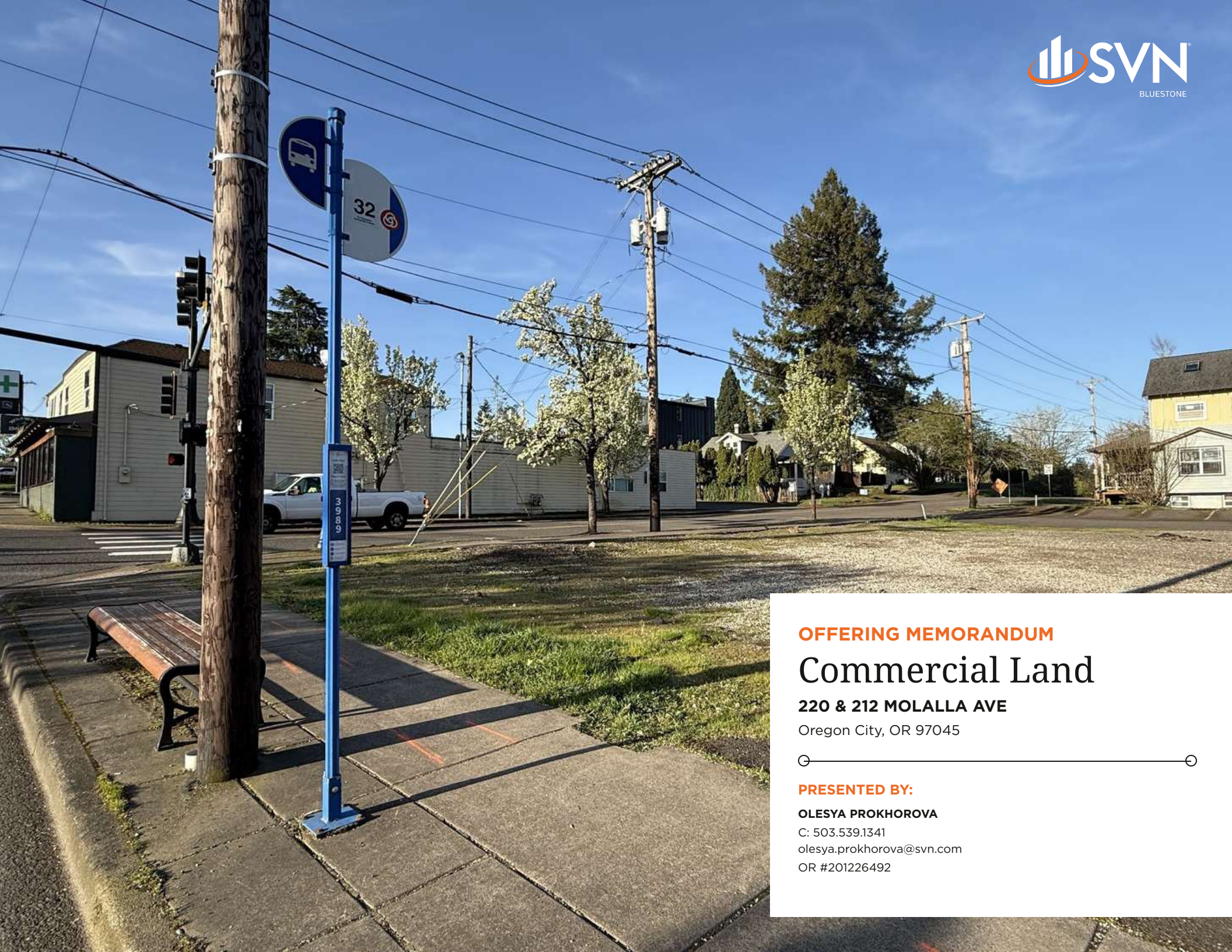


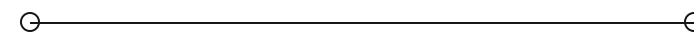


OFFERING MEMORANDUM

Commercial Land

220 & 212 MOLALLA AVE

Oregon City, OR 97045



PRESENTED BY:

