

Main Street remodeling lifts Oregon City commerce

Two properties in downtown are receiving makeovers and new tenants, boosting the Metro-designated "regional center"

By **JIM KADERA**
THE OREGONIAN

OREGON CITY — Slowly but surely, the commercial face of downtown Oregon City is brightening.

A \$1.4 million exterior and interior remodeling of the two-story building at 900 Main St. will begin in March and be ready for tenants to occupy in June or July, according to Garrin Royer, a partner in Redside Equities.

Redside last summer bought the building previously used by Miller Motors and Clackamas County.

About 60 percent of the 13,000 square feet available in the building has been preleased to Coffee Rush, Subway and Tailwater Printing, Redside reported Tuesday.

A few doors down at 820 Main St., business partners Ryan Smith and Eric Jacobsen recently spent \$60,000 for a new facade, front windows and steel awnings at the smaller one-story building with 16 parking spaces that they bought in September. Most of that building is vacant and available to lease for office or retail use.



Coffee Rush, Subway and Tailwater Printing plan to move into a building at 900 Main St. in Oregon City when a \$1 remodeling is complete in June or July.

Interior remodeling will depend on the nature of new tenants, Jacobsen said. He and Smith also own other commercial and residential property in Oregon City and operate a construction company to save money on their remodelings.

Redside business partners Royer and Daniel McGinley last summer bought the dingy building with 15,000 square feet at 900 Main with intent of upgrading the property as part of the transition to new businesses, replacing county offices that moved to the Hilltop area.

Please see **REMODELING**, Page D2

Remodeling: Energy-efficient air flow system is used

Continued from Page D1

"We've found that if you invest and improve buildings, high quality tenants will come," Royer said.

Formed in 2002, Redside manages about 1 million square feet of retail, industrial and office property in the Portland area, he said.

With Metro having designated Oregon City as a regional center, the downtown is attractive for commercial investment despite having a chronic shortage of parking spaces, he said. That problem should be reduced by the city having cut time limits at parking meters, he reasoned.

The 900 Main building will be energy efficient, with a system recycling residual heat from Subway ovens to warm other parts of the building. The closed loop system also will recycle cool air. While costing more to install, the system will reduce tenant energy costs, Royer said.

Coffee Rush, which operates five drive-through outlets in the Portland area, will put its first sit-down cafe and headquarters office in the building. "We are committed to the redevelopment of historic downtown Oregon City. We strongly believe in the future success of the area," Coffee Rush President Ron Yost said.

The third Subway franchise in Oregon City will open in the building, featuring the company's new Tuscan-inspired decor.

Tailwater Printing, a regional commercial printer, will occupy about 3,000 square feet total on the two floors. Redside will move its offices from Portland to the second floor of 900 Main.

Royer said Redside might acquire additional downtown Oregon City property. "We're interested and bullish in looking for the right things to go into," he said.

"It has a lot of charm, and it's been overlooked," Jacobsen said of downtown Oregon City.

Farmers Insurance is the sole tenant remaining at 820 Main. Jacobsen said about 6,000 square feet is available for one to three tenants.



FREDRICK D. JOE/THE OREGONIAN

Charlie Dekruyf (right), owner of A-1 Glass in Beaverton, and employee Bill Blumlein install glass and aluminum as part of a facelift to the commercial building at 820 Main St. in downtown Oregon City. Most of the building, which has new owners, is available for lease.