

# FOR SALE

ALL OFFERS WILL BE CONSIDERED



## BEAVERCREEK DEVELOPMENT OPPORTUNITY

1653-1675 S. BEAVERCREEK RD | OREGON CITY, OR 97045

### Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



(503) 223 3171 • [norris-stevens.com](http://norris-stevens.com)

900 SW 5th Avenue, 17th Floor

Portland, OR 97204

**DUANE LINK**

503.225.8465

[Duanel@norris-stevens.com](mailto:Duanel@norris-stevens.com)

**DOUG CARTER**

503.225.8499

[DougC@norris-stevens.com](mailto:DougC@norris-stevens.com)

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

PROPERTY DETAILS

PROPERTY ZONING

The current zoning for all four lots is Mixed-Use Commercial (MUC2), Which allows for structures up to 40-feet in height. Permitted uses in the MUC2 zone include Assisted Living Facilities, Residential Housing, Child Care, Retail Health Clubs, and Multifamily on back 30,000 SF parcel. Other commercial uses also are allowed to support a wide range of services and employment opportunities. Conditional and limited uses include drive-through Restaurants, Hotels and Churches.

DEVELOPMENT HIGHLIGHTS

This is an excellent opportunity for an investor/developer to acquire four adjacent tax lots that make up nearly four acres. There is an operational and recently upgraded, income-producing self-serve car wash on one tax lot. The remainder of the property is mostly flat with no known environmental issues.

CONVENIENT LOCATION

The subject property is dynamically located along S. Beavercreek Road just west of Hwy 213. The property is minutes to I-205 and less than a mile from two city parks. Nearby retailers include Fred Meyer, Bi-Mart, The UPS Store, Burger King, Les Schwab Tires and Goodwill.

PROPERTY SUMMARY

|                                                             |                                                               |
|-------------------------------------------------------------|---------------------------------------------------------------|
| <b>Price:</b> \$3,000,000<br>\$2,850,000 excluding car wash | <b>Parcel Numbers:</b> 00847873, 01844008, 01866760, 00847864 |
| <b>Price/SF:</b> \$19.29                                    | <b>Taxes 2020:</b> \$22,332                                   |
| <b>City:</b> Oregon City                                    | <b>Land Acres:</b> 3.57 AC                                    |
| <b>Submarket:</b> Oregon City                               | <b>Land SF:</b> 155,509 SF                                    |
| <b>County:</b> Clackamas                                    | <b>Zoning:</b> MUC2                                           |
| <b>Note:</b> Tax lot 402 (w/car wash) is 0.31 acres         |                                                               |

EXCELLENT DEMOGRAPHICS

There is approximately 50,000 residents within a 3 mile radius of the subject property with an average household income of about \$69,000. The population in this radius is expected to grow 7.7% by 2022.



## DEMOGRAPHIC INFORMATION

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|                     | 2 Mile    | 5 Mile    | 10 Mile   |
|---------------------|-----------|-----------|-----------|
| 2021 Population     | 36,526    | 108,031   | 424,157   |
| 2026 Projection     | 38,300    | 112,100   | 440,282   |
| 2021 Med. HH Income | \$73,543  | \$80,193  | \$83,567  |
| 2021 Med. H. Value  | \$373,161 | \$426,364 | \$447,758 |

The map shows the subject property (red pin) located at the intersection of Hilltop Mall and Hillendale. Surrounding landmarks include Hillendale Park, Clackamas Community College, and various retail stores like Regal Cinemas, Bi-Mart, and Fred Meyer. The map also shows major roads like Hilltop Mall and Hillendale.