

— FOR LEASE —

FORMER JOANN FABRICS

DESIRABLE OREGON CITY LOCATION



LOCATION

1842 Molalla Ave
Oregon City OR 97045

AVAILABLE SPACE

- 20,000 SF Ground Floor
+ 104 SF 2nd Level Office

RATE

Call for Details

TRAFFIC COUNTS

Molalla Ave – 15,633 ADT ('25)
HWY 213 – 40,738 ADT ('25)

HIGHLIGHTS

- Opportunity located at the signalized corner of Clairmont Avenue and Molalla Ave.
- Area retailers include Fred Meyer, Bi-Mart, Safeway, Walgreens, Chase Bank, and many more.
- Freestanding sign located on signalized corner.

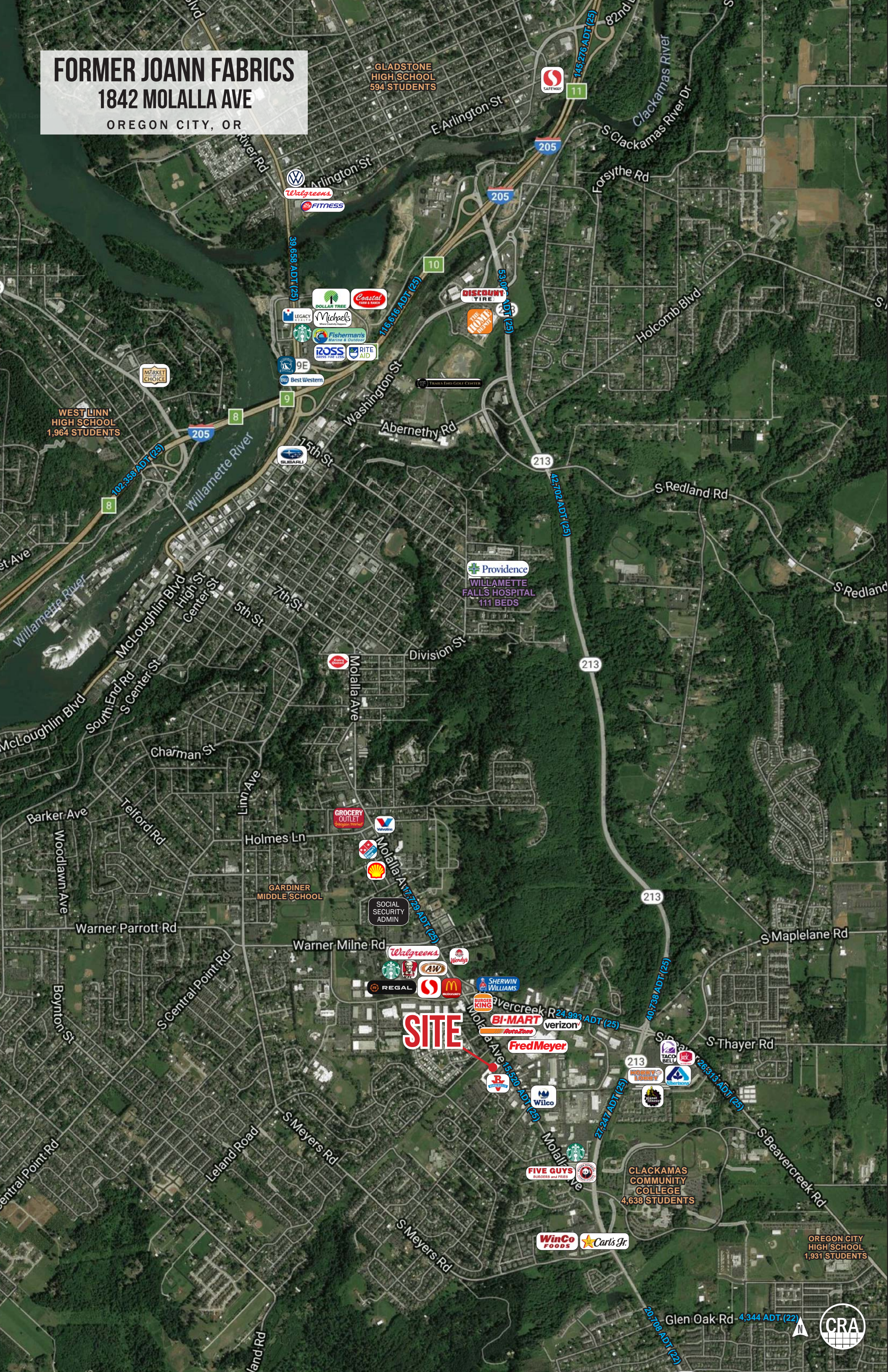


COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Rob Kimmelman 503.449.2591 | rob@cra-nw.com

503.274.0211
www.cra-nw.com