OLESYA PROKHOROVA

C: 503.539.1341

olesya.prokhorova@svn.com

OR #201226492

PROPERTY DETAILS

MARKET SALE PRICE	\$1,100,000
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PROPERTY INFORMATION

PRICE PER SF OF LAND	\$46.52
PROPERTY TYPE	Commercial Vacant Land
ZONING	Oregon City - MUC1 (Mixed Use Corridor District 1)
APPROX. LOT SIZE	23,645 SF
2025 TRAFFIC COUNT	19,571

ADDRESS INFORMATION

STREET ADDRESS	220 & 212 Molalla Ave
CITY, STATE, ZIP	Oregon City, OR 97045
COUNTY	Clackamas

LOCATION INFORMATION

# OF TAX LOTS	2
TOTAL CRIME - OREGON CITY	~22.96% lower than National Average
PROPERTY ID / PARCEL #	00590060; 00590042



PROPERTY DETAILS CONTINUING



PROPERTY HIGHEST & BEST USE OVERVIEW

Two Retail Land parcels for sale totaling 21,781sf which can be expanded to 23,645sf via a seller paid lot line adjustment prior to closing. Site will accommodate drive through restaurants, a variety of retail uses, mixed use and residential development. Signalized corner with multiple points of ingress / egress.

Zoning is Oregon City - MUC1 Zoning (Mixed--Use Corridor District 1) which allows for a broad range of uses.

A lot line adjustment with 325 Pearl street (same owner) may accommodate larger uses. 325 Pearl Street may also be available for sale.

