



TURNKEY COFFEE & SPECIALTY RETAIL OPPORTUNITY

Business & Real Estate Offered Together or Separately

\$725,000, plus Inventory

503 Main Street | Oregon City, OR 97045



The White Rabbit Café presents a rare owner-user opportunity to acquire a fully renovated commercial property and an established retail business in the heart of historic downtown Oregon City. Offered together or separately, the offering provides flexibility for buyers seeking an owner-occupied business, commercial property, or both.

Positioned on the prominent corner of Main Street and SE McLoughlin Boulevard, the building blends historic charm with a thoughtful 2017 renovation. A striking mural along the SE McLoughlin Boulevard façade creates a recognizable landmark for visitors and the surrounding community.

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TURNKEY COFFEE SHOP & SPECIALTY RETAIL OPPORTUNITY

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PROPERTY OVERVIEW

Property Details

Business Name: The White Rabbit Cafe
Address: 503 Main Street, Oregon City, OR
Property Type: Street Retail

Site Description

Site Area: 0.05 acres / 1,997 sqft
Lot Shape: Rectangular
Zoning: MUD
Parcel Number: 572650

Improvements Description

Year Built / Renovated: 1919 / 2017
Number of Buildings: 1
Stories: One, plus mezzanine
Gross Area: 2,031 square feet



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Property Photos



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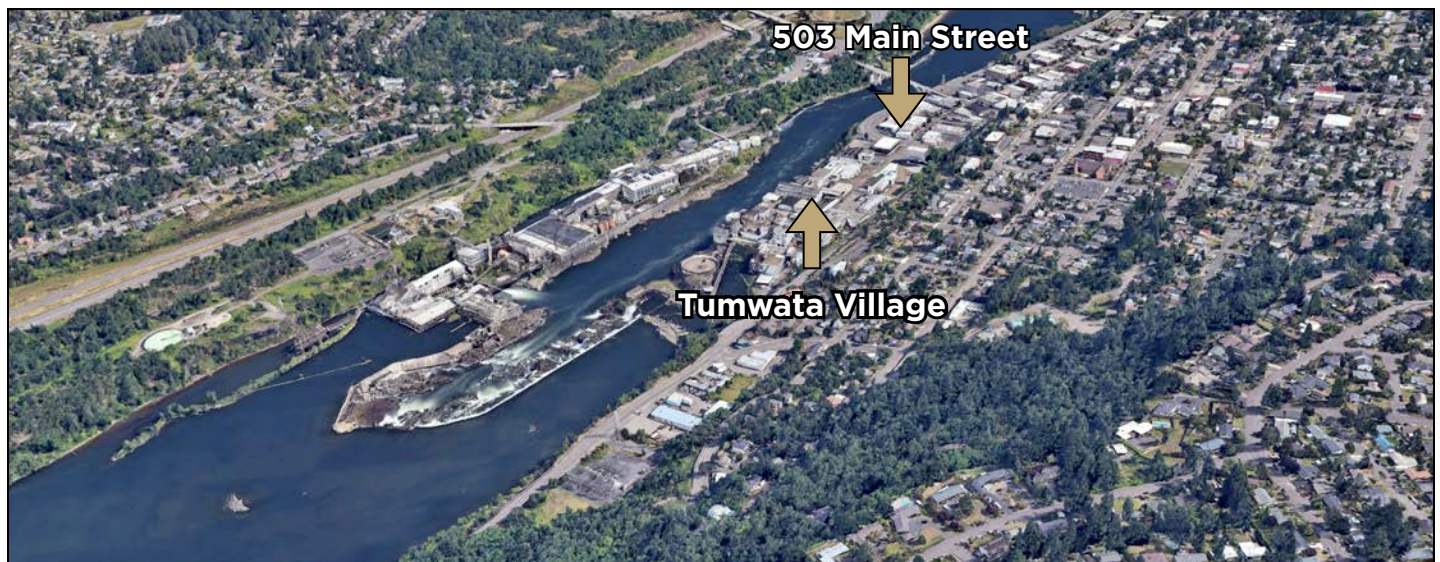
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TUMWATA VILLAGE & WILLAMETTE FALLS LEGACY PROJECT

Redevelopment is underway at the former Blue Heron Paper Mill site at Willamette Falls in Oregon City, directly across the street from 503 Main Street. The Property and business are positioned to benefit from the activation of the waterfront through the Confederated Tribes of Grand Ronde's 23-acre mixed-use redevelopment. The project will revitalize one of Oregon's most iconic landmarks through a blend of environmental restoration, expanded public access, tribal cultural spaces, housing, retail, restaurants, employment, and hospitality uses. The long-term vision is to transform the former industrial site into a vibrant riverfront district that serves as a catalyst for continued investment in downtown Oregon City.



Renderings provided by the Confederated Tribes of Grand Ronde



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LOCATION OVERVIEW



Located in the heart of downtown Oregon City, the Property enjoys outstanding visibility at the intersection of Main & SE McLoughlin Boulevard (OR 99E), with more than **20,000 vehicles** passing daily and convenient access to the city's shops, restaurants, and civic amenities.

AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2025 Estimated Population	10,355	79,708	137,391
2030 Projected Population	10,371	79,731	137,259
2020 Census Population	10,358	80,163	138,937
Projected Annual Growth Rate 2025 to 2030	0.0%	0.0%	0.0%
Households			
2025 Estimated Households	4,015	30,083	52,693
2025 Est. Avg. HH Income	\$130,516	\$133,105	\$131,777
2025 Est. Median HH Income	\$103,108	\$103,483	\$103,585
Businesses			
2025 Est. Total Businesses	977	4,289	7,060
2025 Est. Total Employees	5,917	28,145	53,872

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