

Oregon City Hospital

505 & 515 10TH STREET, OREGON CITY, OR 97045

Skip Rotticci, CCIM
503.972.7284
skip@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE



FOR SALE

505 & 515 10th Street, Oregon City, OR 97045



PROPERTY DESCRIPTION

The Oregon City Residential Care Facility consists of two separate structures on three parcels in historic Oregon City. The Guy Mount residence (505 10th Street) was constructed in 1925 as a six-bedroom, 7,708-square-foot residence for Dr. Guy Mount, the founder of the Oregon City Hospital. The building has poured in place concrete foundation, stout old-growth Douglas Fir framing, and is finished in stucco with a tile roof.

The Hospital/residential care facility (515 10th Street) was constructed in 1930 as the Oregon City Hospital. The building is 29,196 square feet on three levels. Similar to the Dr. Guy Mount residence, the hospital sits on a poured-in-place concrete foundation, with old-growth Douglas Fir framing, stucco exterior, and tile roof. The foundation, framing, and roof structure are in excellent condition. The building has been stripped of its interior lath and plaster walls to prepare for reconstruction of the interior. Backbone plumbing systems can still be utilized. Electrical systems will need to be upgraded to current standards.

The location and zoning support several uses such as senior assisted living, residential care facility, treatment facility, apartments or condominiums, hotel/motel, office, and general healthcare. The property has easy access to McLoughlin Boulevard, Main Street, and Interstate 205.

OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	37,602 SF
Building Size:	36,904 SF



Skip Rotticci, CCIM
503.972.7284
skip@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SALE

505 & 515 10th Street, Oregon City, OR 97045



PROPERTY HIGHLIGHTS

- Excellent downtown Oregon City location
- In Qualified Opportunity Zone
- Flexible zoning allows for multifamily, condominium, senior living, treatment facility, shelter, congregate care, etc.
- Footings, foundation, and framing are in excellent condition.
- Reduce construction cost risk utilizing existing shell and infrastructure



Skip Rotticci, CCIM
503.972.7284
skip@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SALE

505 & 515 10th Street, Oregon City, OR 97045

BUILDING INFORMATION

Building Size	36,904 SF
Ceiling Height	9 ft
Minimum Ceiling Height	8 ft
Number of Floors	3
Year Built	1925
Construction Status	Under construction
Framing	Old Growth Fir Wood framing
Condition	Good
Number of Buildings	2

PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Other
Zoning	R3.5/Mixed Use Downtown
Lot Size	37,602 SF
APN #	22E31AA 05000, 05200, and 05300

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	10



Skip Rotticci, CCIM
503.972.7284
skip@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SALE

505 & 515 10th Street, Oregon City, OR 97045



LOCATION DESCRIPTION

505 & 515 10th Street is located in the city of Oregon City, Oregon, which is a suburb of Portland. Oregon City is located in the northwestern part of the state and is the county seat of Clackamas County. The address is situated in a residential area, surrounded by other homes and small businesses. The neighborhood is mostly composed of single-family homes, with some duplexes and apartment buildings.

The surrounding immediate area is generally quiet and peaceful, with tree-lined streets and well-manicured lawns. There are several parks and green spaces nearby, including the large Clackamette Park and the smaller Chapin City Park. The downtown area of Oregon City, which is just a few blocks away, features historic buildings, local shops, restaurants, and other small businesses. The area has a charming, small-town feel and is a popular destination for both residents and visitors.

Overall, 505 & 515 10th Street is located in a pleasant and convenient area of Oregon City, with easy access to local amenities and nearby attractions.

