

FOR LEASE

OREGON CITY CENTER

1900 MCLOUGHLIN BLVD., OREGON CITY, OR 97045
IMMEDIATELY OFF I-205 AT HIGHWAY 99E / MCLOUGHLIN BLVD.



AVAILABLE SPACES

668 – 33,784 SQ FT

GROUND LEASE OPPORTUNITY

INLINE RETAIL AVAILABLE

END CAP ANCHOR SPACE AVAILABLE

PAD RETAIL AVAILABLE



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 283-5800 x 500



Jerelyn Bradshaw

Jerelynb@icicorporate.com

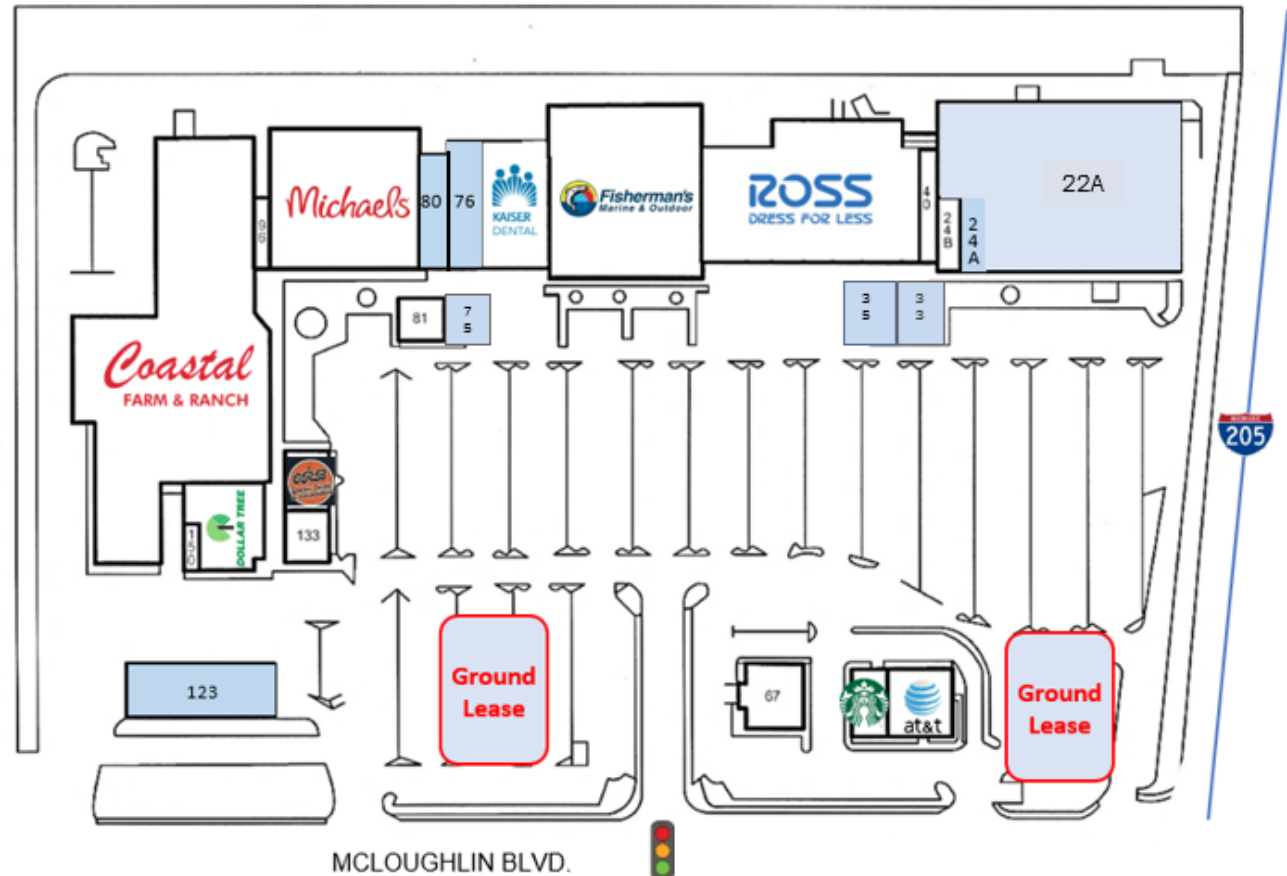
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SITE PLAN

