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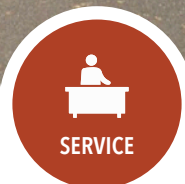
URBAN
WORKS

FREESTANDING PAD BUILDING

SPACE 1 | 2,225 USF > COMBINED | 4,665 USF
SPACE 2 | 2,440 USF



RETAIL



SERVICE



RESTAURANT

ANCHORED PAD OPPORTUNITY

16303 SE McLOUGHLIN BLVD | MILWAUKIE, OR

DAN BOZICH | 503.228.3135
dbozich@urbanworksrealestate.com

BRIAN GREELEY | 503.228.3147
bgreeley@urbanworksrealestate.com

urbanworksrealestate.com

PAD BUILDING



About the Site

The site is located at the signalized intersection of SE McLoughlin Blvd and SE Vineyard Road, strategically located in the center of the McLoughlin Blvd retail trade area. The pad building is situated along SE McLoughlin Blvd with excellent visibility and access to over 28,000 cars per day. National retailers in the area include Fred Meyer, Walmart Neighborhood Grocery, Starbucks (2) and McDonald's (2).

This 4,665 USF building is a pad to Goodwill and incorporates brick and wood accents.

Address

16303 SE McLoughlin Blvd | Milwaukie, OR

Available Space

2,225 USF - 4,665 USF

Total Site Area

129,892 SF (2.98 AC)
Goodwill | 25,061 SF

Uses

Retail / Service / Restaurant

Parking

145 Spaces

Parking Ratio

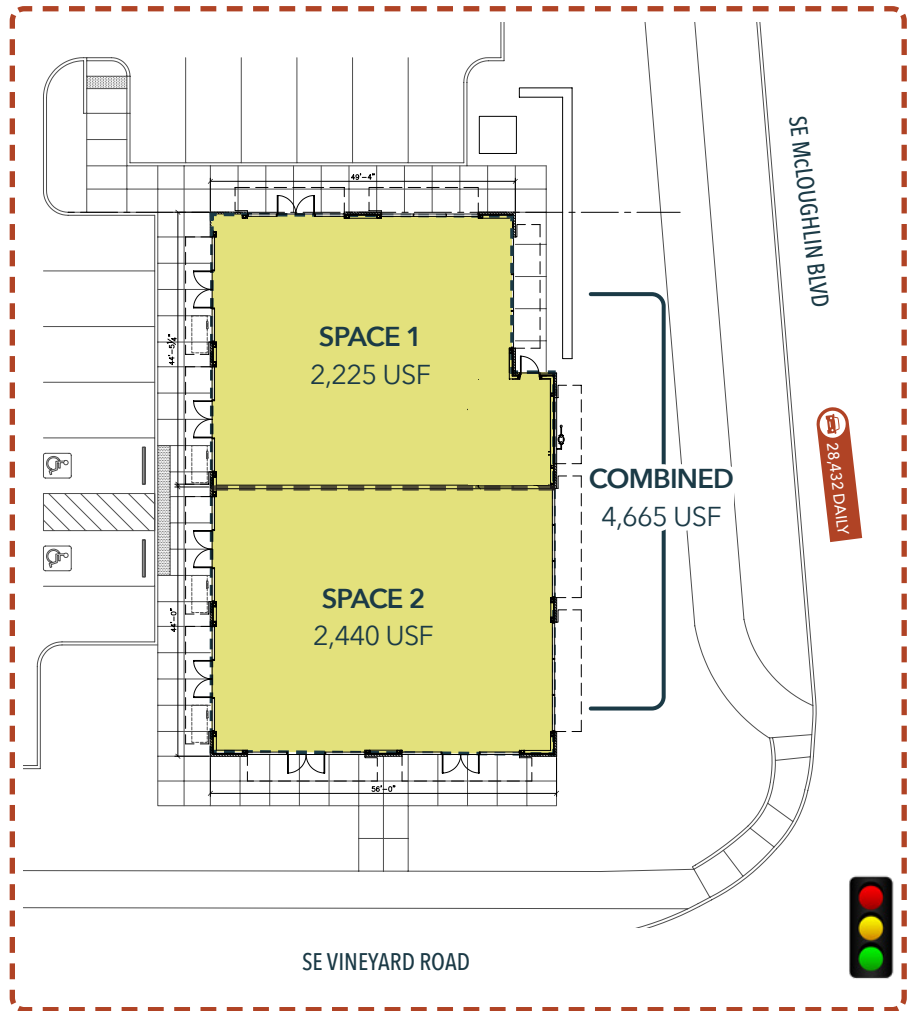
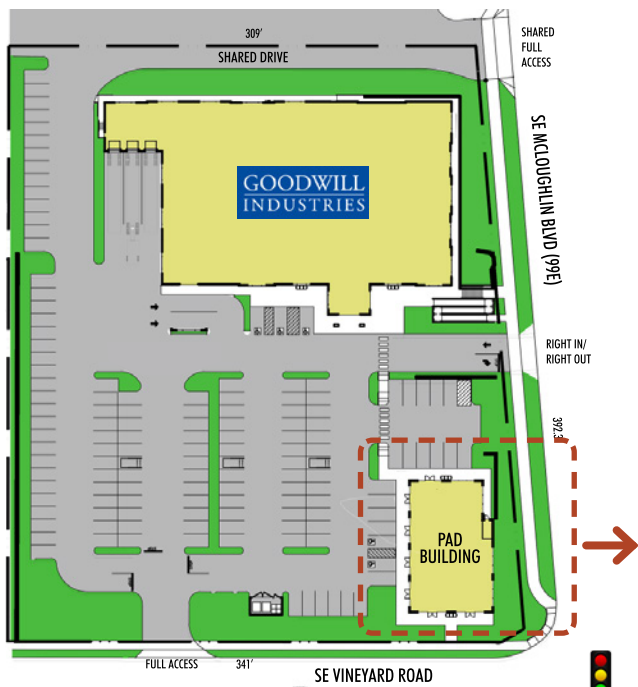
4.9/1,000