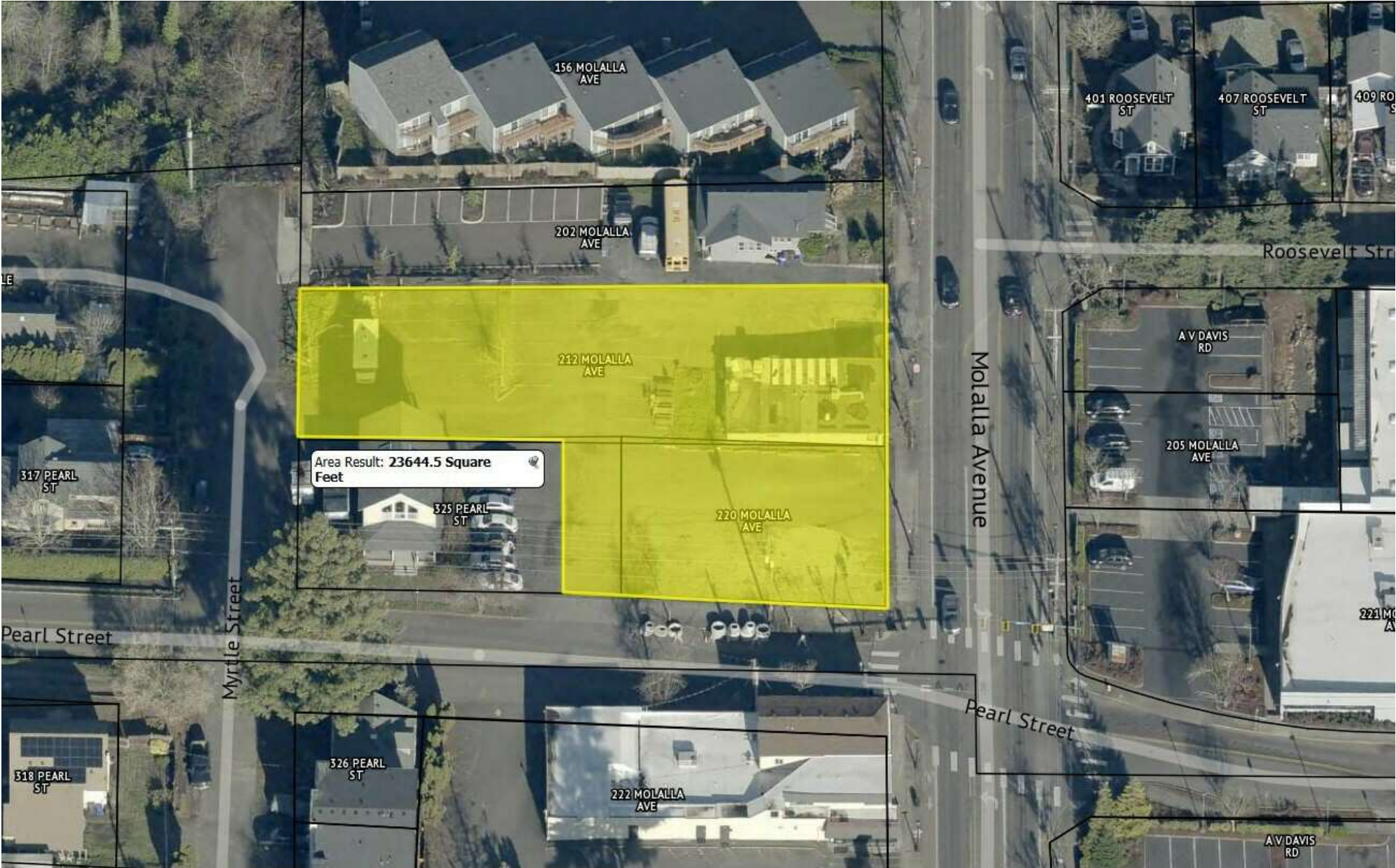
ADDITIONAL HIGHLIGHTS

- 220 Molalla -Previously developed site with 2 separate water/sewer meters. Lot consists of 6,722sf of existing land plus approx. 1,864sf after lot line adjustment prior to closing from the adjacent 325 Pearl St for a total of -8,586SF lot.
- 212 Molalla - 15,059sf of adjacent land has 1,625sf of existing retail standalone building - former restaurant for redevelopment.
- Traffic Count 19,571 vehicles per day per 2025 count