FORMER JOANN FABRICS
1842 MOLALLA AVE
OREGON CITY, OR



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SITE



SUBWAY

**O'Reilly
AUTO PARTS**

CITIZENS BANK

WILCO

**CLEANERS
NAILS**

BANK OF AMERICA

STARBUCKS

FRED MEYER

BASKIN-ROBBINS

VERIZON

THE UPS STORE

JIFFY LUBE

HiVest

BI-MART

AUTO ZONE

WELLS FARGO

CHASE

BURGER KING

gentle dental

DON CHICO'S

black rock

Mixtlan Grill

THE WILD HARE SALOON & CAFE

Tires LES SCHWAB

SHERWIN WILLIAMS

TEXACO

us bank

SAFeway

McDonald's

KeyBank

HILLTOP MALL

MURPHY'S

Walgreens

Wendy's

Bugatti's

Warner Milne Rd

Molalla Ave

17,729 ADT (25)

Beaver Creek Rd

24,993 ADT (25)

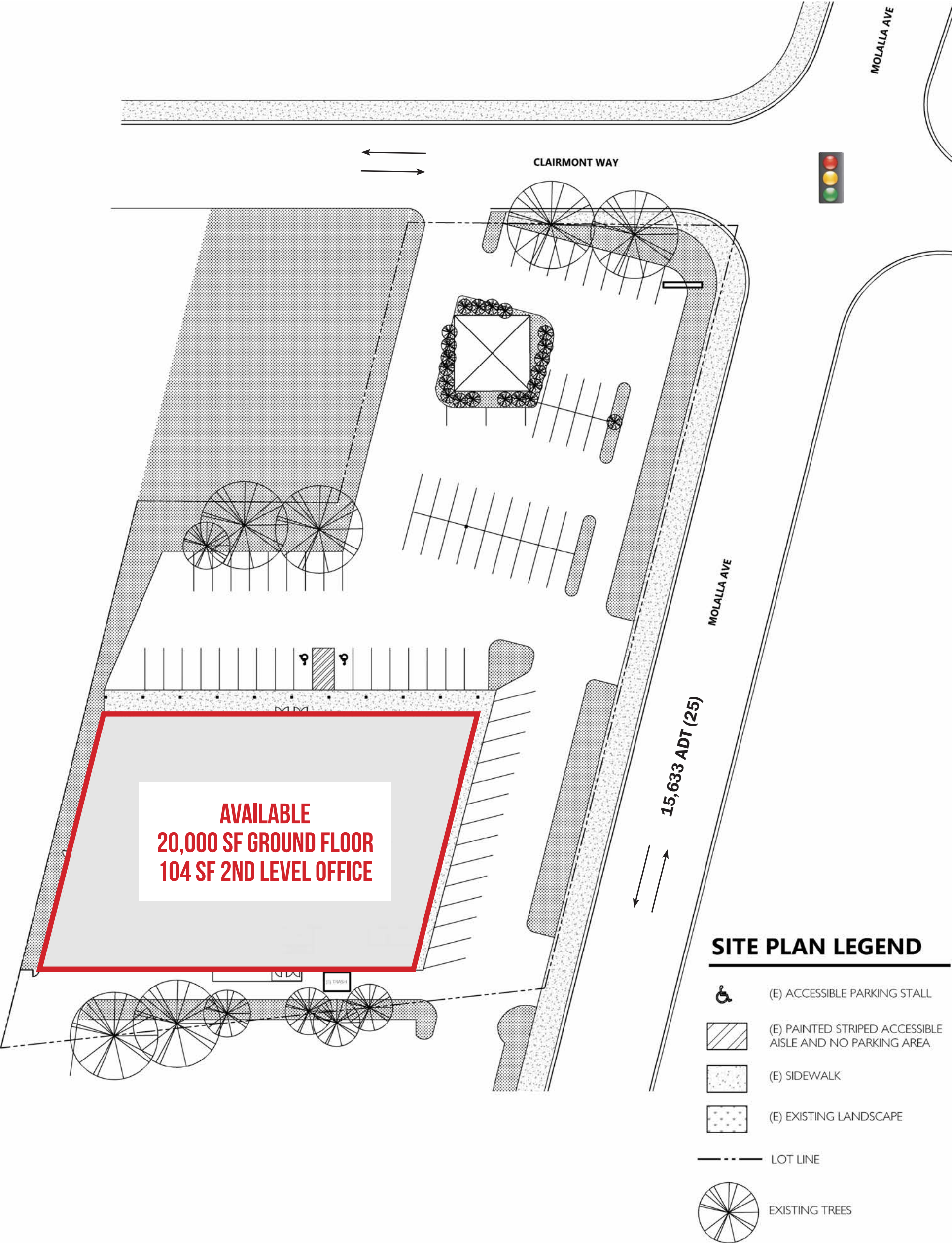
40,738 ADT (25)

