

MOTIVATED SELLER

20189 S SPRINGWATER RD

ESTACADA, OREGON 97023

FOR SALE | ~~\$2,300,000~~ **\$1,850,000**



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



TIM PFEIFFER

Vice President

503.225.8455 | TimP@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 their own satisfaction.

JULY 2026

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CONTACT INFO

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EXECUTIVE SUMMARY



THE OFFERING

Norris and Stevens is pleased to present the listing located at 20189 S Springwater Rd in Estacada, Oregon. The two Clackamas county tax lots that are included in this transaction consists of 4.5 Acres / 196,020 SF. The property is currently home to Bent Shovel Brewing – Public House and Beer Garden.

INVESTMENT HIGHLIGHTS

- Restaurant owner/user opportunity
- All restaurant FF&E is included with sale of property
- Restaurant recently went through renovations
- Long term lease for beer garden if acceptable to buyer
- C-Store included in the sale – operated by the owner
- Event room and outdoor area
- Great views of Mount Hood

PROPERTY SUMMARY

Asking Price:	\$2,300,000 \$1,850,000
Address:	20189 S Springwater Rd Estacada, Oregon 97023
County:	Clackamas
Total Building Size:	± 10,032 SF
Upstairs Office:	± 1,200 SF
Land Size:	4.50 AC (± 196,020 SF)
Parcel Numbers:	33E 13-02100, 33E 13-02000
Zoning:	Commercial Land

DEMOGRAPHICS

	1 MILE	3 MILES
Population:	585	3,771
Population Growth (2022 - 2027):	0.17%	0.95%
Households:	218	1,418
Household Growth (2022 - 2027):	0%	0.99%
Median Household Income:	\$61,000	\$58,298

ZONING

Commercial use means the activity of purchasing, selling or conducting other transactions involving the handling or disposition, other than included in the term light and heavy "industrial" as defined in the appropriate section for the livelihood or profit, and places where commodities, services or merchandise are sold or agreements are made to furnish them.

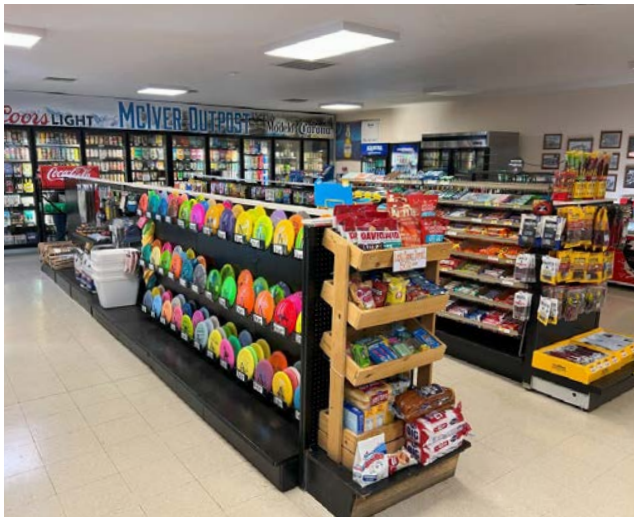
PROPERTY PHOTOS – EXTERIOR



PROPERTY PHOTOS – INTERIOR

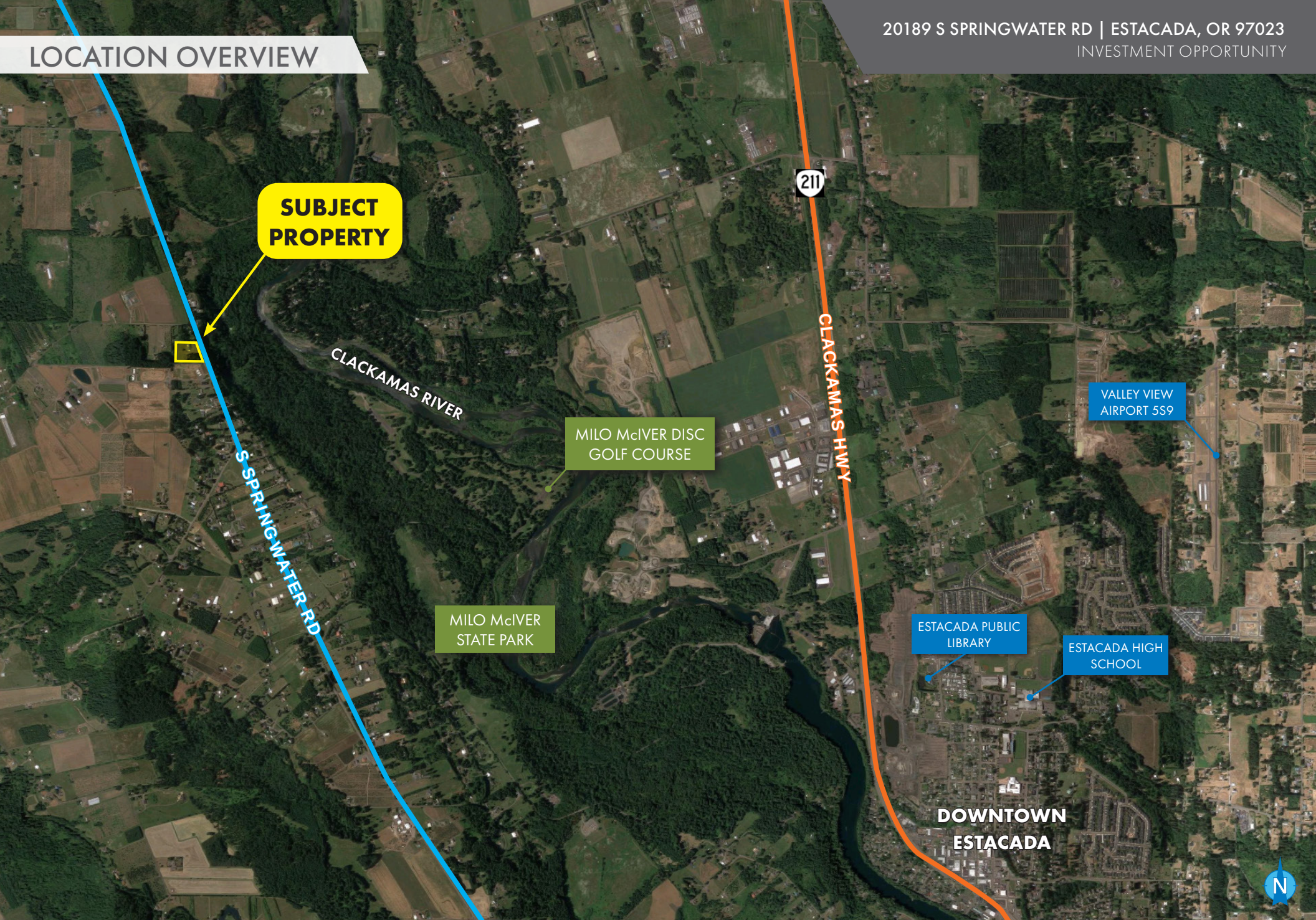


PROPERTY PHOTOS – INTERIOR



LOCATION OVERVIEW

20189 S SPRINGWATER RD | ESTACADA, OR 97023
INVESTMENT OPPORTUNITY



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