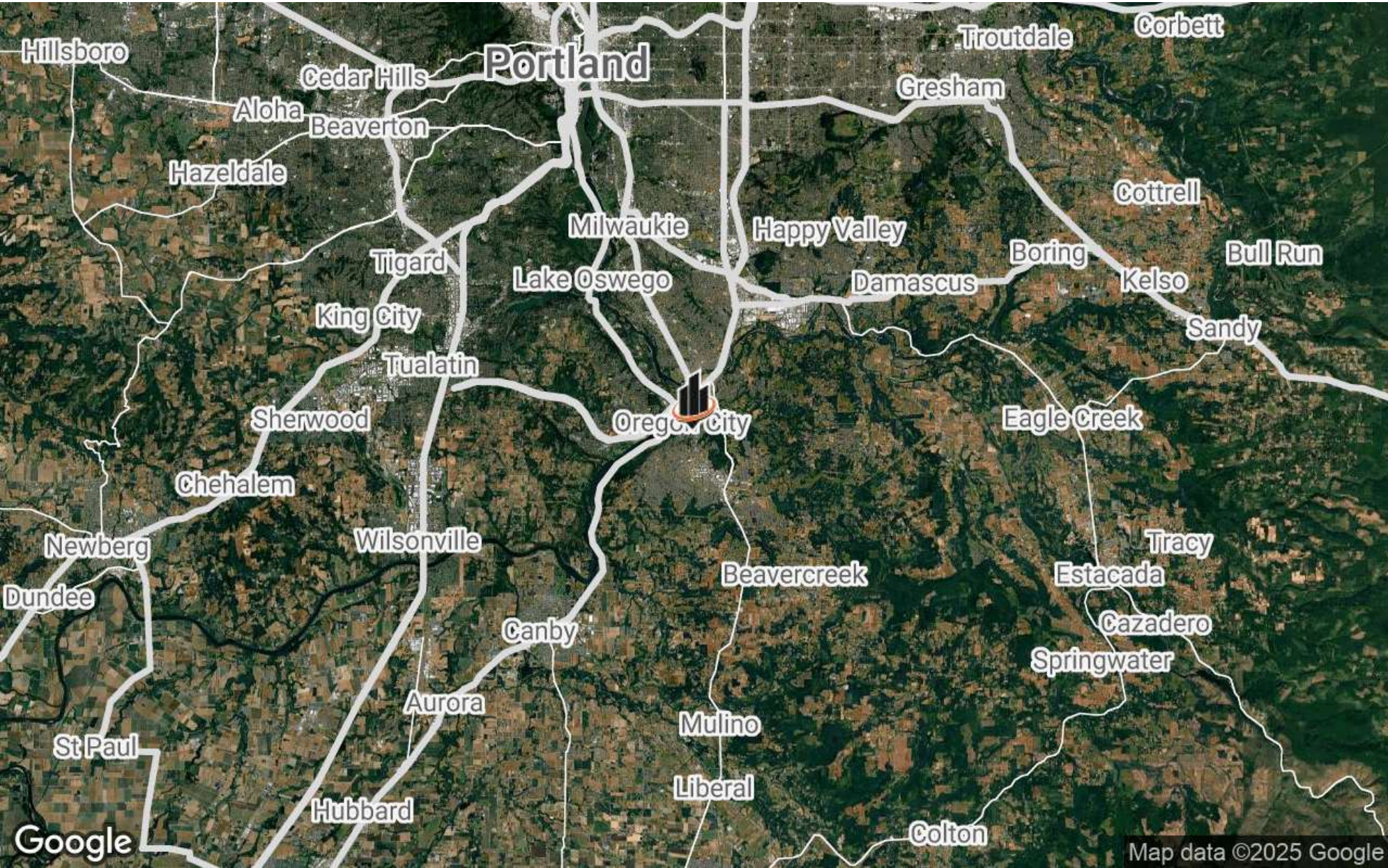
ADDITIONAL PHOTOS



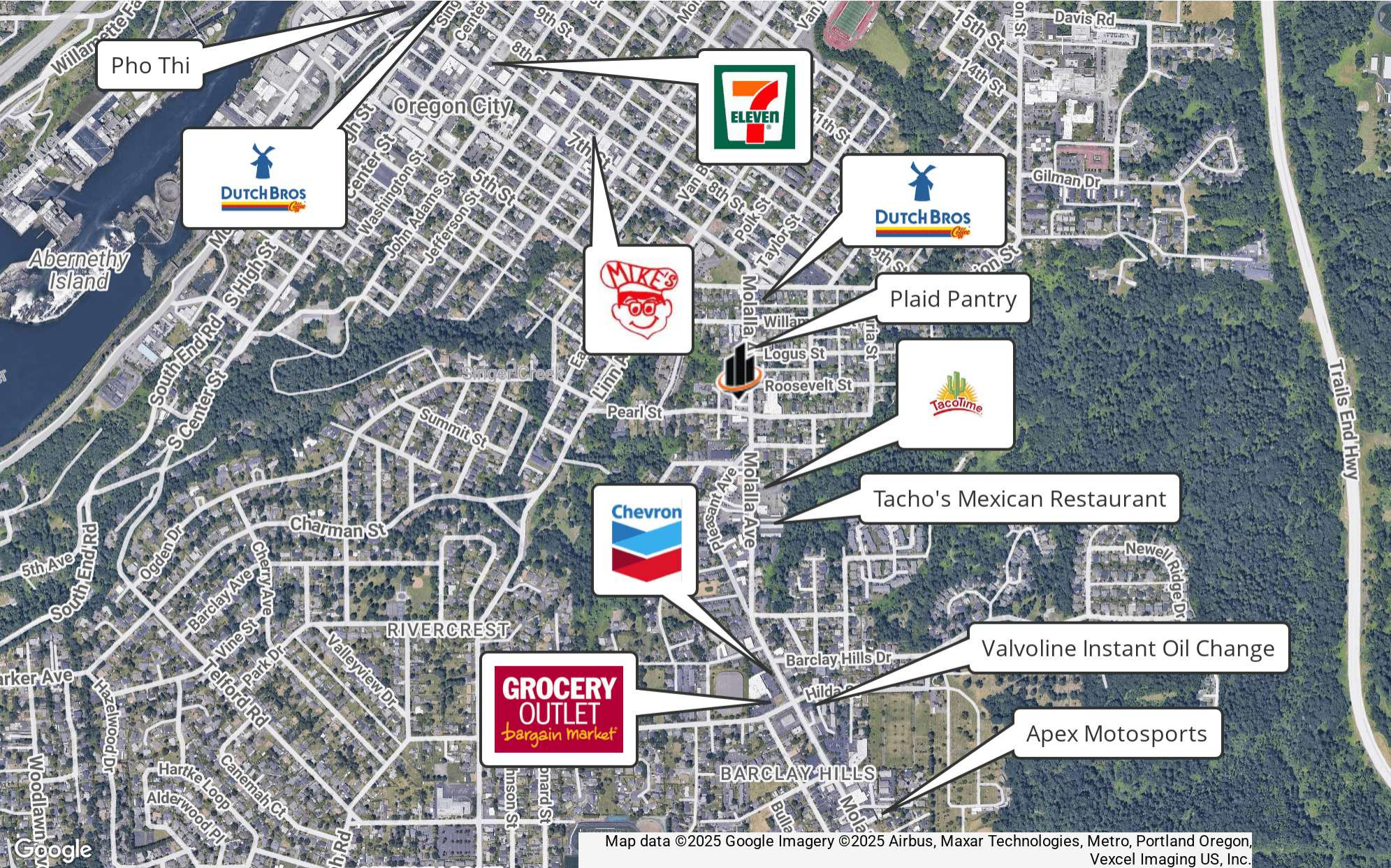
SITE PLAN & TRAFFIC



REGIONAL MAP



RETAILER MAP



WITHIN 10 MIN DRIVE OF PREMISES

