

# URBANWORKS SALE<sup>OR</sup>LEASE



## NEW TENANTS



**DOLLAR GENERAL**



## CASCADE CENTER PARCELS FOR SALE OR FOR LEASE IN MOLALLA, OREGON

TYLER BRUSS | RON DOWHANIUK | 503.228.3080 | [URBANWORKSREALESTATE.COM](http://URBANWORKSREALESTATE.COM)





# CASCADE CENTER

ADDRESS | **W Main St & S Leroy Ave**  
**Molalla, OR**

## ABOUT THE CENTER

Cascade Center is a new development located at the intersection of W Main St and S Leroy Ave in fast growing Molalla, Oregon.

Surrounded by several new residential projects including the Bear Creek neighborhood and Stoneplace Apartments, Cascade Center will feature a mix of retail and service tenants. The project includes anchors Grocery Outlet, Goodwill and Dollar Tree.

Parcels are available to purchase or lease.

Please contact us for additional pricing and information.

### ALL PARCELS FALL UNDER MOLALLA'S C-2 ZONING

Tenant to do their own Due Dilligence on their use



## AVAILABLE PARCELS

### PARCEL A \$675,000

0.77 AC / 33,637 SF

Zoned for a drive through

No use restrictions on this parcel

### PARCEL B \$675,000

0.75 AC / 32,627 SF

Zoned for a drive through

No use restrictions on this parcel

### PARCEL C \$675,000 - Call for Lease Rates

0.83 AC / 36,060 SF

Proposed Pad Building | 9,000 SF (Divisible)

### BUILDING D FOR LEASE ONLY - Call for Lease Rates

D1 | 2,222 SF

D2 | 1,232 SF

\* Common restrooms and trash

## NEW TENANTS



## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2022 Population	12,518	17,433	55,237
Total Households	4,392	6,120	19,573
Median HH Income	\$79,909	\$80,726	\$81,449
Total Businesses	422	667	2,532
Total Employees	3,338	4,224	16,634





# SITE PLAN

## PARCELS FOR SALE OR LEASE

### ALL PARCELS FALL UNDER MOLALLA'S C-2 ZONING

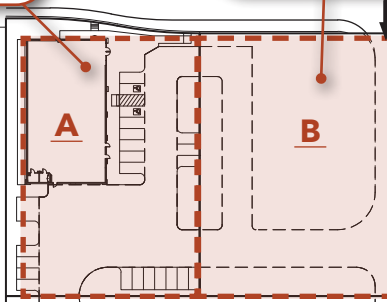
TENANT TO DO THEIR OWN DUE DILLIGENCE ON THEIR USE. PLEASE CONTACT US FOR ADDITIONAL PRICING AND INFORMATION  
INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.

**A**

0.77 AC / 33,637 SF  
Zoned for Drive-Thru  
No Use Restrictions  
\$675,000

**B**

0.75 AC / 32,627 SF  
Zoned for Drive-Thru  
No Use Restrictions  
\$675,000



GOODWILL  
INDUSTRIES  
OF THE COLUMBIA WILLAMETTE



DOLLAR TREE

GROCERY  
OUTLET  
Bargain Market

S. Leroy Ave

Woodburn-Estacada Hwy (W Main St)  
12,218 Average Daily Traffic

DOLLAR GENERAL

CLACKAMAS  
FEDERAL CREDIT UNION



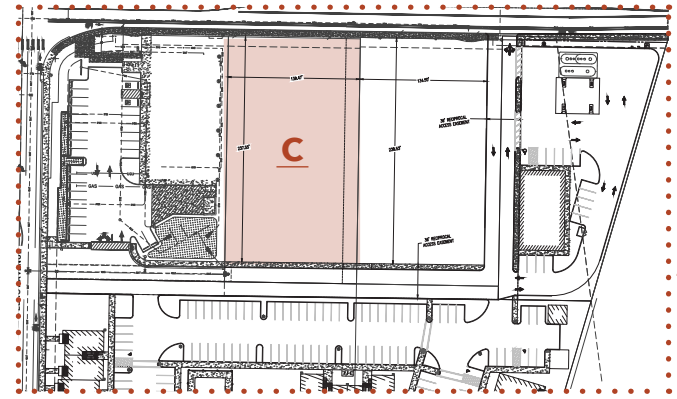
**C**

0.83 AC / 36,060 SF /  
Approx. 9,000 SF Bldg  
Sale Price: \$675,000  
CALL FOR LEASE RATES



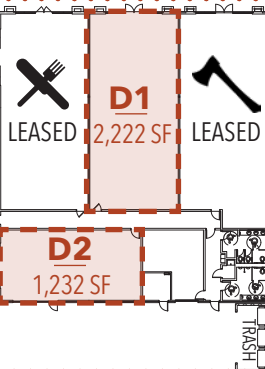
151 UNITS

Low Road



DETAIL

DETAIL



LEASED 2,222 SF LEASED

D2  
1,232 SF







# CONSTRUCTION UPDATE

CASCADE CENTER







# CENTER PHOTOS

CASCADE CENTER







# AERIAL MAP

MOLALLA, OREGON



## CONTACT FOR ADDITIONAL INFORMATION:

TYLER BRUSS | 503.228.3274  
tbruss@urbanworksrealestate.com

RON DOWHANIUK | 503.228.3262  
rdowhaniuk@urbanworksrealestate.com

