
HILLTOP SHOPPING CENTER

358 Warner Milne Rd, Oregon City, OR 97045



1,200 SF - 2,650 SF of Shop Space For Lease

- Easily accessible from Hwy 213 with a long established shopping pattern
- Landmark location at the top of the hill in Oregon City
- Positioned at the intersection of Warner Milne Rd., Beaver Creek Rd. and Molalla Ave. at a “ground zero” traffic intersection
- Located within two blocks are City and County offices and Red Soil Campus

FOR LEASING INFORMATION CONTACT:

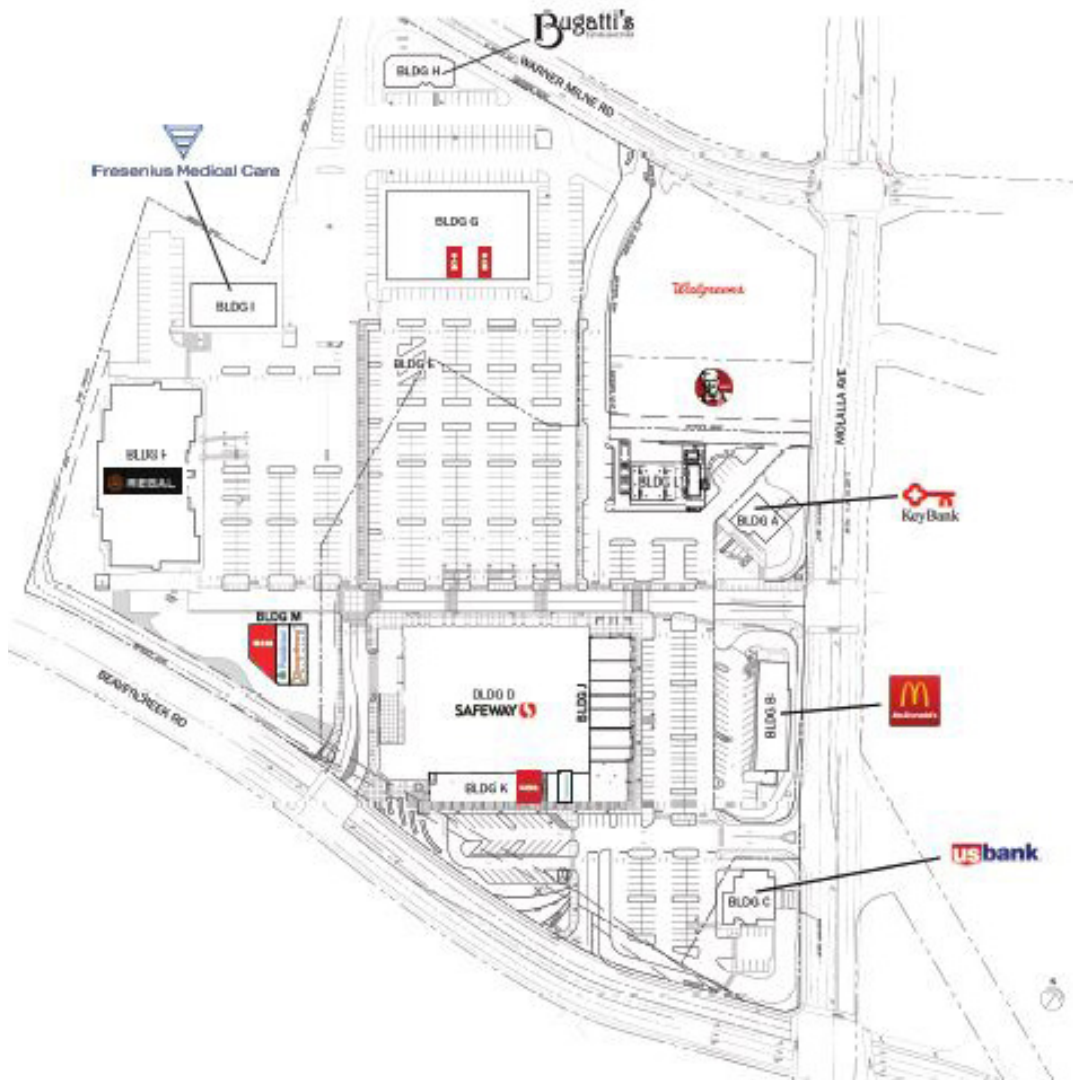
Scott Buth
scott@hsm Pacific.com



OREGON CITY, OREGON



Site Plan and Photos



- BUILDING A - Key Bank
- BUILDING B - McDonalds
- BUILDING C - US Bank
- BUILDING D - Safeway
- BUILDING E - Coffee Rush
- BUILDING F - Regal Cinemas
- BUILDING G
 - G 100 - Watson Chiropractic
 - G 101 - Wingstop
 - G 103 - AVAILABLE 1,200 SF
 - G 104 - Black Rose Beauty Salon
 - G 105 - Nails
 - G 106 - AVAILABLE 1,500 SF
 - G 107 - ATA Martial Arts
 - G 108 - Papa Murphy's
 - G 109 - Honeybaked Ham
 - G 110/115 - Animal House
 - G 117 - Non-Profit
 - G 118 - H&R Block
 - G 119 - Hilltop Mall Offices
- BUILDING H - Bugatti's Restaurant
- BUILDING I - Fresenius Medical
- BUILDING J
 - J 101 - Auto Injury Chiropractic
 - J 102 - Menchie's
 - J 103 - Cricket
 - J 104 - The Barbers
 - J 105 - Game Stop
 - J 106 - Benchmark Physical Therapy
 - J 107 - Soy Grill Teriyaki
 - J 108 - Smiles Dentistry
 - J 109 - Jimmy Johns
 - J 110 - Miracle Ear
- BUILDING K
 - K 201 - AVAILABLE 1,436 SF
 - K 202 - Sushi Valley
 - K 203 - T-Mobile
 - K 204 - Dough Valley
- BUILDING L - Safeway Fuel
- BUILDING M
 - M 101 - Orange Theory
 - M 102 - Providence Health
 - M 103 - AVAILABLE 2,650 SF

DEMOGRAPHICS

	1 MILE - 12,052 3 MILE - 54,375 5 MILE - 110,154		1 MILE - \$103,264 3 MILE - \$136,365 5 MILE - \$142,295		1 MILE - 6,892 3 MILE - 18,375 5 MILE - 34,429
---	--	---	--	---	--

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3358/-122.5924

358 Warner Milne Rd			
Oregon City, OR 97045			
	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,052	54,375	110,154