S Beaver Creek Rd

213

27,247 ADT (25)

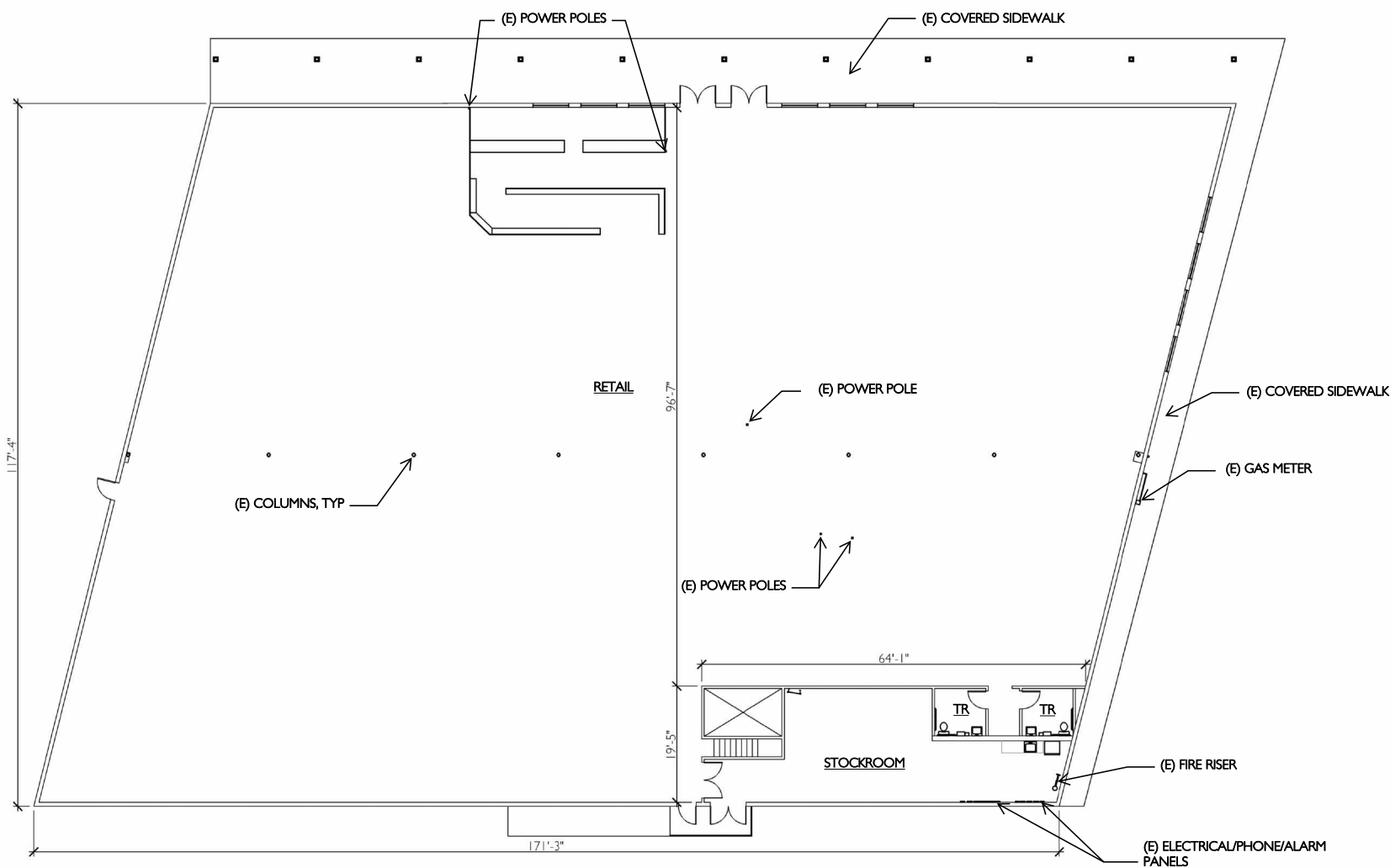




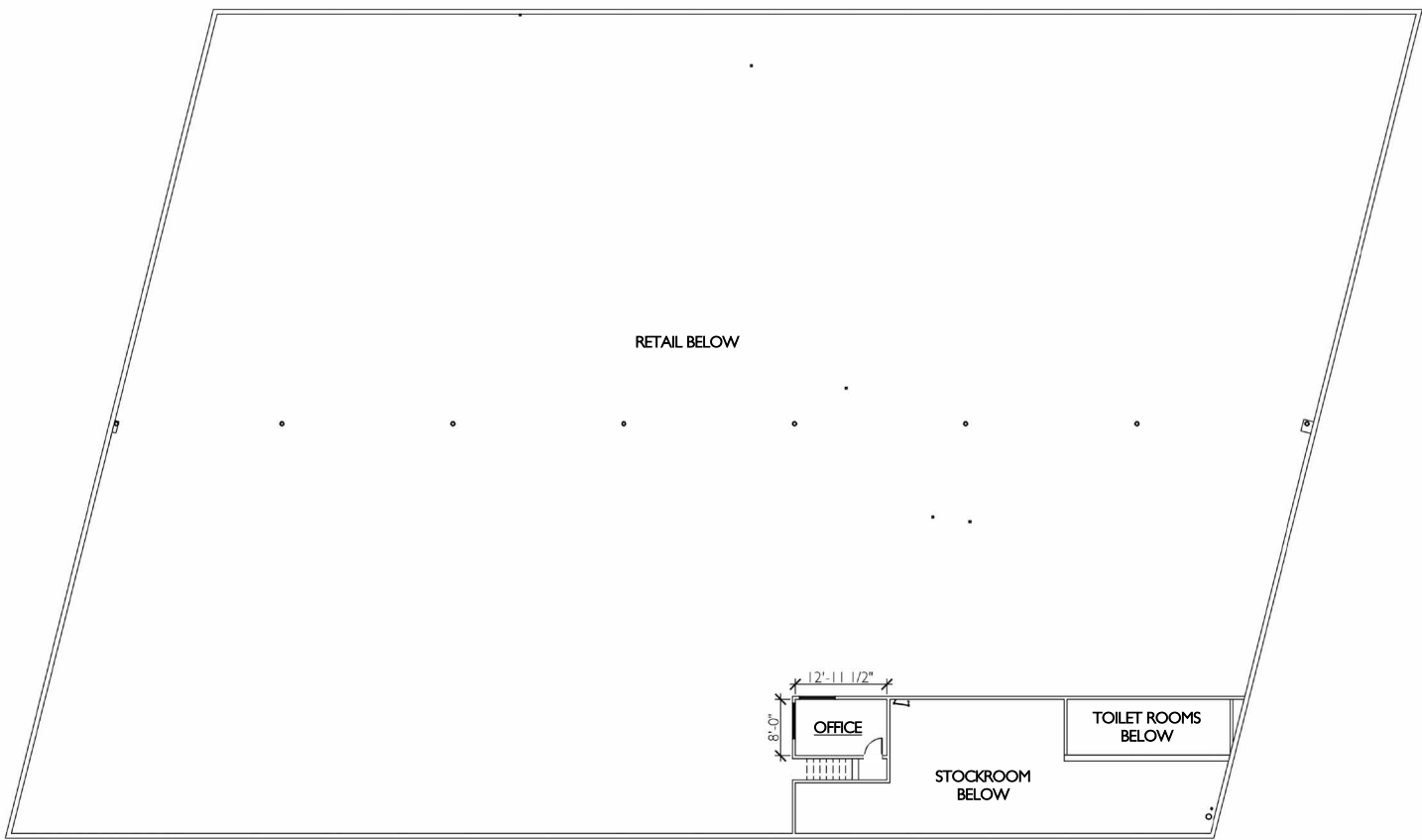
FLOOR PLAN

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FIRST FLOOR



SECOND FLOOR



