

Ground Floor Retail/Office Space

504 Main Street, Oregon City, OR 97045
Storefront Retail/Office Space in Historic Oregon City

FOR LEASE | \$12,00 /SF/ Yr/ Mod. Gross



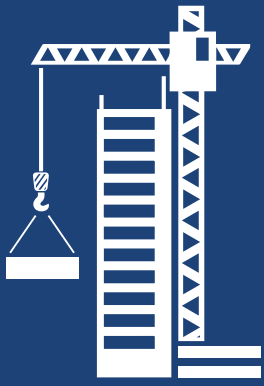
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Portland Office
Oregon City Office

2105 NE Cesar E Chavez Blvd. Suite 220 Portland, Oregon 97212
1209 7th Street
Oregon City, Oregon 97045



Space Available

3,000 sqft. w/max.
contiguous of 3,400 sqft.



Location

- Excellent access to Hwy. 43. 99E and I-205
- Close to neighboring communities i.e .Canby, West Linn and Clackamas

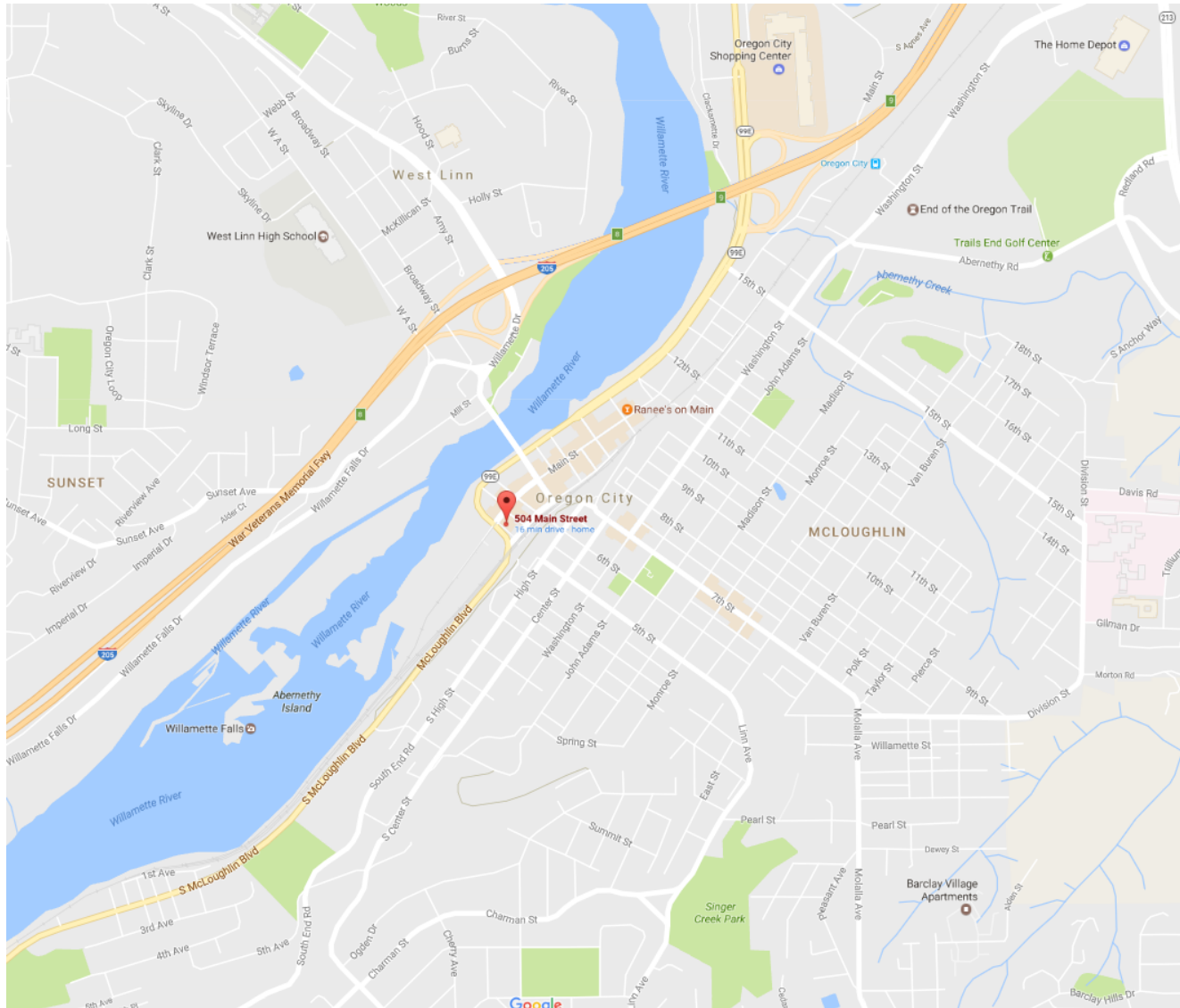
PROPERTY HIGHLIGHTS

Space Description

- Great ground floor space with exposure to 99E.
- Mix of showroom/open space with a few office spaces.
- Private restroom.
- Double door rear entry from parking lot.
- Comes w/2 parking spaces plus additional parking available.



AERIAL MAP & DEMOGRAPHICS



2015 Total Population:

1 Mile	3 Miles	5 Miles
7,280	80,981	134,627

2015 Median Age:

1 Mile	3 Miles	5 Miles
30 Yrs	40 Yrs	42 Yrs

2015 Total Households:

1 Mile	3 Miles	5 Miles
2,818	30,193	50,873

2015 Average HH Income:

1 Mile	3 Miles	5 Miles
85,507	85,619	85,207



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