

Berry Hill Shopping Center

19017-19130 BEAVERCREEK RD, OREGON CITY, OR 97045



PROPERTY DESCRIPTION

Berry Hill Shopping Center provides an ideal retail opportunity in suburban Oregon City, adjacent to vibrant Portland. It is located at the intersection of regional arterials Beaver Creek Road and Hwy 213 and next to Clackamas Community College (+25,000 students). The area surrounding the Center offers an integrated blend of suburban charm and urban amenities. As a prime location for a retail center, Berry Hill Shopping Center draws from a diverse and rapidly growing population, ensuring an excellent customer base.

PROPERTY HIGHLIGHTS

- Tenants include Hobby Lobby, Planet Fitness, Dutch Bros. Coffee and Albertsons
- Generous parking
- Highly active commercial district

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	2,400 - 5,531 SF
Lot Size:	5.16 Acres
Building Size:	41,600 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households:	3,272	16,612	35,131
Total Population:	8,659	44,898	93,766
Average HH Income:	\$98,435	\$109,220	\$117,793

STEVE HAGAN

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DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Additional Photos

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 - 5,531 SF	Lease Rate:	\$21.00 SF/yr

AVAILABLE SPACES

Suite	Size (SF)	Lease Type	Lease Rate
19105	2,700	NNN	\$21.00 SF/yr
19077	2,400 - 5,531	NNN	\$21.00 SF/yr

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Site Plan

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- | | | |
|-----------|--------------|----------------------------|
| 1 | 19129 | Pioneer Dental |
| 2 | 19127 | Air Force Recruiting |
| 3 | 19125 | Army Recruiting |
| 4 | 19121 | Swan Cleaners |
| 5 | 19119 | Pour Choices Tap |
| 6 | 19115 | Accident Care Chiropractic |
| 7 | 19105 | AVAILABLE |
| 8 | 19097 | Edward Jones |
| 9 | 19093 | National Guard |
| 10 | 19077 | AVAILABLE |
| 11 | 19073 | Annie's Grooming |
| 12 | 19069 | Crimson Reef |
| 13 | 19061 | Toki Sushi |
| 14 | 19057 | Cigarette Cheaper |
| 15 | 19053 | Lighthouse Lottery |
| 16 | 19049 | Mariner Finance |
| 17 | 19045 | Cedar Ridge Quilts |
| 18 | 19041 | US Marine Recruiting |
| 19 | 19035 | US Navy Recruiting |
| 20 | 19029 | Neighborhood Health |
| 21 | 19025 | Rustic Cuts |
| 22 | 19021 | Nails 4 Us |
| 23 | 19017 | Revolution Dental |

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Map

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