

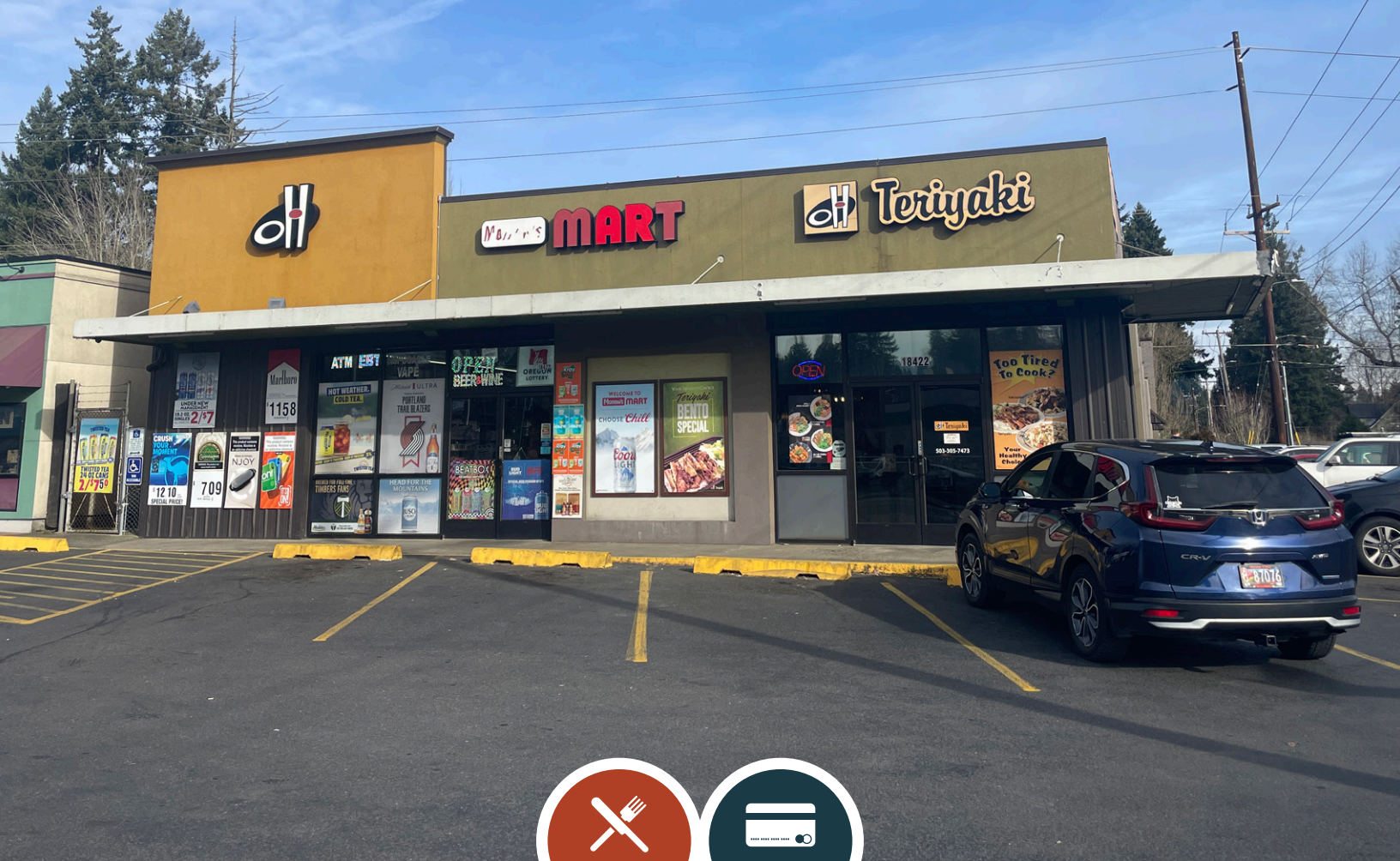
# FOR SALE

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

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# SUMMARY



## 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



## 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.

## Tenant Summary:

<b>Morrow's Mart</b>	<b>2,660 SF</b>
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Leased through May 2029

<b>Oh Teriyaki</b>	<b>2,100 SF</b>
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Leased through March 2030

<b>Vacancy</b>	<b>1,740 SF</b>
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Retail / Flex / Production / Office



# MILWAUKIE, OR



Demographics	½ Mile	1 Mile	3 Miles
2025 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

