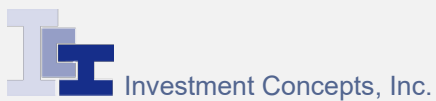


# FOR LEASE

## OREGON CITY SHOPPING CENTER

1900 MCLOUGHLIN BLVD, OREGON CITY, OR 97045  
IMMEDIATELY OFF THE 205FWY AT 99E / MCLOUGHLIN

600 – 7,302 SF



1667 E. Lincoln Avenue  
Orange, CA 92865

(714) 283-5800 x500

Jerelyn Bradshaw  
[jerelynb@icirporate.com](mailto:jerelynb@icirporate.com)

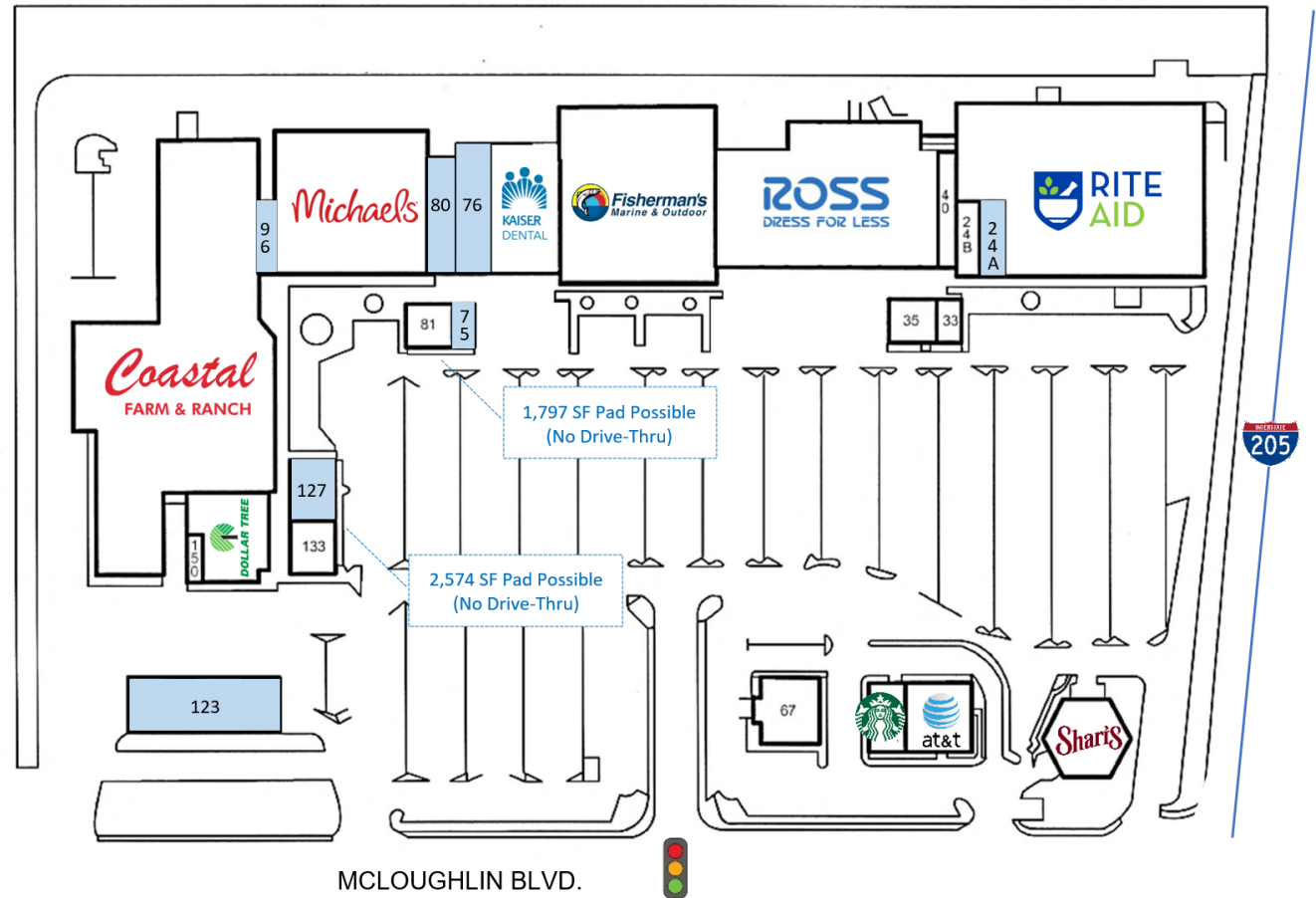
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## SITE PLAN

