

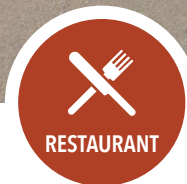
FOR LEASE

URBAN
WORKS

RETAIL & RESTAURANT SPACES AVAILABLE

SPACES RANGING FROM 2,010 SF - 2,500 SF

PLEASE DO NOT DISTURB CURRENT TENANTS



RESTAURANT



RETAIL



SERVICE

OC POINT

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OC POINT



About the Center

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, Taco del Mar and Jersey Mike's.

Address

19502 Molalla Ave

Area

Oregon City

Retail 123 - 2,500 SF

Second Generation Restaurant

Retail 127 - 2,010 SF

Retail / Service

Uses

Restaurant / Retail / Service



SITE PLAN



Suite	Size	Use
Retail 123	2,500 SF	Second Generation Restaurant featuring 16' Type-1 Hood & Dedicated Outdoor Covered Seating
Retail 127	2,010 SF	Retail / Service





RETAIL 123 | 2,500 SF

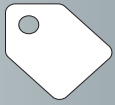
SECOND GENERATION RESTAURANT



16' Type-1 Hood System



Dedicated Outdoor Covered Seating



RETAIL 127 | 2,010 SF

RETAIL / SERVICE OPPORTUNITY



RETAIL MAP



Demographics	1 Mile	3 Miles	5 Miles
2026 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%