

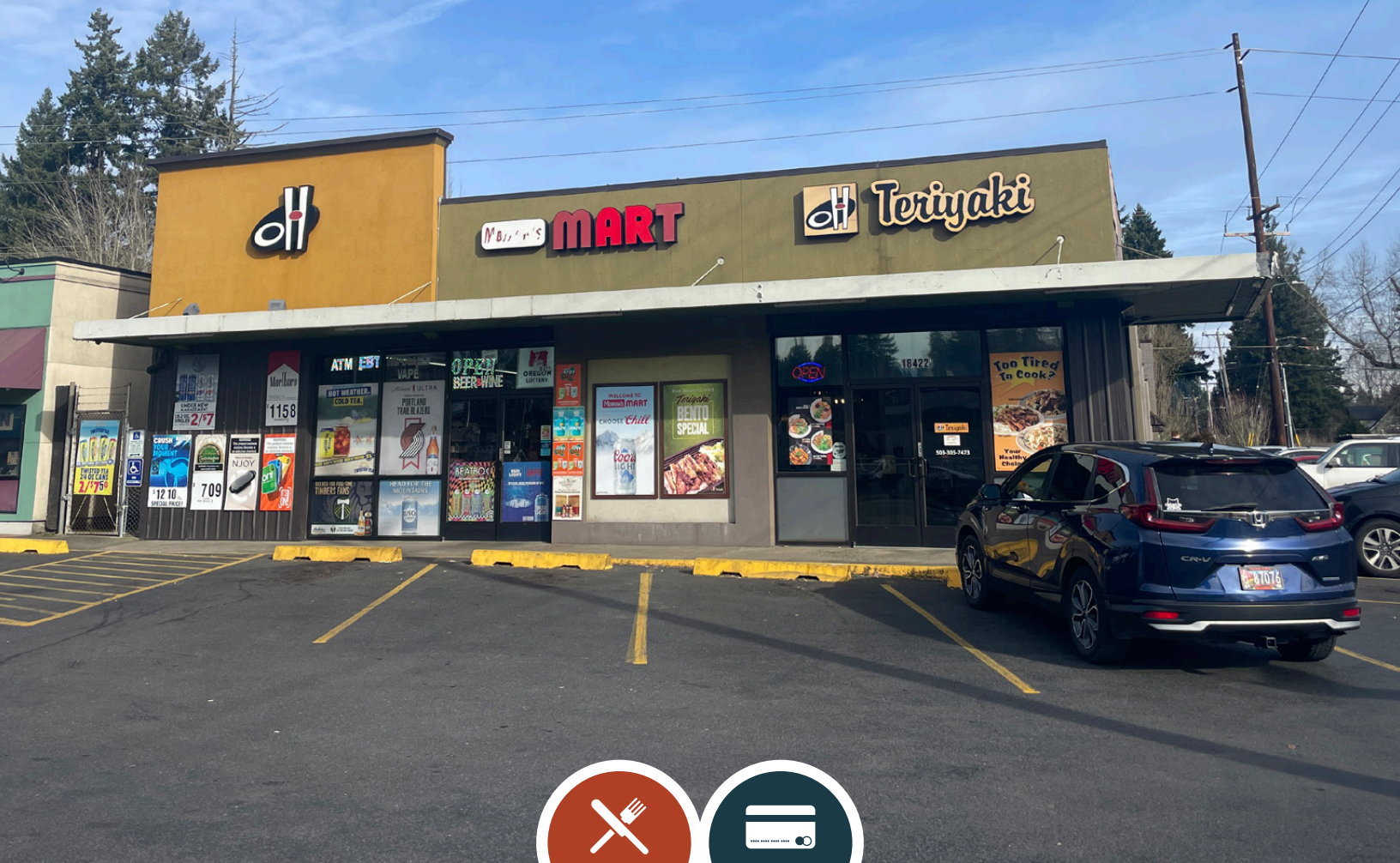
FOR SALE

URBAN
WORKS

CORNER RETAIL CENTER WITH PARKING

BUILDING | 6,500 SF

LOT SIZE | 12,154 SF (0.28 AC)



18422 SE McLOUGHLIN BLVD MILWAUKIE, OR

TYLER BRUSS | 503.228.3274 | tbruss@urbanworksrealestate.com
urbanworksrealestate.com

SUMMARY

URBAN
WORKS



Newly Installed
3 Tenant Pylon Sign



Investment Highlights

Owner/User or Investment opportunity located in the heart of SE McLoughlin Blvd retail corridor (99E), one of the Portland Metro area's main arterial corridors that connects North Portland to Oregon City, Clackamas and surrounding SE communities. The property sits directly on Hwy 99E which gives it excellent exposure to over 28,000 CPD and has ample parking with full turn access. The property is also conveniently accessed by public transit and bike paths. Current tenants have recently signed lease extension and are long standing, busy tenants with tidy spaces. The rear vacancy was previously used as storage and distribution but can be converted to a number of retail, office or flex uses depending on owner's requirements.

Address

18422 SE McLoughlin Blvd
Milwaukie, OR

Zoning

Clackamas County
C3 - General Commercial

Size

Building Size | 6,500 SF
Lot Size | 12,154 SF (0.28 AC)

Parking

20 Stalls

Pricing

Call for Pricing

Tenant Summary:

Morrow's Mart	2,660 SF
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Leased through May 2029

Oh Teriyaki	2,100 SF
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Leased through March 2030

Vacancy	1,740 SF
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Retail / Flex / Production / Office



MILWAUKIE, OR



Demographics	½ Mile	1 Mile	3 Miles
2026 Population	3,349	12,681	85,052
Total Businesses	170	570	4,879
Total Employees	944	3,678	32,970
Avg. Household Income	\$97,100	\$101,576	\$139,040
Households	1,469	5,308	34,290
Median Age	41.1	41.1	43.5

