

URBANWORKS SALE^{OR}LEASE



NEW TENANTS



DOLLAR GENERAL

CASCADE CENTER

PARCELS FOR SALE OR FOR LEASE IN MOLALLA, OREGON

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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

* Common restrooms and trash

D2 | 2,300 SF

D3 | 1,232 SF

CENTER TENANTS



DOLLAR GENERAL



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2024 Population	12,627	17,629	53,819
Total Households	4,577	6,406	19,736
Median HH Income	\$93,542	\$97,094	\$100,370
Total Businesses	436	688	2,617
Total Employees	3,229	4,151	16,339



SITE PLAN

PARCELS FOR SALE OR LEASE

ALL PARCELS FALL UNDER MOLALLA'S C-2 ZONING

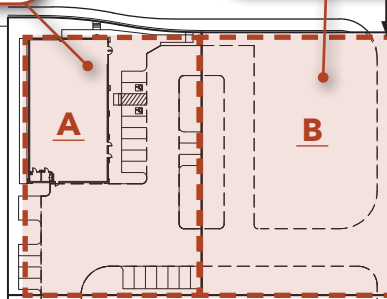
TENANT TO DO THEIR OWN DUE DILLIGENCE ON THEIR USE. PLEASE CONTACT US FOR ADDITIONAL PRICING AND INFORMATION
INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.

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



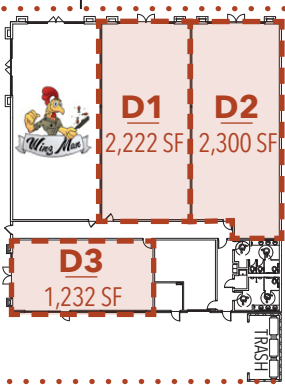
GOODWILL INDUSTRIES
OF THE COLUMBIA WILLAMETTE



DOLLAR TREE

GROCERY OUTLET
Bargain Market

D



D1

D2

D3



2,222 SF

2,300 SF

1,232 SF

TRASH

Woodburn-Estacada Hwy (W Main St)

12,218 Average Daily Traffic

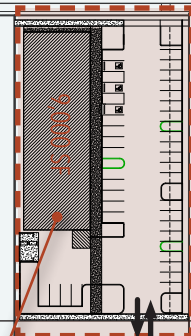


S. Leroy Ave

DOLLAR GENERAL

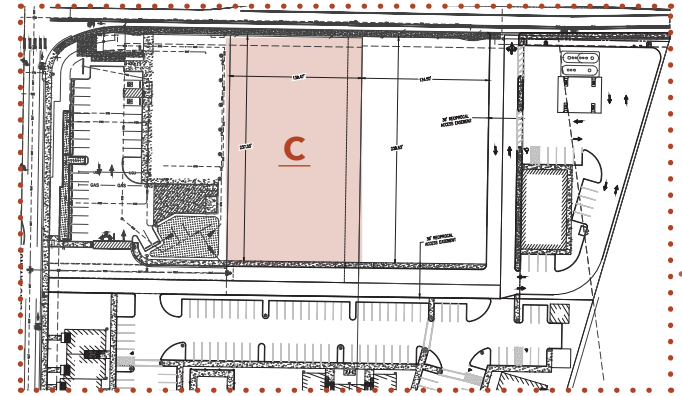
C

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



151 UNITS

Low Road



DETAIL



CONSTRUCTION UPDATE

CASCADE CENTER





CENTER PHOTOS

CASCADE CENTER





AERIAL MAP

MOLALLA, OREGON



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