22A	Available	27,784
22B	Rodda Paint Co.	6,000
24A	Available	979
24B	Hearing	1,079
33	Available	668
35	Available	1,150
40	Redwing Shoe	1,682
50	Ross	24,528
60	Fisherman's	32,850
67A	Urgent Care	2,245
67B	Available	1,931
68	Kaiser Dental	6,742
75	Available	600
76	Available	3,000
80	Available	2,998
81	Frozen Yogurt	1,197
90	Michaels	18,750
96	Beauty Corner	1,080
120	Coastal Farm	49,356
123	Available	7,302
127	Trading Cards	1,314
128	Dollar Tree	6,842
133	Thai Express	1,260
150	Nails	904
200A	Starbucks	1,500
200B	AT&T	2,144
	Available	PAD



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Aerial Photo

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PHOTOS



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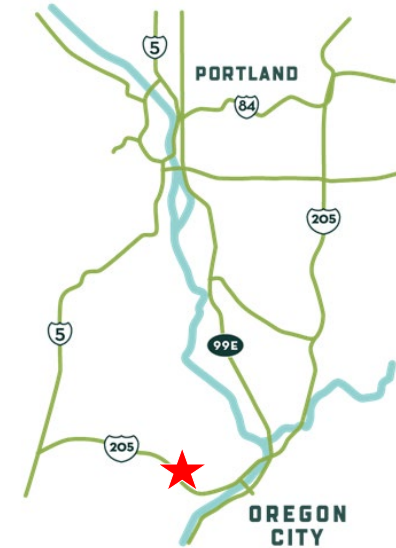
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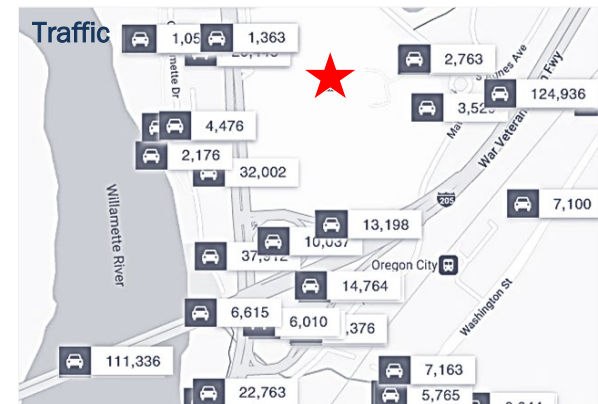
Customer Base & Demographics

- Rent Negotiable
- 2026 NNN Estimate = \$5.40 PSF
- Ample Parking
- Visible from FWY
- Immediately off the 205 FWY at 99E / McLoughlin Blvd
- Easy ingress/egress with dedicated traffic light
- Inquire for Pad opportunities



Demographics >>

	1 mile	3 miles	20 Min. Drive
Population	8,944	81,730	611,691
Households	3,680	31,773	247,508
Median Age	41.40	42.40	40.60
Median HH Income	\$67,589	\$80,919	\$92,607
Daytime Employees	7,647	28,389	330,578
Population Growth '23 - '28	▲ 1.29%	▲ 1.06%	▲ 0.78%
Household Growth '23 - '28	▲ 1.28%	▲ 1.04%	▲ 0.65%