LOCATION DETAILS

Market	Portland MSA
Sub Market	South Metro
County	Clackamas
Road Type	Paved
Market Type	Medium
Nearest Highway	Interstate 205
Nearest Airport	Portland International



Skip Rotticci, CCIM
503.972.7284
skip@macadamforbes.com
Licensed in OR

FOR SALE

505 & 515 10th Street, Oregon City, OR 97045



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	8,879	36,008	74,135
Median age	41.2	41.8	41.5
Median age (Male)	40.2	39.8	38.8
Median age (Female)	42.0	43.5	43.3
Total households	3,694	14,458	29,069
Total persons per HH	2.4	2.5	2.6
Average HH income	\$98,304	\$98,842	\$103,035
Average house value	\$369,506	\$375,362	\$401,270

COMMUTE SCORES

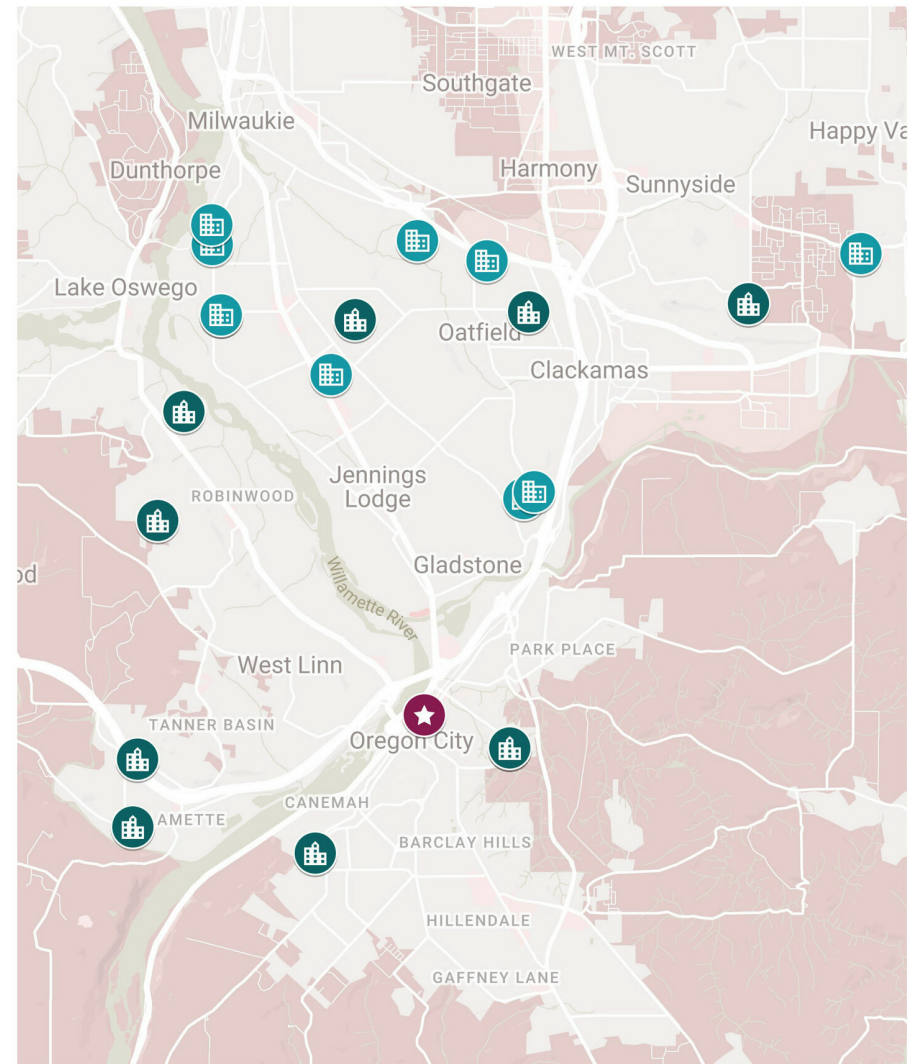
Walk Score	98, Very Walkable
Daily Traffic Volume	10,070



Skip Rotticci, CCIM
503.972.7284
skip@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

Nearby Facilities Within 10-Mile Radius



★ Site 🏠 Senior Assisted Living 🏠 Residential Care