2028 Projected Population	12,254	55,669	112,660
2020 Census Population	11,985	53,988	109,242
2010 Census Population	11,135	48,573	100,112
Projected Annual Growth 2023 to 2028	0.3%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	0.6%	0.9%	0.8%
Households			
2023 Estimated Households	4,649	20,540	42,129
2028 Projected Households	4,972	22,109	45,282
2020 Census Households	4,557	20,140	41,292
2010 Census Households	4,137	18,317	38,341
Projected Annual Growth 2023 to 2028	1.4%	1.5%	1.5%
Historical Annual Growth 2010 to 2023	1.0%	0.9%	0.8%
Age			
2023 Est. Population Under 10 Years	11.0%	11.3%	10.9%
2023 Est. Population 10 to 19 Years	12.1%	12.6%	12.5%
2023 Est. Population 20 to 29 Years	14.5%	11.5%	10.5%
2023 Est. Population 30 to 44 Years	23.3%	22.3%	21.0%
2023 Est. Population 45 to 59 Years	17.0%	18.9%	19.7%
2023 Est. Population 60 to 74 Years	14.8%	16.9%	18.6%
2023 Est. Population 75 Years or Over	7.2%	6.4%	6.8%
2023 Est. Median Age	36.9	39.1	41.1
Marital Status & Gender			
2023 Est. Male Population	50.1%	49.8%	49.6%
2023 Est. Female Population	49.9%	50.2%	50.4%
2023 Est. Never Married	33.1%	28.0%	26.8%
2023 Est. Now Married	46.0%	52.6%	54.7%
2023 Est. Separated or Divorced	15.9%	14.8%	14.0%
2023 Est. Widowed	5.0%	4.6%	4.5%
Income			
2023 Est. HH Income \$200,000 or More	9.7%	16.2%	19.0%
2023 Est. HH Income \$150,000 to \$199,999	14.3%	14.1%	13.5%
2023 Est. HH Income \$100,000 to \$149,999	17.9%	19.8%	18.8%
2023 Est. HH Income \$75,000 to \$99,999	17.0%	14.1%	12.6%
2023 Est. HH Income \$50,000 to \$74,999	17.3%	13.7%	13.3%
2023 Est. HH Income \$35,000 to \$49,999	7.2%	9.1%	8.3%
2023 Est. HH Income \$25,000 to \$34,999	7.1%	5.2%	5.2%
2023 Est. HH Income \$15,000 to \$24,999	5.3%	3.8%	3.7%
2023 Est. HH Income Under \$15,000	4.2%	4.0%	5.6%
2023 Est. Average Household Income	\$103,264	\$136,365	\$142,295
2023 Est. Median Household Income	\$92,142	\$106,444	\$108,499
2023 Est. Per Capita Income	\$40,457	\$51,722	\$54,586
2023 Est. Total Businesses	790	2,743	5,553
2023 Est. Total Employees	6,892	18,375	34,429