22	Rite Aid	33,784
24A	Available	979
24B	Hearing	1,079
33	State Farm	668
35	Subway	1,150
40	Redwing Shoe	1,682
50	ROSS	24,528
60	Fisherman's	32,850
67A	Urgent Care	2,245
67B	Office	1,931
68	Kaiser Dental	6,742
75	Available	600
76	Available	3,000
80	Available	2,998
81	Frozen Yogurt	1,197
90	Michaels	18,750
96	Available	1,080
120	Coastal Farm	49,356
123	Available	7,302
127	Available	1,314
128	Dollar Tree	6,842
133	Thai Express	1,260
150	Nails	904
200A	Starbucks	1,500
200B	AT&T	2,144
1926	Shari's Café	4,200



# FOR LEASE

# OREGON CITY SHOPPING CENTER

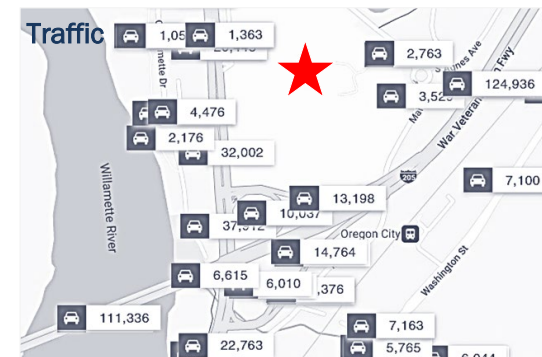
1900 MCLOUGHLIN BLVD, OREGON CITY, OR 97045  
IMMEDIATELY OFF THE 205FWY AT 99E / MCLOUGHLIN

## PROPERTY INFO

- Rent Negotiable
- NNN = \$4.56/SF/YR
- Pylon signage available
- Ample Parking
- Visible from FWY
- Immediately off the 205 FWY at 99E / McLoughlin Blvd
- Easy ingress/egress with dedicated traffic light
- Inquire about Pad opportunities



Demographics >>	1 mile	3 miles	20 Min. Drive
Population	8,944	81,730	611,691
Households	3,680	31,773	247,508
Median Age	41.40	42.40	40.60
Median HH Income	\$67,589	\$80,919	\$92,607
Daytime Employees	7,647	28,389	330,578
Population Growth '23 - '28	↑ 1.29%	↑ 1.06%	↑ 0.78%
Household Growth '23 - '28	↑ 1.28%	↑ 1.04%	↑ 0.65%



