

# Oregon City

## SHOPPING CENTER

1900-1926 SE McLoughlin Blvd, Oregon City OR 97045

# FOR LEASE

<http://property.loopnet.com/17276013>

## 668 & 979 Sq. Ft. - Retail Space

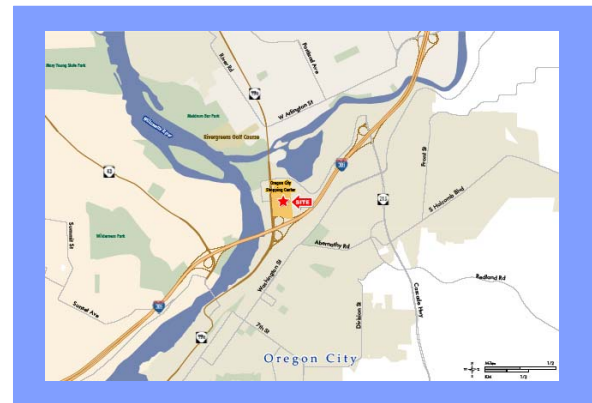


### FEATURES

- Located Directly Off I-205 at McLoughlin Blvd
- Storefront Renovation Coming Soon
- Regional Shopping Center Servicing Multiple Trade Areas
- Outstanding Access & Visibility

### 2014 DEMOGRAPHICS (3 Mile Radius)

- Population: 79,357
- Households: 31,090
- Average Household Income: \$74,548
- ADT Counts of Over 148,000 Vehicles Per Day