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3358/-122.5924

358 Warner Milne Rd		1 mi radius	3 mi radius	5 mi radius
Oregon City, OR 97045				
Race				
2023 Est. White		82.4%	84.4%	84.3%
2023 Est. Black		3.4%	1.6%	1.4%
2023 Est. Asian or Pacific Islander		2.7%	3.5%	3.8%
2023 Est. American Indian or Alaska Native		0.7%	0.6%	0.5%
2023 Est. Other Races		10.7%	9.9%	9.9%
Hispanic				
2023 Est. Hispanic Population		1,325	4,891	9,832
2023 Est. Hispanic Population		11.0%	9.0%	8.9%
2028 Proj. Hispanic Population		10.8%	8.9%	8.9%
2020 Hispanic Population		11.7%	9.5%	9.1%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		8,429	38,391	78,893
2023 Est. Elementary (Grade Level 0 to 8)		2.2%	1.6%	1.8%
2023 Est. Some High School (Grade Level 9 to 11)		4.9%	4.1%	3.6%
2023 Est. High School Graduate		28.3%	23.4%	21.1%
2023 Est. Some College		24.4%	25.2%	24.3%
2023 Est. Associate Degree Only		10.3%	9.5%	9.2%
2023 Est. Bachelor Degree Only		22.7%	25.4%	27.6%
2023 Est. Graduate Degree		7.2%	10.7%	12.4%
Housing				
2023 Est. Total Housing Units		4,720	21,446	43,948
2023 Est. Owner-Occupied		53.5%	67.0%	70.1%
2023 Est. Renter-Occupied		45.0%	28.8%	25.7%
2023 Est. Vacant Housing		1.5%	4.2%	4.1%
Homes Built by Year				
2023 Homes Built 2010 or later		11.0%	10.3%	8.9%
2023 Homes Built 2000 to 2009		13.7%	15.0%	13.1%
2023 Homes Built 1990 to 1999		18.0%	19.9%	16.9%
2023 Homes Built 1980 to 1989		10.5%	8.6%	11.6%
2023 Homes Built 1970 to 1979		24.1%	19.8%	22.9%
2023 Homes Built 1960 to 1969		6.2%	6.0%	6.7%
2023 Homes Built 1950 to 1959		4.4%	3.8%	4.6%
2023 Homes Built Before 1949		10.7%	12.3%	11.2%
Home Values				
2023 Home Value \$1,000,000 or More		3.9%	4.2%	6.6%
2023 Home Value \$500,000 to \$999,999		31.9%	46.2%	47.2%
2023 Home Value \$400,000 to \$499,999		29.4%	24.2%	23.3%
2023 Home Value \$300,000 to \$399,999		21.0%	14.6%	13.1%
2023 Home Value \$200,000 to \$299,999		4.1%	3.1%	2.9%
2023 Home Value \$150,000 to \$199,999		0.3%	0.2%	0.3%
2023 Home Value \$100,000 to \$149,999		1.9%	2.4%	1.8%
2023 Home Value \$50,000 to \$99,999		2.9%	2.9%	2.7%
2023 Home Value \$25,000 to \$49,999		3.7%	1.4%	1.2%
2023 Home Value Under \$25,000		0.9%	0.7%	0.9%
2023 Median Home Value		\$460,152	\$504,156	\$536,556
2023 Median Rent		\$1,385	\$1,367	\$1,396