Bike Parking

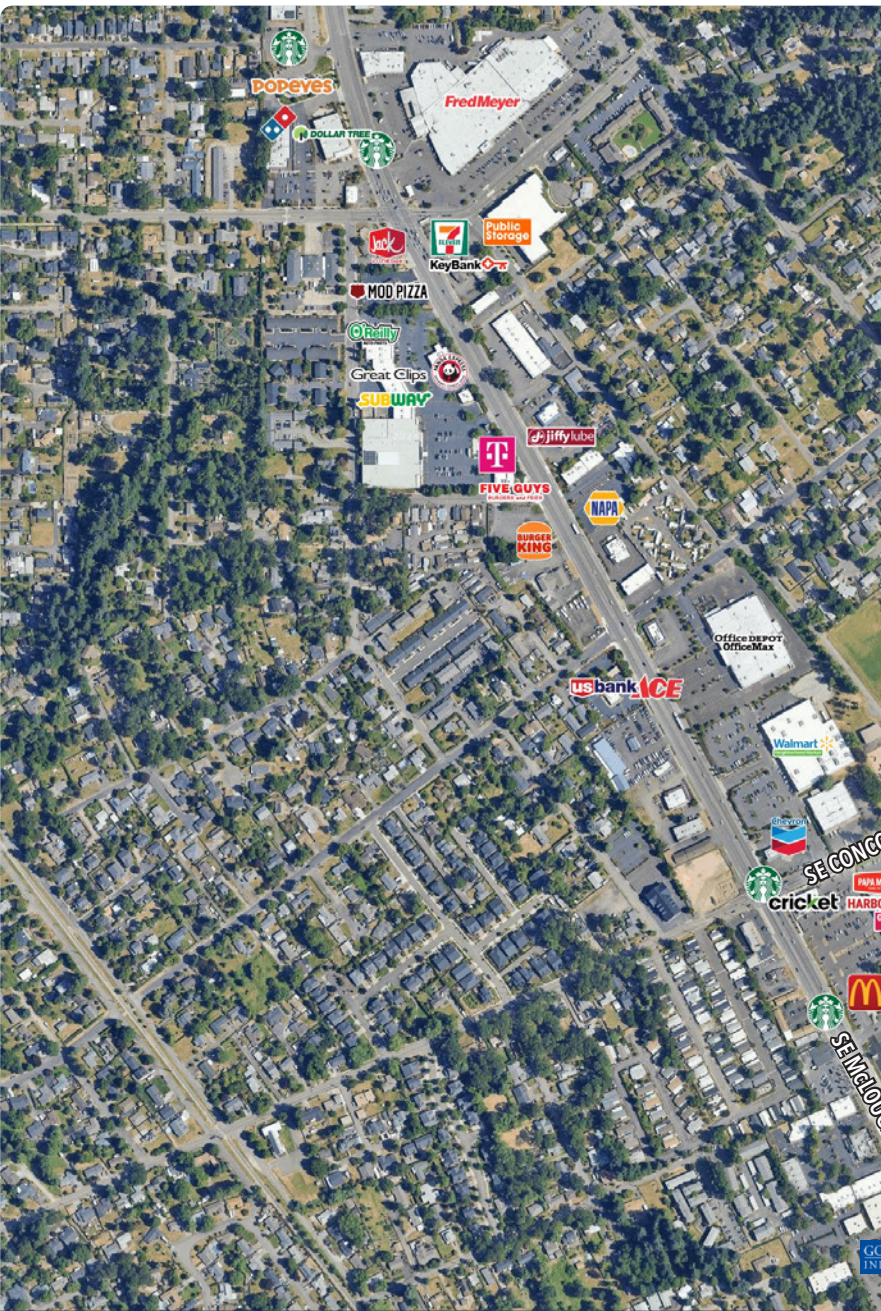
12 Stalls



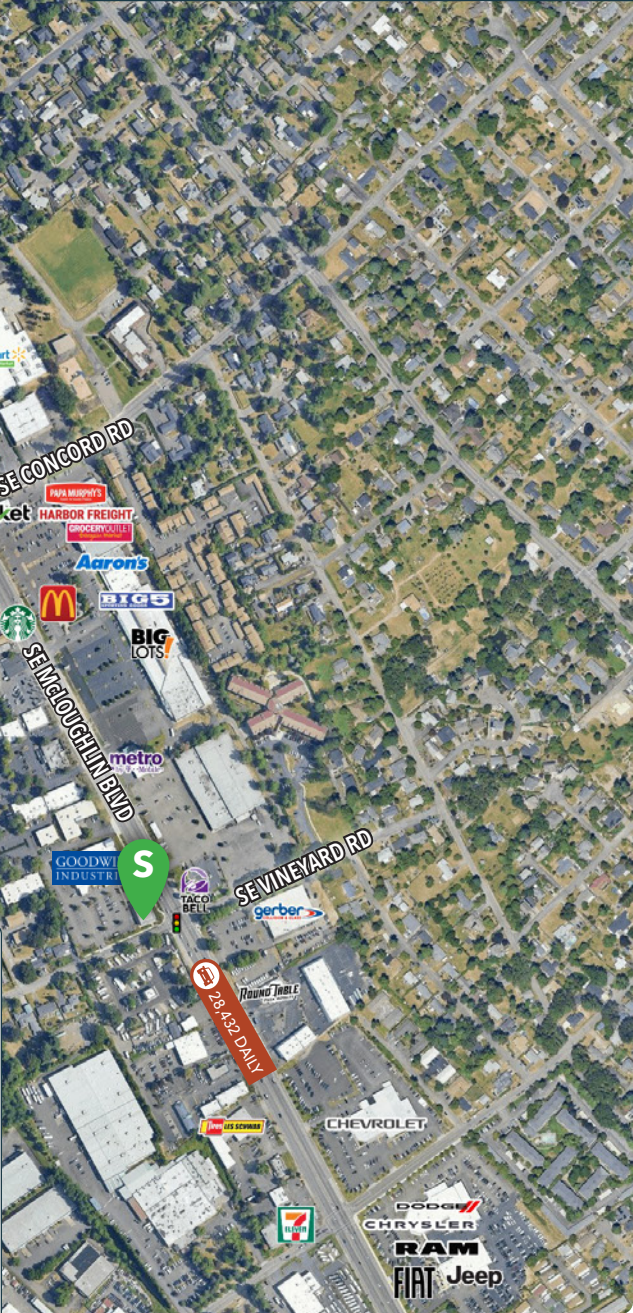
SITE PLAN



NEIGHBORHOOD



Demographics	½ Mile	1 Mile	3 Miles
2023 Population	3,788	13,739	93,734
Total Employees	2,340	4,364	37,443
Total Businesses	342	753	5,641
Median Household Income	\$73,800	\$89,702	\$105,671
Median Age	42.8	43.8	44.6
Any College	68.3%	70.2%	75.4%



INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.