

DEVELOPMENT LAND

0.78 AC ON MAIN ST COMMERCIAL CORRIDOR

1406-1412 WEST MAIN STREET, MOLALLA, OR 97038



FOR SALE & LAND LEASE

PRESENTED BY:

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EXECUTIVE SUMMARY

1406-1412 WEST MAIN ST, MOLALLA



OFFERING SUMMARY

PRICE:	\$795,000
LOT SIZE:	0.78 AC
INGRESS/EGRESS:	Curb cut on both Main St and Commercial Pkwy
CURRENT ZONING:	Heavy Industrial (M-2)
LINEAR FRONTAGE:	375 Ft
TRAFFIC COUNT:	12,000 VPD
UTILITIES:	Offsites in Main St
APN:	01089164 & 01089173

PROPERTY OVERVIEW

The property consists of two contiguous commercial parcels in Molalla's commercial gateway. One is raw land while the other includes a single family home and storage shed. Currently zoned permitted uses include parking, vehicle service, manufacturing, warehousing, and more. Seller is open to working with a buyer on a zone change application based on previous city engagements.

The property sits less than 1,000 ft from the intersection of Main St, Molalla's central artery, and Cascade Highway, the route connecting Molalla to Portland and Salem. The average town resident passes it on a daily basis. Numerous employers, retailers, and national chains are nearby, including Safeway, McDonald's, Starbucks, Taco Bell, and Chevron.

The land is listed for sale or land lease. Please contact the brokers for land lease details.

PROPERTY PHOTOS

1406-1412 WEST MAIN ST, MOLALLA



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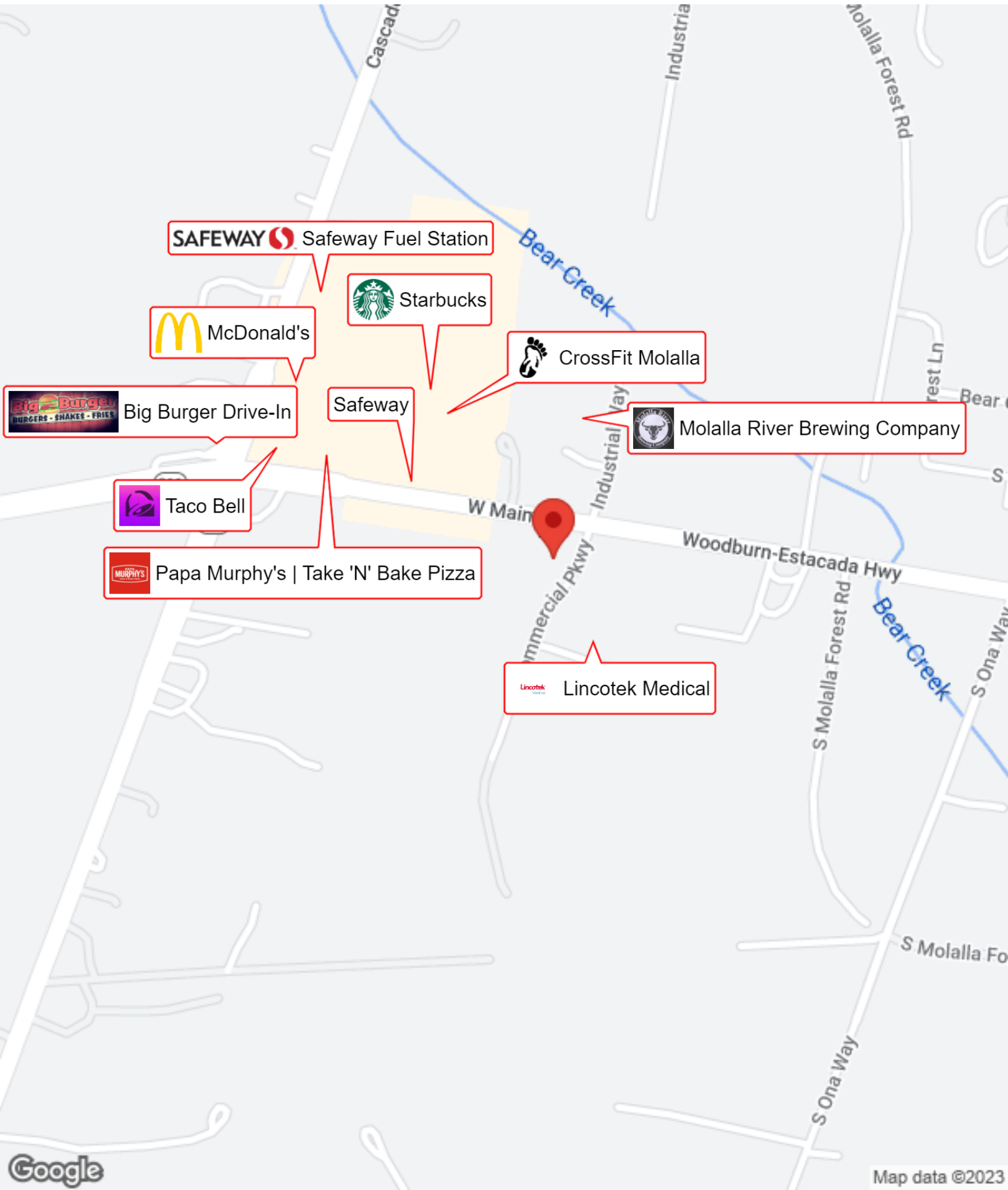
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BUSINESS MAP