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3358/-122.5924

358 Warner Milne Rd Oregon City, OR 97045	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	9,849	43,931	89,616
2023 Est. Civilian Employed	64.1%	62.6%	60.7%
2023 Est. Civilian Unemployed	2.8%	2.6%	2.7%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	33.1%	34.8%	36.6%
2023 Labor Force Males	49.9%	49.4%	49.1%
2023 Labor Force Females	50.1%	50.6%	50.9%
Occupation			
2023 Occupation: Population Age 16 Years or Over	6,309	27,508	54,358
2023 Mgmt, Business, & Financial Operations	19.1%	19.9%	20.8%
2023 Professional, Related	19.1%	22.0%	22.6%
2023 Service	13.2%	13.6%	13.8%
2023 Sales, Office	24.2%	22.0%	21.9%
2023 Farming, Fishing, Forestry	-	0.1%	0.1%
2023 Construction, Extraction, Maintenance	10.1%	10.2%	8.7%
2023 Production, Transport, Material Moving	14.2%	12.2%	12.1%
2023 White Collar Workers	62.4%	63.9%	65.3%
2023 Blue Collar Workers	37.6%	36.1%	34.7%
Transportation to Work			
2023 Drive to Work Alone	67.9%	65.5%	62.2%
2023 Drive to Work in Carpool	9.4%	6.7%	5.7%
2023 Travel to Work by Public Transportation	0.6%	0.6%	1.2%
2023 Drive to Work on Motorcycle	-	0.2%	0.2%
2023 Walk or Bicycle to Work	2.0%	1.9%	1.6%
2023 Other Means	0.4%	0.6%	0.6%
2023 Work at Home	19.7%	24.5%	28.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	30.4%	23.8%	23.6%
2023 Travel to Work in 15 to 29 Minutes	32.8%	39.1%	40.2%
2023 Travel to Work in 30 to 59 Minutes	31.4%	30.8%	30.4%
2023 Travel to Work in 60 Minutes or More	5.4%	6.3%	5.7%
2023 Average Travel Time to Work	20.7	22.6	22.7
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$333.86 M	\$1.81 B	\$3.85 B
2023 Est. Apparel	\$11.96 M	\$65.29 M	\$138.54 M
2023 Est. Contributions, Gifts	\$19.54 M	\$111.1 M	\$239.51 M
2023 Est. Education, Reading	\$11.39 M	\$65.23 M	\$140.99 M
2023 Est. Entertainment	\$19.2 M	\$105.54 M	\$224.37 M
2023 Est. Food, Beverages, Tobacco	\$50.67 M	\$272.27 M	\$575.16 M
2023 Est. Furnishings, Equipment	\$11.9 M	\$65.28 M	\$138.66 M
2023 Est. Health Care, Insurance	\$30.04 M	\$162.02 M	\$343.03 M
2023 Est. Household Operations, Shelter, Utilities	\$107.53 M	\$579.77 M	\$1.23 B
2023 Est. Miscellaneous Expenses	\$6.33 M	\$34.59 M	\$73.47 M
2023 Est. Personal Care	\$4.49 M	\$24.34 M	\$51.57 M
2023 Est. Transportation	\$60.8 M	\$328.53 M	\$693.65 M

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.