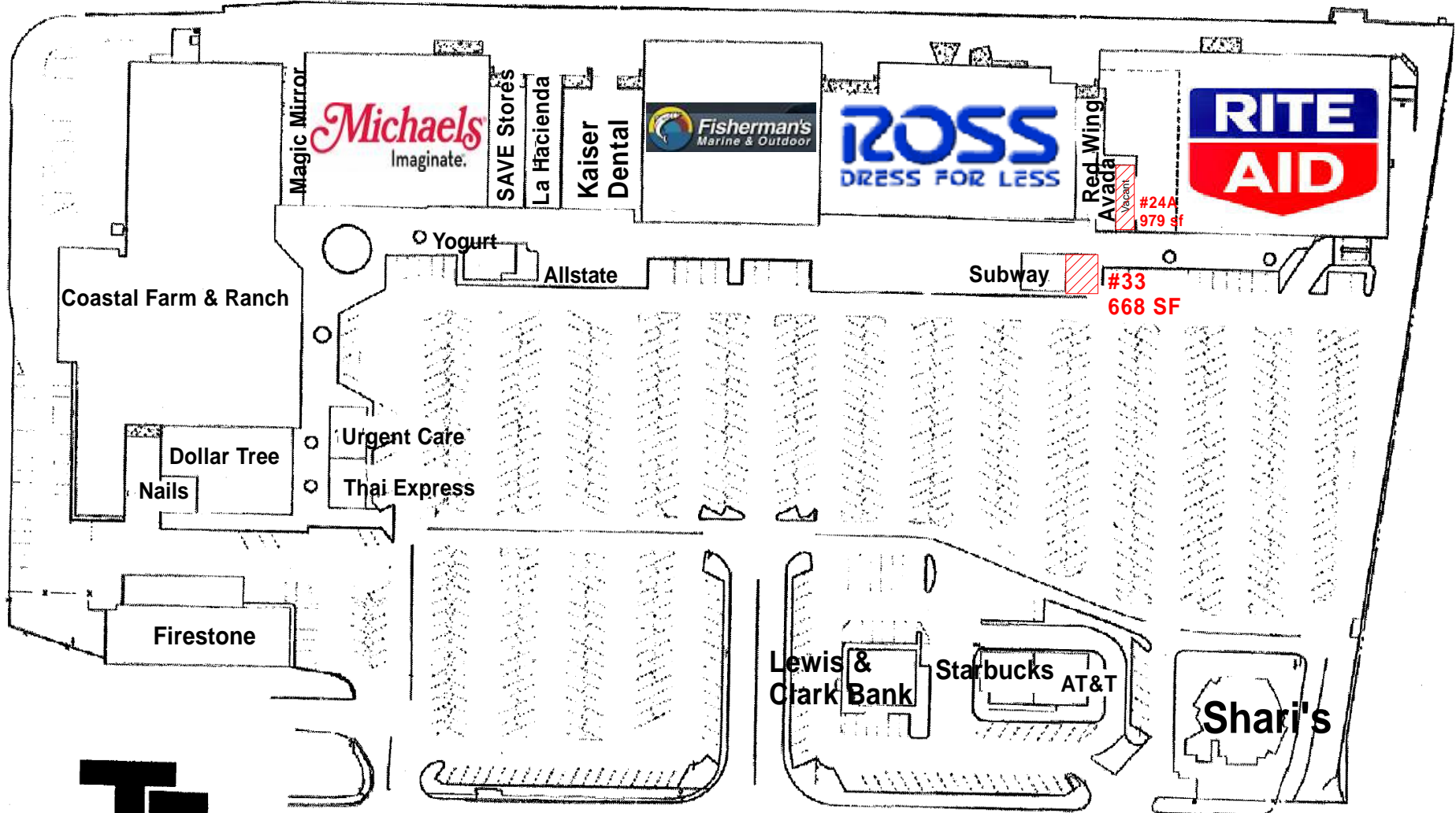


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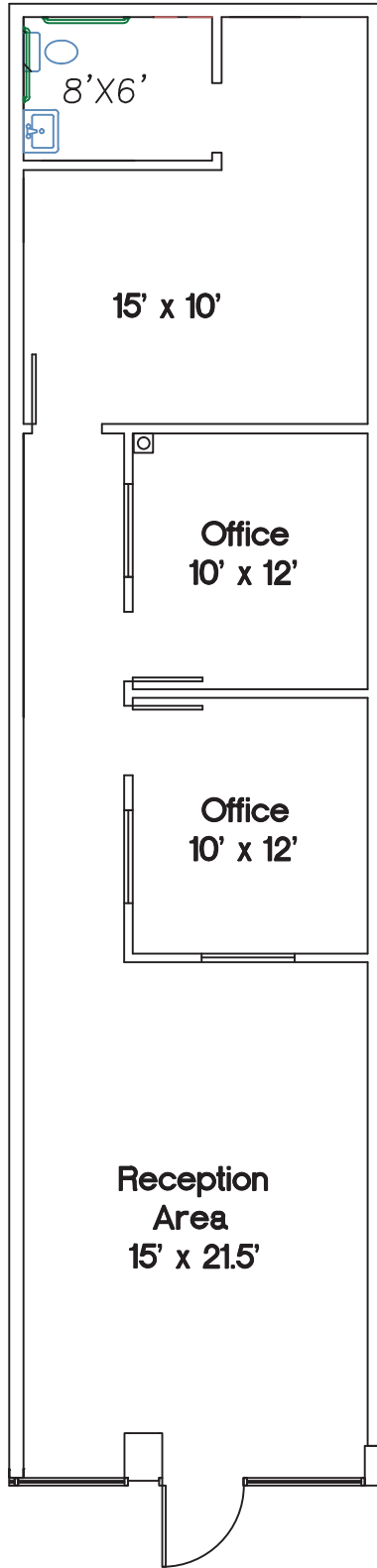
# Oregon City Shopping Center

1900 SE McLoughlin Blvd.

Oregon City, OR 97045



McLoughlin Blvd.



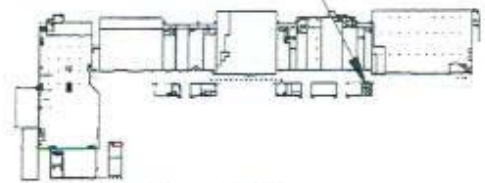
# Suite 24A

All Dimensions are Approximate

# *Oregon City* SHOPPING CENTER



SUITE LOCATION



Key Plan

Not to Scale

Oregon City Shopping Center

668 SF



INVESTMENT CONCEPTS, INC.