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

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DEMOGRAPHIC SUMMARY

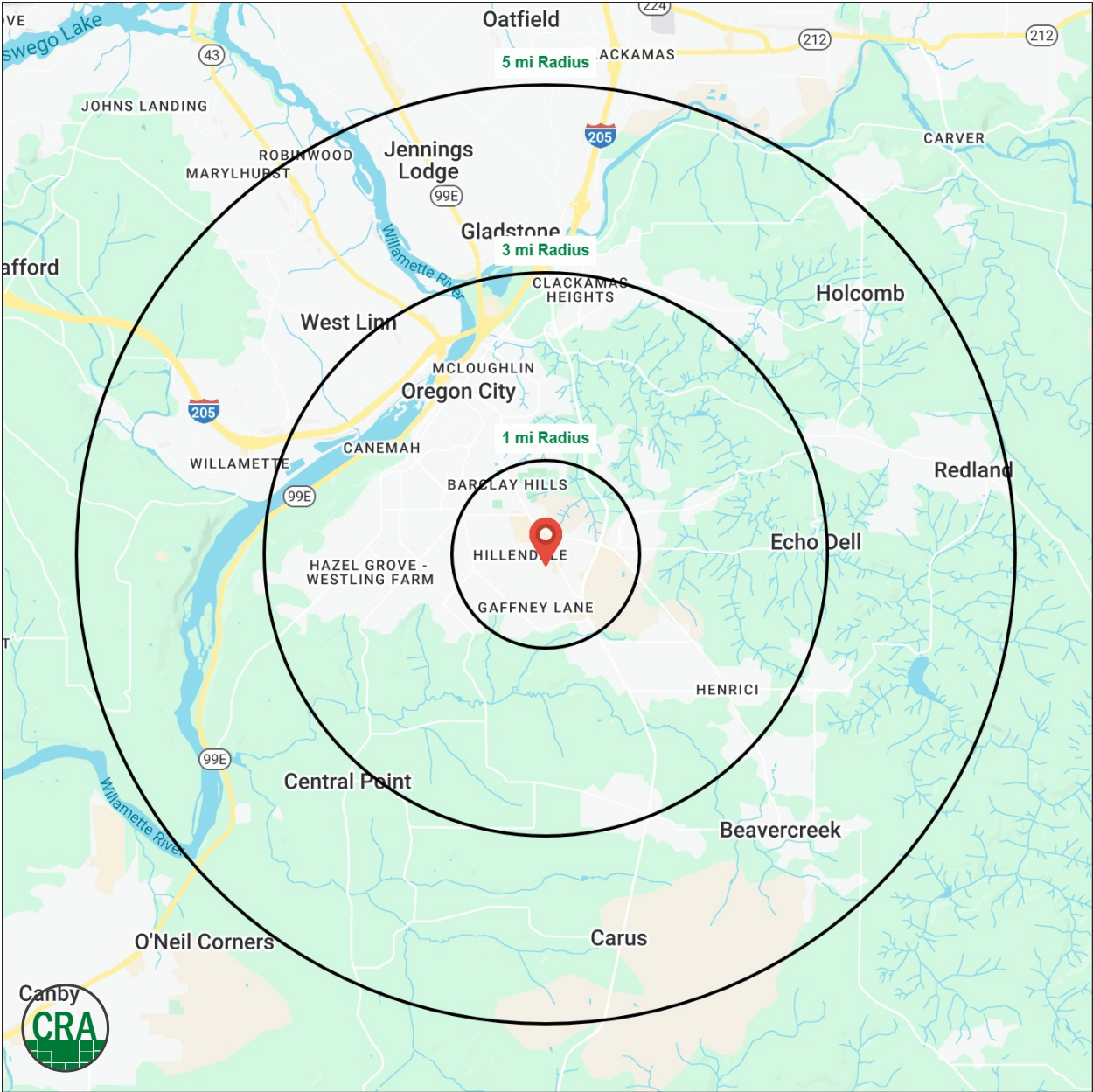
Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	10,698	46,593	99,603
Estimated Households 2024	4,056	17,726	38,513
Average HH Income 2024	\$115,317	\$129,227	\$142,523
Projected HH Income 2029	\$120,339	\$135,283	\$149,904
Median Age	38.0	40.5	41.9
Total Businesses	731	2,356	5,003

