

# FOR LEASE

URBAN  
WORKS

AXLE TREE

SPACE 102 | 2,040 SF

SPACE 113 | 2,069 SF

COMING SOON:



**Mama & Hapa's**  
ZERO WASTE SHOP



SERVICE



RETAIL



RESTAURANT

## RETAIL / RESTAURANT OPPORTUNITIES IN DOWNTOWN MILWAUKIE

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## Address

SE Main St & SE Washington St | Milwaukie, OR

## Space 102

2,040 SF

## Space 113

2,069 SF

## Uses

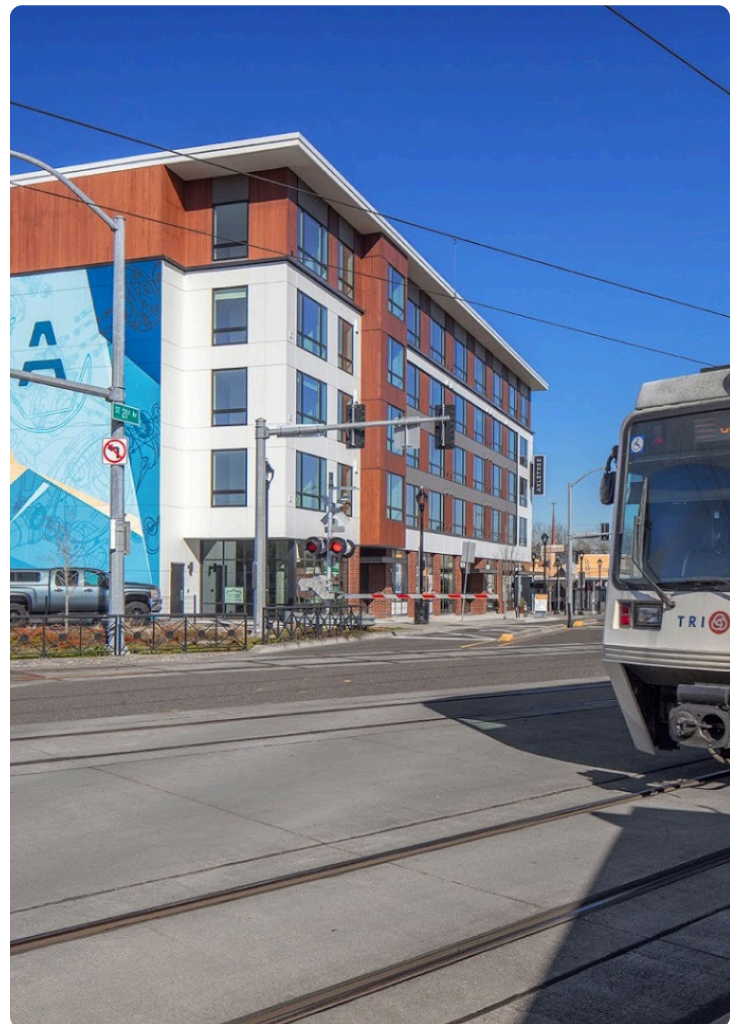
Service / Retail / Restaurant

## The Building

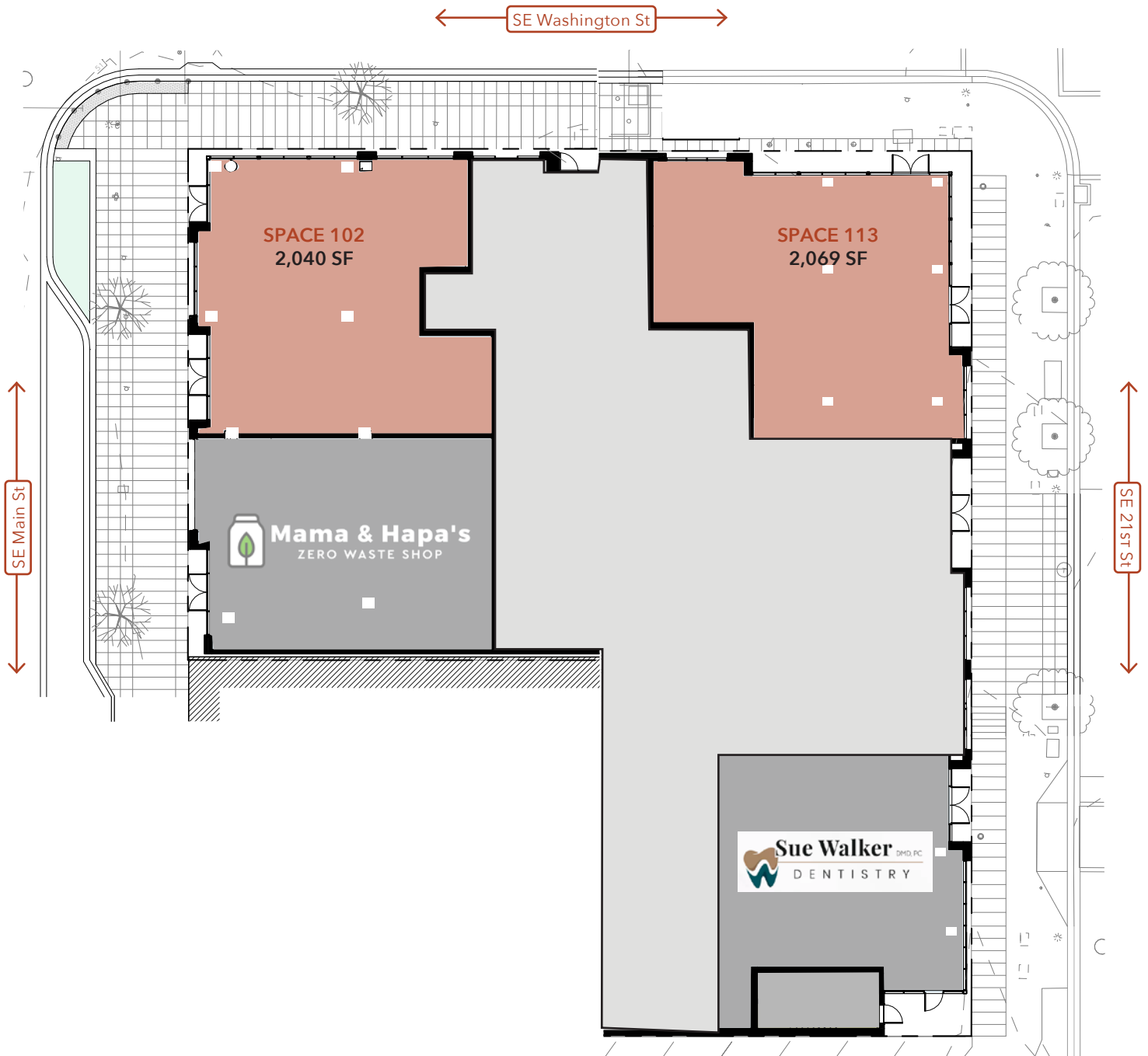
Axletree is a new, mixed-use development located in downtown Milwaukie, one block from the new MAX Orange Line light rail station. The building has 110 market-rate apartments above ground floor retail.

## Ground Floor Retail

The ground floor spaces are ideal for retail or service retail and offer available vent shafts for restaurant opportunities. Each corner space offers modern design elements with clean lines, large glass storefront systems, double glass storefront entries and high ceilings. Axletree is a great opportunity to serve downtown Milwaukie's growing population. Existing neighborhood retailers and restaurants include: Bloom Garden Supply, Duffy's Irish Pub, Bank of the West, Milwaukie Farmer's Market and more.



# SITE PLAN





# NEIGHBORHOOD



Demographics	½ Mile	1 Mile	2 Miles
2022 Population	2,753	10,106	47,495
Total Employees	2,031	6,527	22,660
Total Businesses	262	704	2,783
Median Household Income	\$64,968	\$64,547	\$85,682
Median Age	42.8	42.6	41.1
Any College	77.3%	77.5%	77.5%





# RETAIL MAP