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AERIAL PHOTO



# FOR LEASE

# OREGON CITY SHOPPING CENTER

1900 MCLOUGHLIN BLVD, OREGON CITY, OR 97045  
IMMEDIATELY OFF THE 205FWY AT 99E / MCLOUGHLIN

## PHOTOS



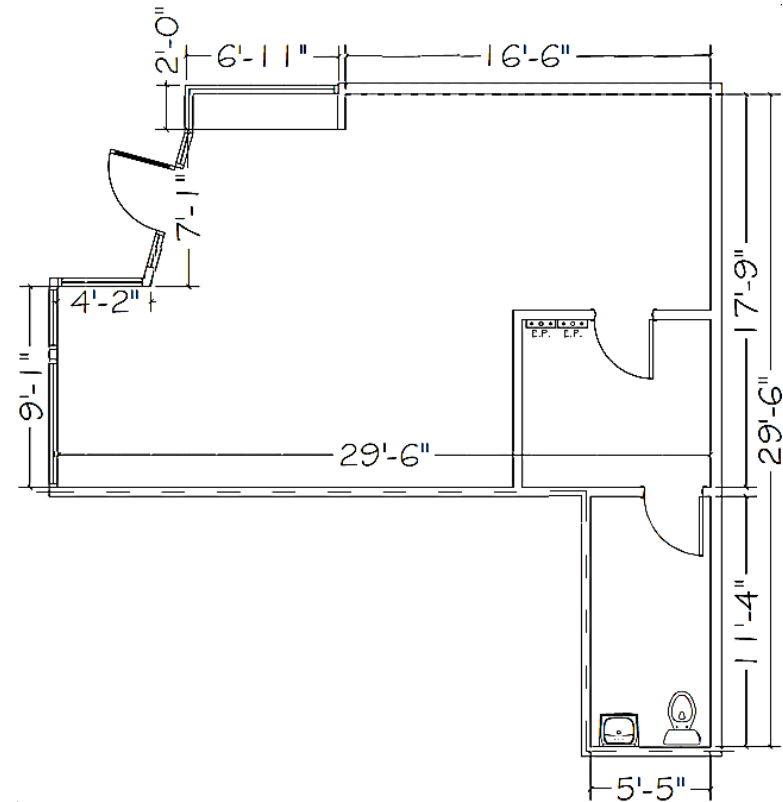
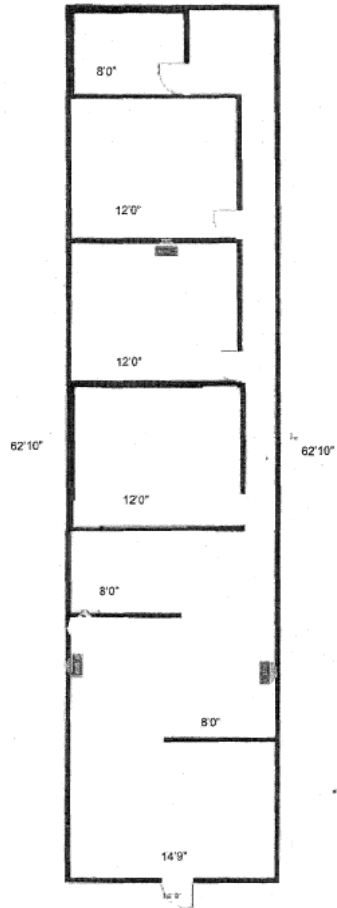
# FOR LEASE

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1900 MCLOUGHLIN BLVD, OREGON CITY, OR 97045  
IMMEDIATELY OFF THE 205FWY AT 99E / MCLOUGHLIN

