



SALE OR LEASE



TENANT MIX:



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 | Approximately 9,000 SF (Divisible)

BUILDING D FOR LEASE ONLY - Call for Lease Rates

D1 | LEASED

D2 | 2,222 SF

D3 | 2,300 SF

D4 | 1,232 SF

COMBINED | 4,522 SF

CENTER TENANTS



DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
2026 Population	12,715	17,708	54,003
Total Households	4,607	6,428	19,768
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.

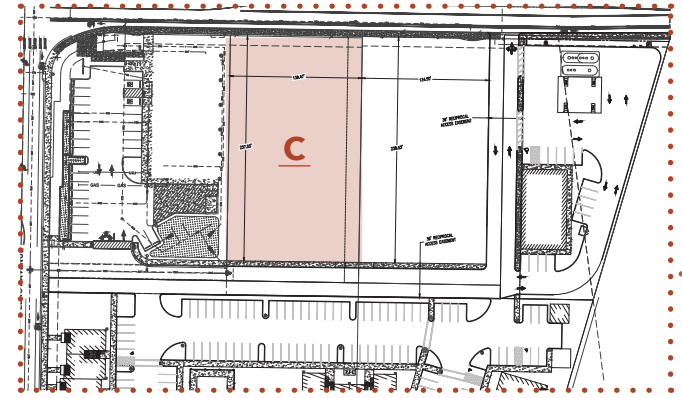
A

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

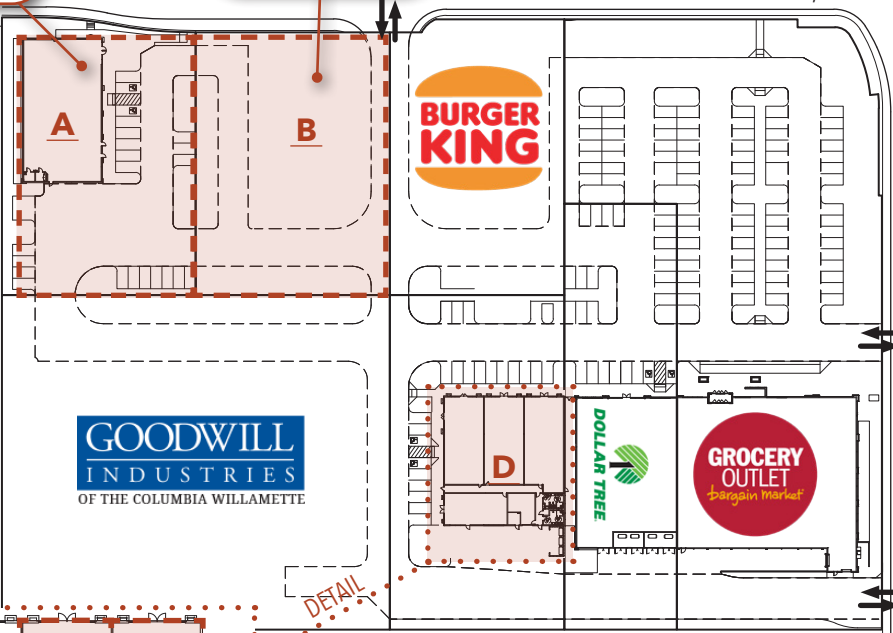
B

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

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



DETAIL



GOODWILL INDUSTRIES
OF THE COLUMBIA WILLAMETTE

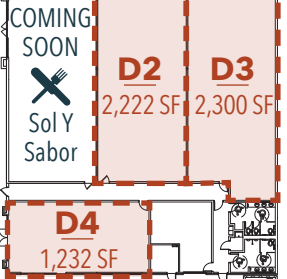


DOLLAR GENERAL



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

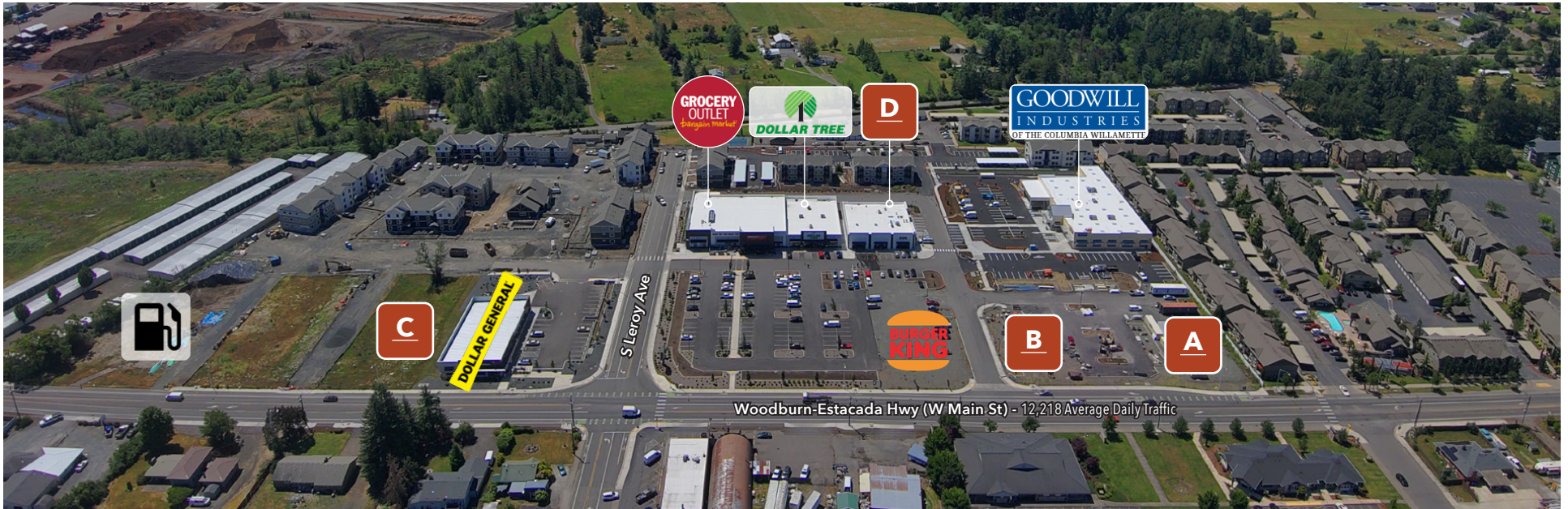
DETAIL



Low Road



URBAN WORKS **CASCADE CENTER**
AERIAL VIEW





BUILDING D

INTERIOR PHOTOS



D3 - Bar



D3 - Interior



Space D4 - Corner window line



Space D4





CENTER PHOTOS

NOW OPEN





CONTACT FOR ADDITIONAL INFORMATION:

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