1406-1412 WEST MAIN ST, MOLALLA



SAFeway Safeway Fuel Station

Starbucks

McDonald's

CrossFit Molalla

Big Burger Drive-In

Safeway

Molalla River Brewing Company

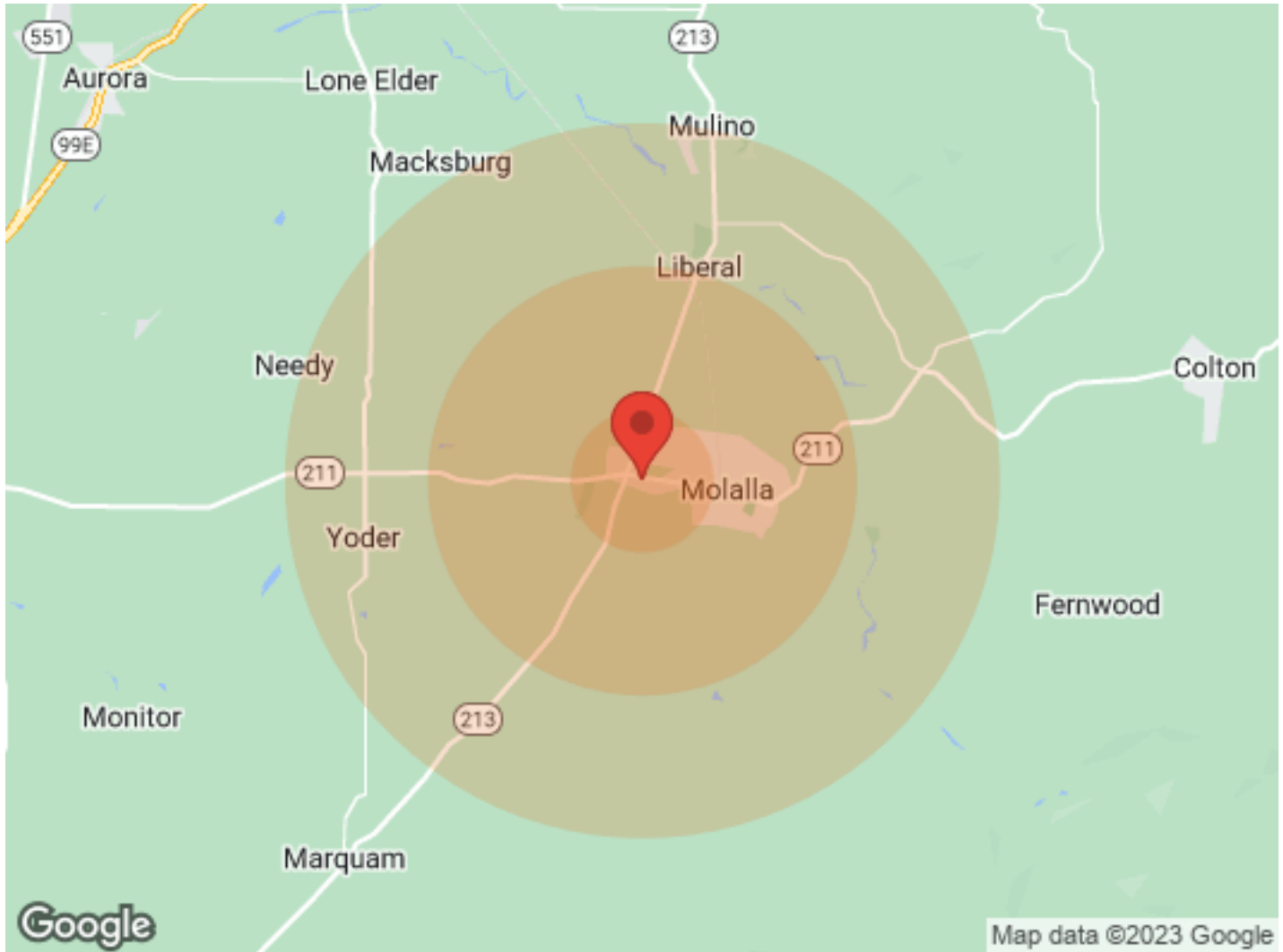
Taco Bell

Papa Murphy's | Take 'N' Bake Pizza

Lincotek Medical

DEMOGRAPHICS

1406-1412 WEST MAIN ST, MOLALLA



Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,935	6,404
Female	N/A	6,096	6,510
Total Population	N/A	12,031	12,914

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,523	2,627
Ages 15-24	N/A	1,896	2,007
Ages 55-64	N/A	1,348	1,505
Ages 65+	N/A	1,654	1,856

Race	1 Mile	3 Miles	5 Miles
White	N/A	10,623	11,501
Black	N/A	20	20
Am In/AK Nat	N/A	32	32
Hawaiian	N/A	4	4
Hispanic	N/A	1,700	1,723
Multi-Racial	N/A	2,590	2,600

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$48,801	\$50,046
< \$15,000	N/A	422	445
\$15,000-\$24,999	N/A	433	473
\$25,000-\$34,999	N/A	643	659
\$35,000-\$49,999	N/A	671	699
\$50,000-\$74,999	N/A	852	951
\$75,000-\$99,999	N/A	738	751
\$100,000-\$149,999	N/A	470	500
\$150,000-\$199,999	N/A	14	50
> \$200,000	N/A	22	66

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,467	4,802
Occupied	N/A	4,214	4,529
Owner Occupied	N/A	2,898	3,152
Renter Occupied	N/A	1,316	1,377
Vacant	N/A	253	273

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DISCLAIMER

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