

FOR LEASE: 19226 MOLALLA AVE, OREGON CITY, 97045



SPACIOUS OFFICE BUILDING AND WAREHOUSE on the corner of Molalla Avenue and Fir Street with Wilco as the anchor tenant on the property. Office space is 3,539 SF including a conference room, break room, seven offices, an open showroom, and four restrooms. The warehouse is 3,061 SF including one restroom and mezzanine of 339 SF. Additionally, there is fenced yard space, two grade-level truck doors for the warehouse, and plenty of onsite parking.



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DRCOMM
Dwell Realty Commercial

*The information contained herein is deemed reliable, but cannot be guaranteed as to its accuracy and should be independently verified.



- Price: \$17/SF NNN
- Office Space: 3,539 SF
- Warehouse Space: 3,061 SF
- Space can be divided



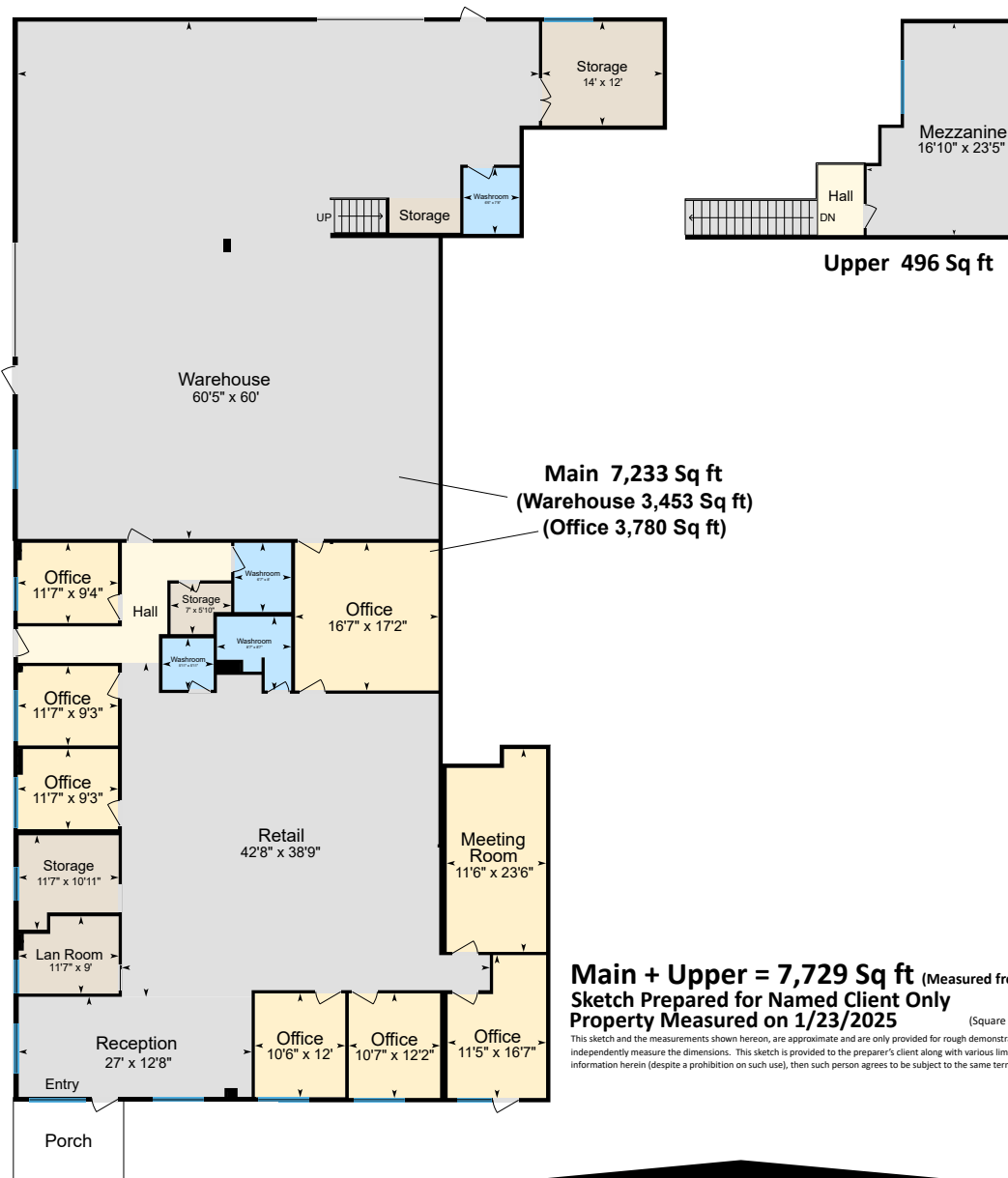
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FLOOR PLAN



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DEMOGRAPHICS



POPULATION

The population in this area is estimated to change from 57,475 to 56,870, resulting in a growth of -1.1% between 2020 and the current year. Over the next five years, the population is projected to grow by -1.1%.

The population in the base area is estimated to change from 331,449,281 to 337,643,652, resulting in a growth of 1.9% between 2020 and the current year. Over the next five years, the population is projected to grow by 2.4%.

The current year median age for this area is 42.4, while the average age is 42.3. Five years from now, the median age is projected to be 44.2.

The current year median age for the base area is 39.6, while the average age is 40.6. Five years from now, the median age is projected to be 40.9.

Of this area's current year estimated population:

81.5% are White Alone, 1.1% are Black or African American Alone, 0.9% are American Indian and Alaska Nat. Alone, 2.4% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 3.6% are Some Other Race, and 10.4% are Two or More Races.