212 Molalla Ave, Oregon City, Oregon, 97045

Drive time of 10 minutes

KEY FACTS

65,394

Population



24,900

Households

41.3

Median Age

\$79,566

Median Disposable Income

EDUCATION

5%

No High School Diploma



25%

High School Graduate



33%

Some College



38%

Bachelor's/Grad/Prof Degree



\$103,559

Median Household Income



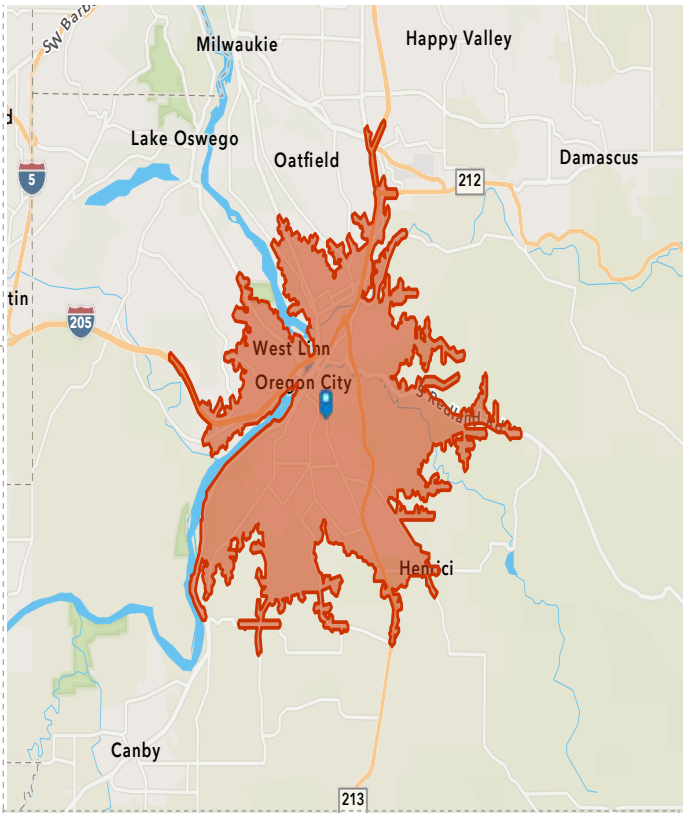
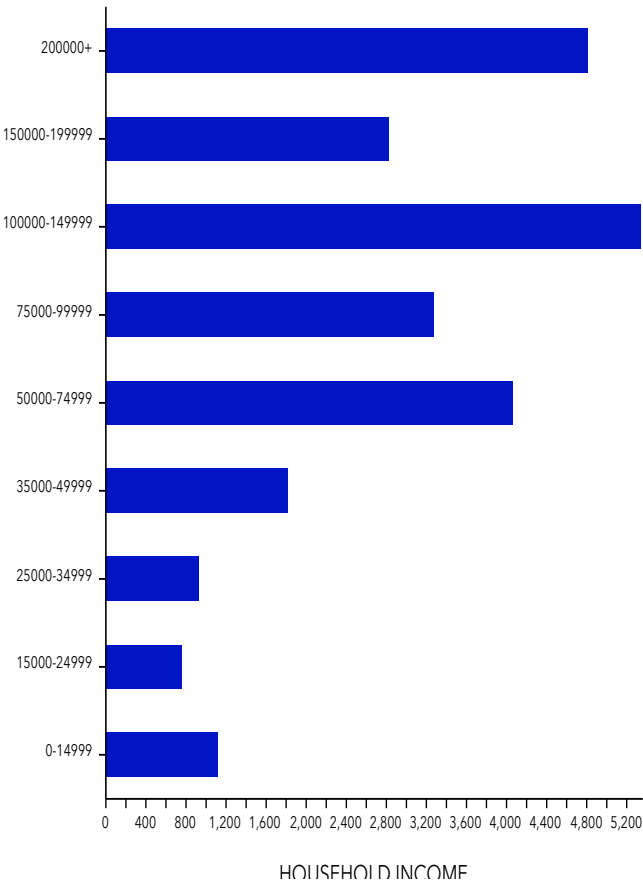
\$51,585