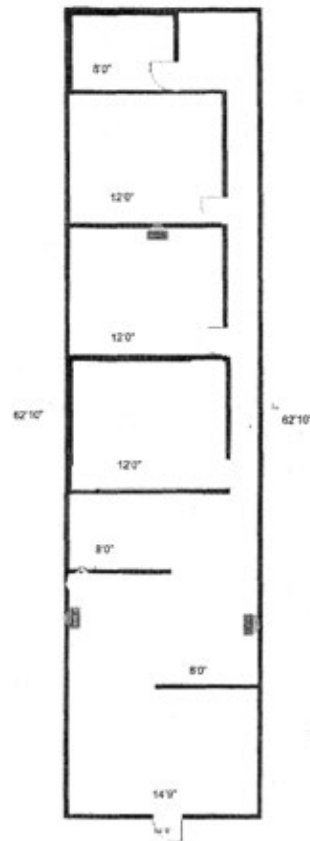
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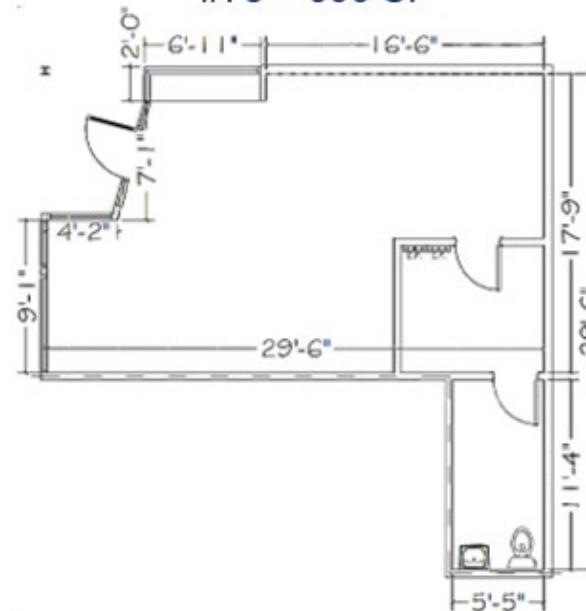
FLOOR PLAN #24A & 75

1900 MCLOUGHLIN BLVD., OREGON CITY, OR 97045
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#24A – 979 SF



#75 – 600 SF



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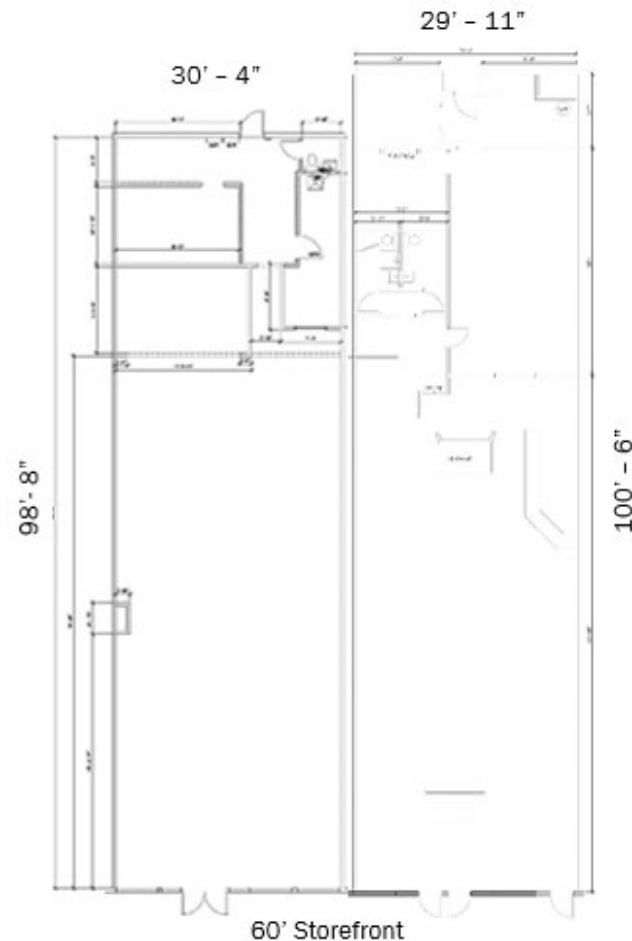
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FOR LEASE

