Municipal Courthouse
- Molalla Civic Center
- Odd Fellows Park
- Molalla Buckeroo Rodeo Grounds
- Molalla Aquatic Center
- Molalla Adult Community Center
- Molalla High School

## LOCAL BUSINESSES

- Bear Creek Pizza & Pub
- Family Thrift Center
- El Charrito
- Gene's Hitchin' Post Cafe
- Molalla Cutting Edge Fitness
- Hope Animal Hospital
- Molalla River Veterinary Center
- Autotech NW
- Wells Fargo ATM
- Burghardt Stadium
- Ivor Davies Park (North Entrance)
- East to West Painting
- Molalla Skate Park
- Molalla Ace Hardware
- Tractor Supply Co
- NW Fitness & Strength
- Safeway
- Grocery Outlet

## LOCATION HIGHLIGHTS

- Located in the heart of downtown Molalla.
- Surrounded by established local restaurants, shops, and services.
- Just minutes from Oregon Route 213.
- Near community attractions including Molalla Buckeroo Rodeo Grounds with events and festivals.
- Great street frontage along N Molalla Ave



*“Somewhat Walkable”*



*“Bikeable”*



## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population:</b>	8,456	12,492	16,321
<b>Households:</b>	2,957	4,374	5,739
<b>Median Age:</b>	36.7	37.3	39.5
<b>Median HH Income:</b>	\$73,075	\$79,736	\$83,704
<b>Daytime Employees:</b>	1,987	3,430	4,067

## TRAFFIC

Streets	Traffic Volume	Count Year	Property Distance
W Main St & Metzler Ave (E)	13,571	2025	0.12 mi
N Molalla Ave & Robbins St (N)	5,894	2025	0.12 mi
E Main St & N Cole Ave (E)	8,421	2025	0.37 mi
Frances St & Debra St (E)	2,100	2025	0.39 mi
N Cole Ave & E Heintz St (N)	981	2025	0.42 mi
Ridings Ave & Price Ct (N)	1,273	2024	0.46 mi
Ridings Ave & Hoyt St (S)	1,352	2025	0.47 mi
Ridings Ave & Hoyt St (S)	1,346	2023	0.47 mi
S Molalla Ave & W 7th St (S)	1,981	2025	0.47 mi
E Main St & Stower Rd (E)	7,845	2024	0.50 mi



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