

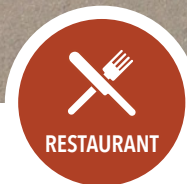
# FOR LEASE

URBAN  
WORKS

## RETAIL & RESTAURANT SPACES AVAILABLE

SPACES RANGING FROM 1,500 SF - 3,510 SF

**PLEASE DO NOT DISTURB CURRENT TENANTS**



RESTAURANT



RETAIL



SERVICE

## OC POINT

**19526 MOLALLA AVE | OREGON CITY**

DAN BOZICH | 503.228.3135  
dbozich@urbanworksrealestate.com

KIA HARTLEY | 503.228.3209  
khartley@urbanworksrealestate.com

urbanworksrealestate.com





### About the Space

OC Point is located at the active intersection Molalla Avenue and Hwy 213 in Oregon City giving its tenants great visibility and access. OC Point is directly across from the main entrance to Clackamas Community College which serves roughly 6,000 students. OC Point featured tenants include FedEx Office, Five Guys Burgers and Fries, Panda Express, Starbucks, and Jersey Mike's.

### Address

19502 Molalla Ave

### Area

Oregon City

### Available Spaces

Ranging from 1,500 SF - 3,510 SF

### Uses

Restaurant / Retail / Service





# SITE PLAN



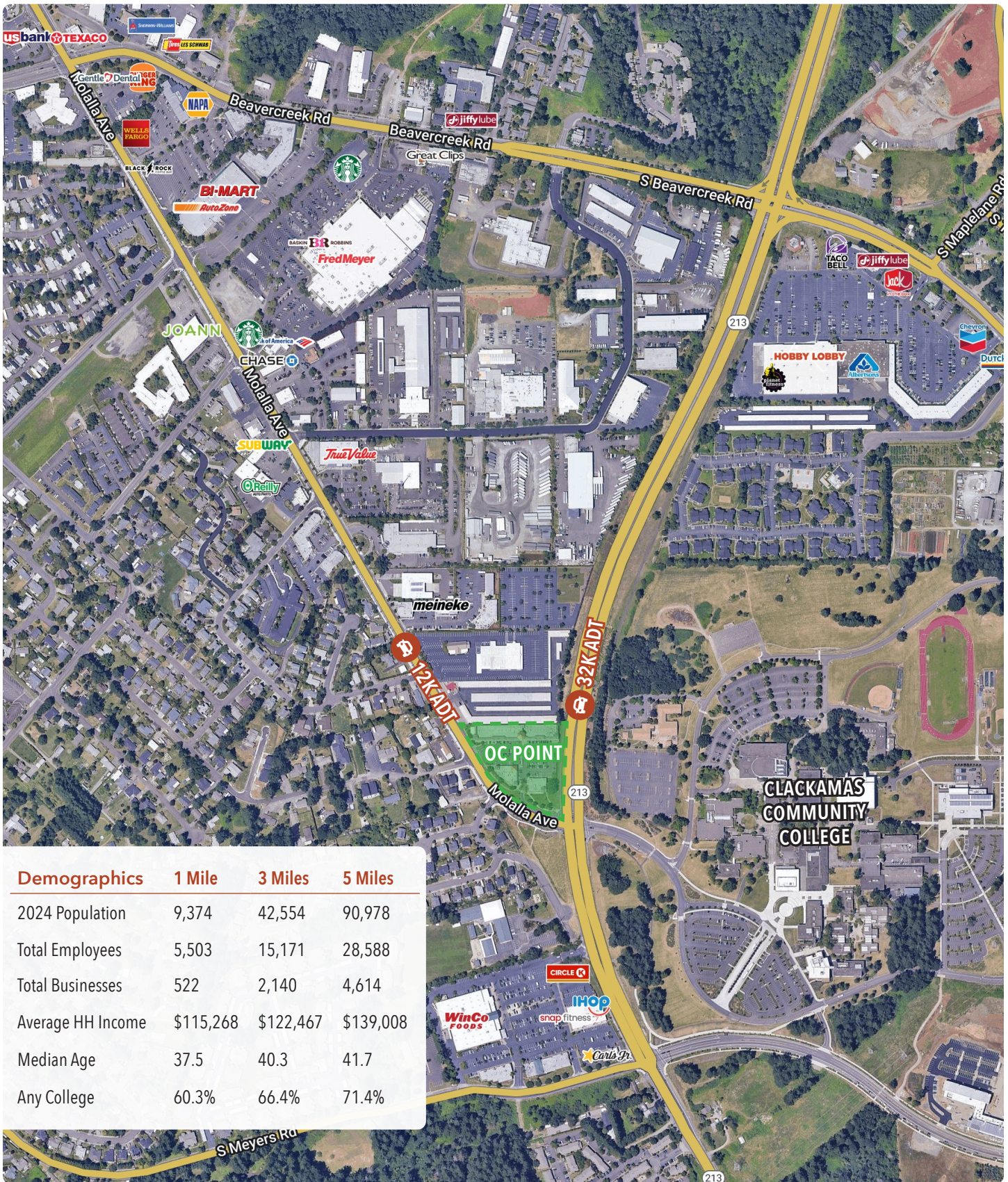
Suite	Size	Timing	Use
Retail 123	2,500 SF	August 1, 2025	Restaurant w/ Type 1 Hood
Retail 125	1,500 SF	September 1, 2025	Restaurant w/ Type 1 Hood
Retail 127	2,010 SF		

} 3,510 SF





# RETAIL MAP



Demographics	1 Mile	3 Miles	5 Miles
2024 Population	9,374	42,554	90,978
Total Employees	5,503	15,171	28,588
Total Businesses	522	2,140	4,614
Average HH Income	\$115,268	\$122,467	\$139,008
Median Age	37.5	40.3	41.7
Any College	60.3%	66.4%	71.4%