OREGON CITY CENTER

FLOOR PLAN #76/80 – 6,000 SF

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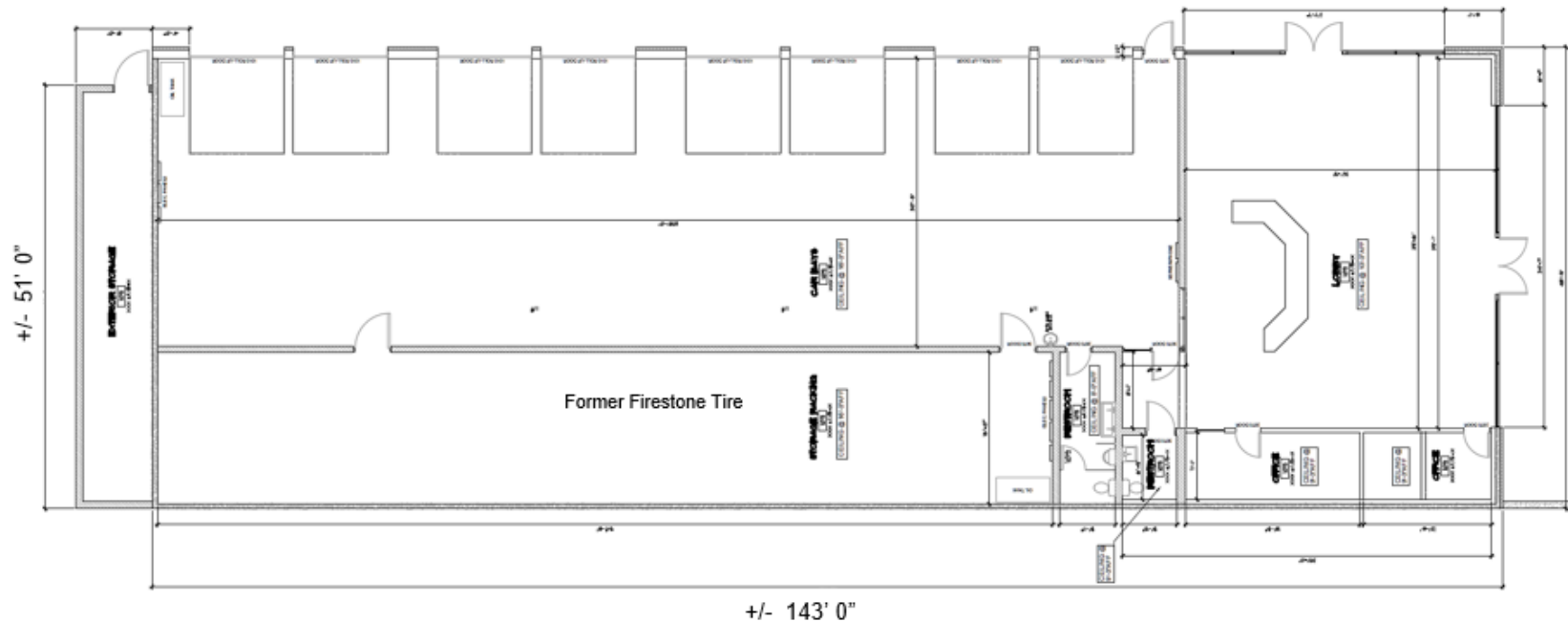
OREGON CITY CENTER

FLOOR PLAN #123 – 7,302 SF

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FREESTANDING REMODEL OPPORTUNITY:

Multi-Tenant Pad | Divisible Layout | Enclosed Patio | Restaurant | Retail | Car Wash



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GROUND LEASE

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