Since 1966

## Pop-Facts: Demographic Quick Facts 2014 Report

**Radius 1: 1900 MCLOUGHLIN BLVD, OREGON CITY, OR 97045-1067, aggregate**

**Radius 2: 1900 MCLOUGHLIN BLVD, OREGON CITY, OR 97045-1067, aggregate**

**Radius 3: 1900 MCLOUGHLIN BLVD, OREGON CITY, OR 97045-1067, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2019 Projection	8,756		82,984		158,239	
2014 Estimate	8,502		79,357		152,189	
2010 Census	8,323		76,502		147,563	
2000 Census	8,255		66,652		137,356	
Growth 2000 - 2010	0.83%		14.78%		7.43%	
Growth 2010 - 2014	2.15%		3.73%		3.13%	
Growth 2014 - 2019	2.99%		4.57%		3.98%	
<b>Households</b>						
2019 Projection	3,746		32,671		63,204	
2014 Estimate	3,582		31,090		60,420	
2010 Census	3,441		29,810		58,144	
2000 Census	3,274		25,193		52,737	
Growth 2000 - 2010	5.11%		18.32%		10.25%	
Growth 2010 - 2014	4.10%		4.30%		3.91%	
Growth 2014 - 2019	4.58%		5.08%		4.61%	
<b>2014 Est. Population by Single Classification Race</b>						
	8,502		79,357		152,189	
White Alone	7,549	88.79	70,976	89.44	135,252	88.87
Black or African American Alone	104	1.22	758	0.96	1,588	1.04
American Indian and Alaska Native Alone	95	1.12	638	0.80	1,284	0.84
Asian Alone	145	1.71	1,900	2.39	4,260	2.80
Native Hawaiian and Other Pacific Islander Alone	25	0.29	175	0.22	333	0.22
Some Other Race Alone	240	2.82	2,085	2.63	4,115	2.70
Two or More Races	344	4.05	2,824	3.56	5,356	3.52
<b>2014 Est. Population Hispanic or Latino</b>						
	8,502		79,357		152,189	
Hispanic or Latino	654	7.69	5,991	7.55	11,878	7.80
Not Hispanic or Latino	7,848	92.31	73,366	92.45	140,311	92.20
<b>2014 Tenure of Occupied Housing Units</b>						
	3,582		31,090		60,420	
Owner Occupied	1,999	55.81	21,121	67.94	40,944	67.77
Renter Occupied	1,583	44.19	9,970	32.07	19,475	32.23
<b>2014 Average Household Size</b>						
	2.36		2.52		2.49	

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%

2014 Est. Households by Household Income	3,582		31,090		60,420	
CY HHs, Inc < \$15,000	451	12.59	3,296	10.60	6,047	10.01
CY HHs, Inc \$15,000 - \$24,999	471	13.15	3,227	10.38	5,899	9.76
CY HHs, Inc \$25,000 - \$34,999	362	10.11	3,015	9.70	5,867	9.71
CY HHs, Inc \$35,000 - \$49,999	574	16.02	4,340	13.96	8,696	14.39
CY HHs, Inc \$50,000 - \$74,999	621	17.34	5,815	18.70	11,496	19.03
CY HHs, Inc \$75,000 - \$99,999	369	10.30	4,235	13.62	8,045	13.32
CY HHs, Inc \$100,000 - \$124,999	260	7.26	2,537	8.16	5,018	8.31
CY HHs, Inc \$125,000 - \$149,999	161	4.49	1,618	5.20	3,206	5.31
CY HHs, Inc \$150,000 - \$199,999	157	4.38	1,619	5.21	3,164	5.24
CY HHs, Inc \$200,000 - \$249,999	56	1.56	535	1.72	1,061	1.76
CY HHs, Inc \$250,000 - \$499,999	76	2.12	693	2.23	1,480	2.45
CY HHs, Inc \$500,000+	24	0.67	162	0.52	442	0.73

2014 Est. Average Household Income	\$69,092	\$74,548	\$76,776
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2014 Est. Median Household Income	\$48,252	\$57,168	\$58,050
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2014 Median HH Inc by Single Race Class or Ethn						
White Alone	48,795		57,995		58,867	
Black or African American Alone	39,947		32,852		35,513	
American Indian and Alaska Native Alone	19,054		32,888		32,601	
Asian Alone	57,799		79,153		76,587	
Native Hawaiian and Other Pacific Islander Alone	64,310		59,072		61,172	
Some Other Race Alone	32,961		36,938		41,436	
Two or More Races	56,199		44,412		43,490	
Hispanic or Latino	39,416		42,585		44,899	
Not Hispanic or Latino	48,819		58,056		58,894	

# Area Map

1900 MCLOUGHLIN BLVD  
 OREGON CITY, OR 97045-1067  
 Coord: 45.368360, -122.600786  
 Radius - See Appendix for Details