46,593

Estimated 2024 Population
3 MILE RADIUS

\$129,227

Average Household Income
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3301/-122.5862

1842 Molalla Ave Oregon City, OR 97045	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,698	46,593	99,603
2029 Projected Population	10,498	45,912	97,995
2020 Census Population	10,686	47,147	101,467
2010 Census Population	10,178	42,455	92,802
Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.4%	0.7%	0.5%
2024 Median Age	38.0	40.5	41.9
Households			
2024 Estimated Households	4,056	17,726	38,513
2029 Projected Households	4,011	17,593	38,168
2020 Census Households	3,971	17,551	38,164
2010 Census Households	3,772	15,980	35,410
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2024	0.5%	0.8%	0.6%
Race and Ethnicity			
2024 Estimated White	82.1%	84.1%	83.6%
2024 Estimated Black or African American	1.9%	1.3%	1.4%
2024 Estimated Asian or Pacific Islander	3.7%	3.7%	4.4%
2024 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2024 Estimated Other Races	11.5%	10.2%	10.0%
2024 Estimated Hispanic	10.9%	9.4%	9.2%
Income			
2024 Estimated Average Household Income	\$115,317	\$129,227	\$142,523
2024 Estimated Median Household Income	\$93,362	\$102,968	\$109,250
2024 Estimated Per Capita Income	\$43,899	\$49,292	\$55,235
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.6%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.7%	3.5%
2024 Estimated High School Graduate	31.9%	25.3%	21.6%
2024 Estimated Some College	22.8%	24.3%	23.2%
2024 Estimated Associates Degree Only	10.4%	9.8%	9.4%
2024 Estimated Bachelors Degree Only	21.8%	25.2%	28.2%
2024 Estimated Graduate Degree	7.7%	10.0%	12.6%
Business			
2024 Estimated Total Businesses	731	2,356	5,003
2024 Estimated Total Employees	6,926	16,243	30,602
2024 Estimated Employee Population per Business	9.5	6.9	6.1
2024 Estimated Residential Population per Business	14.6	19.8	19.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

📍 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.