Per Capita Income



\$384,587

Median Net Worth



EMPLOYMENT



68%

White Collar



22%

Blue Collar



13%

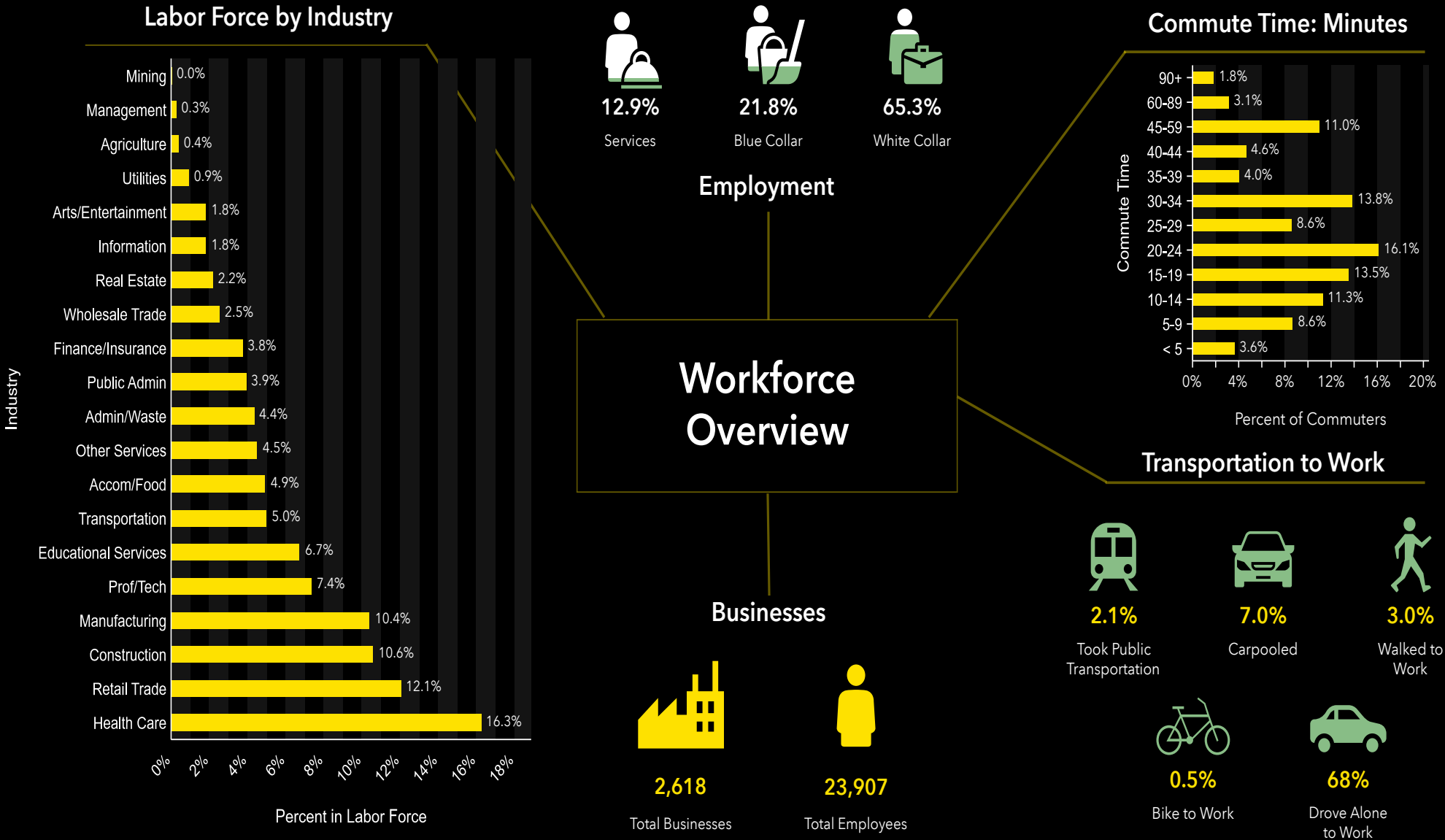
Services

4.8%

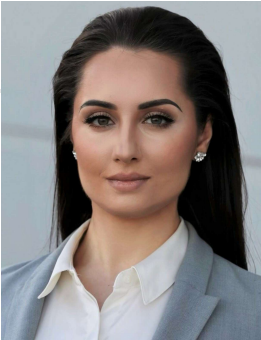
Unemployment Rate

ECONOMIC DEVELOPMENT PROFILE - DRIVE TIME OF 10 MIN OF PREMISES

Drive time of 10 minutes



ADVISOR BIO



OLESYA PROKHOROVA

Senior Advisor

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Direct: **503.539.1341** | Cell: **503.539.1341**

OR #201226492 // WA #23000658

PROFESSIONAL BACKGROUND

Olesya is a licensed Real Estate Broker in Oregon and Washington. Focusing on the individual needs and priorities of her clients allows her to tailor a real estate strategy with the highest possible outcome for success. She has a true passion for helping her clients meet their real estate goals and to help them enjoy their real estate experience.

Before joining SVN | Bluestone, Olesya graduated from Portland State University in 2018 with a double major in Business Administration. Her focus was in Business Management & Leadership, Human Resource Management, and a minor in Real Estate Development.

Outside of SVN Bluestone, Olesya enjoys skiing, scuba diving, and more importantly bringing hope to the hurting through her involvement with DWJD team as a member.

Olesya's drive to be successful and help others succeed has been a powerful motivator for her and for those around her.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.