Of the base area's current year estimated population:

59.6% are White Alone, 12.5% are Black or African American Alone, 1.2% are American Indian and Alaska Nat. Alone, 6.4% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 9.0% are Some Other Race, and 11.2% are Two or More Races.

This area's current estimated Hispanic or Latino population is 9.4%, while the base area's current estimated Hispanic or Latino population is 20.3%.



HOUSEHOLD

The number of households in this area is estimated to change from 21,295 to 20,903, resulting in an increase of -1.8% between 2020 and the current year. Over the next five years, the number of households is projected to increase by -1.5%.

The number of households in the base area is estimated to change from 126,817,580 to 129,687,464, resulting in an increase of 2.3% between 2020 and the current year. Over the next five years, the number of households is projected to increase by 2.7%.

Benchmark: USA

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DEMOGRAPHICS



EDUCATION

Currently, it is estimated that **6.2%** of the population age 25 and over in this area had earned a Master's Degree, **1.1%** had earned a Professional School Degree, **0.9%** had earned a Doctorate Degree and **22.7%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **9.9%** had earned a Master's Degree, **2.3%** had earned a Professional School Degree, **1.6%** had earned a Doctorate Degree and **21.3%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$128,057** for the current year, while the average household income for the base area is estimated to be **\$113,181** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$128,057** to **\$143,291**.

The average household income in the base area is projected to change over the next five years, from **\$113,181** to **\$122,965**.



HOUSING

Most of the dwellings in this area (**74.0%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied** (**63.4%**).

The majority of dwellings in this area (**73.5%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.5%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**24.3%**) are estimated to have been **Built 1970 to 1979** for the current year.

The majority of housing units in the base area (**14.1%**) are estimated to have been **Built 1970 to 1979** for the current year.

Benchmark: USA

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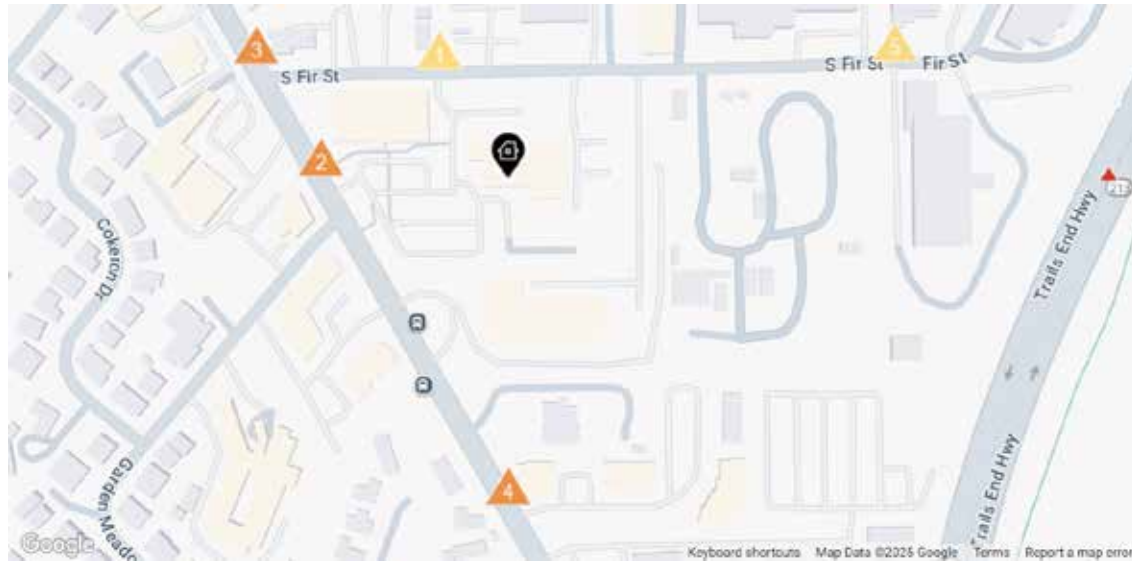
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TRAFFIC COUNTS



Daily Traffic Counts:
 ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
2,311

2024 Est. daily traffic counts

Street: Fir St
Cross: S Molalla Ave
Cross Dir: W
Dist: -

Historical counts

Year	Count	Type
2017	▲ 2,619	ADT
2014	▲ 2,017	ADT
2011	▲ 1,857	ADT
2008	▲ 2,615	AADT

2
12,899

2024 Est. daily traffic counts

Street: S Molalla Ave
Cross: Garden Meadow Dr
Cross Dir: SE
Dist: -

Historical counts

Year	Count	Type
2011	▲ 12,830	AADT
1995	▲ 11,706	ADT

3
14,274

2024 Est. daily traffic counts

Street: MOLALLA AVENUE
Cross: Molalla Ave
Cross Dir: NW
Dist: -

Historical counts

Year	Count	Type
2022	▲ 14,926	AADT
2020	▲ 13,182	AADT
2017	▲ 16,175	ADT
2014	▲ 14,651	ADT

4
14,374

2024 Est. daily traffic counts

Street: Molalla Avenue
Cross: Char Diaz Dr
Cross Dir: SE
Dist: -

Historical counts

Year	Count	Type
2018	▲ 14,700	AADT

5
3,227

2024 Est. daily traffic counts

Street: Fir Street
Cross: S Molalla Ave
Cross Dir: W
Dist: -

Historical counts

Year	Count	Type
2018	▲ 3,300	AADT

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