#24A – 979 SF

#75 – 600 SF



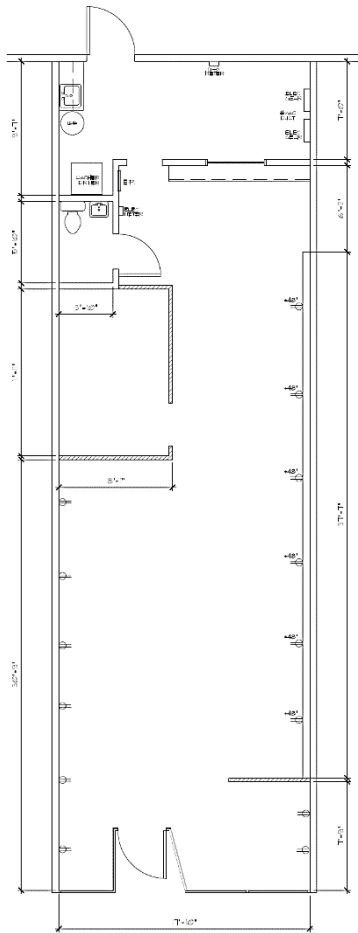
# FOR LEASE

# OREGON CITY SHOPPING CENTER

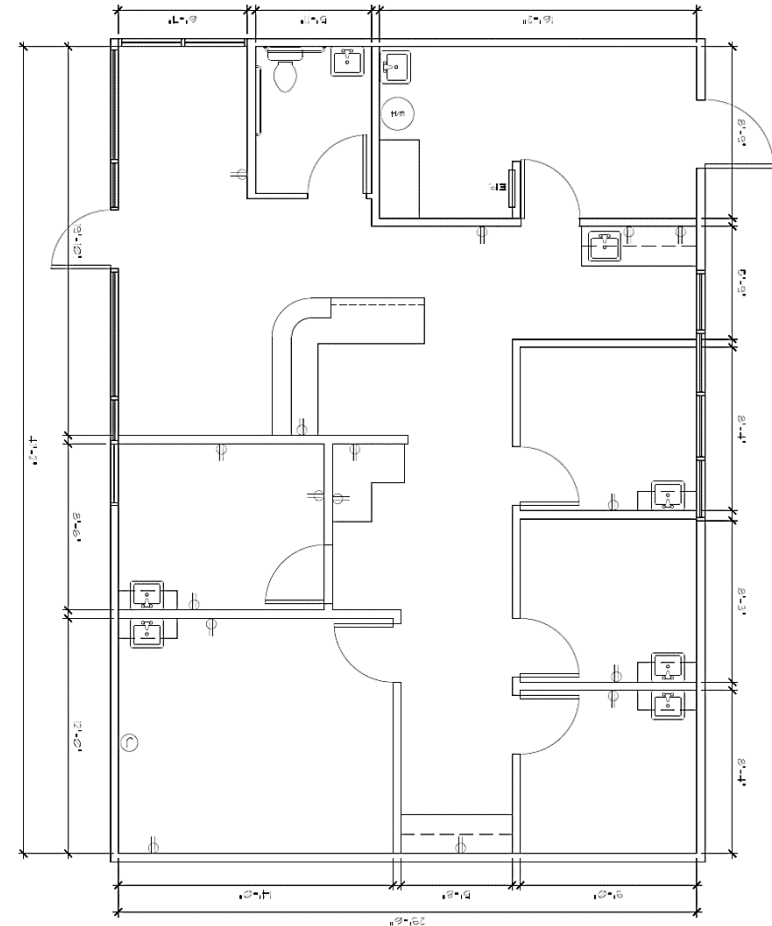
1900 MCLOUGHLIN BLVD, OREGON CITY, OR 97045  
IMMEDIATELY OFF THE 205FWY AT 99E / MCLOUGHLIN

#96 – 1,080 SF

Former Hair Salon



#127 – 1,314 SF



# FOR LEASE

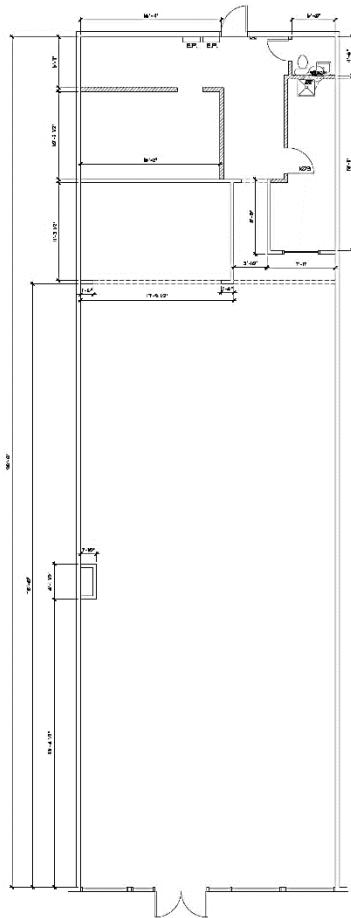
# OREGON CITY SHOPPING CENTER

1900 MCLOUGHLIN BLVD, OREGON CITY, OR 97045  
IMMEDIATELY OFF THE 205FWY AT 99E / MCLOUGHLIN

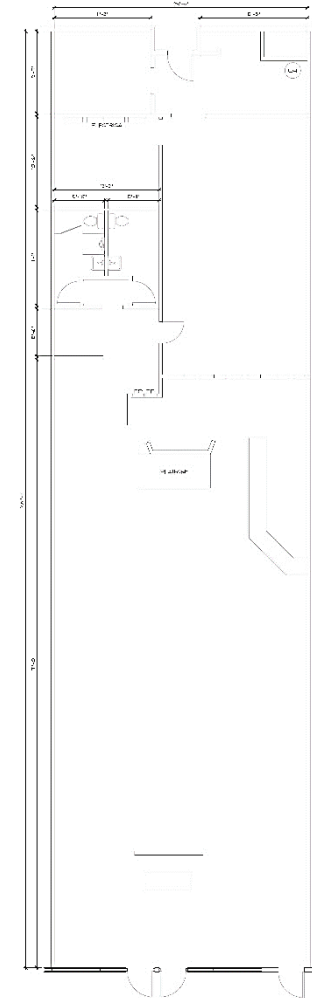
#80 – 2,998 SF

#76 – 3,000 SF

Former Restaurant



#80 and #76  
Contiguous to 5,998 SF





# FOR LEASE

# OREGON CITY SHOPPING CENTER

1900 MCLOUGHLIN BLVD, OREGON CITY, OR 97045  
IMMEDIATELY OFF THE 205FWY AT 99E / MCLOUGHLIN

#123 – 7,302 SF

Former Firestone Tire – Freestanding  
Ground Lease / BTS Opportunity

