

FOR LEASE

URBAN
WORKS

AXLE TREE

SPACE 113 | 1,000 SF - 2,069 SF



SERVICE



RETAIL



RESTAURANT

CORNER RETAIL / RESTAURANT OPPORTUNITY IN DOWNTOWN MILWAUKIE

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Address

SE 21st St & SE Washington St | Milwaukie, OR

Available Now

Space 113 | 1,000 SF - 2,069 SF

Uses

Service / Retail / Restaurant (Type 1 Hood Shaft Available)

The Building

Axletree is a 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

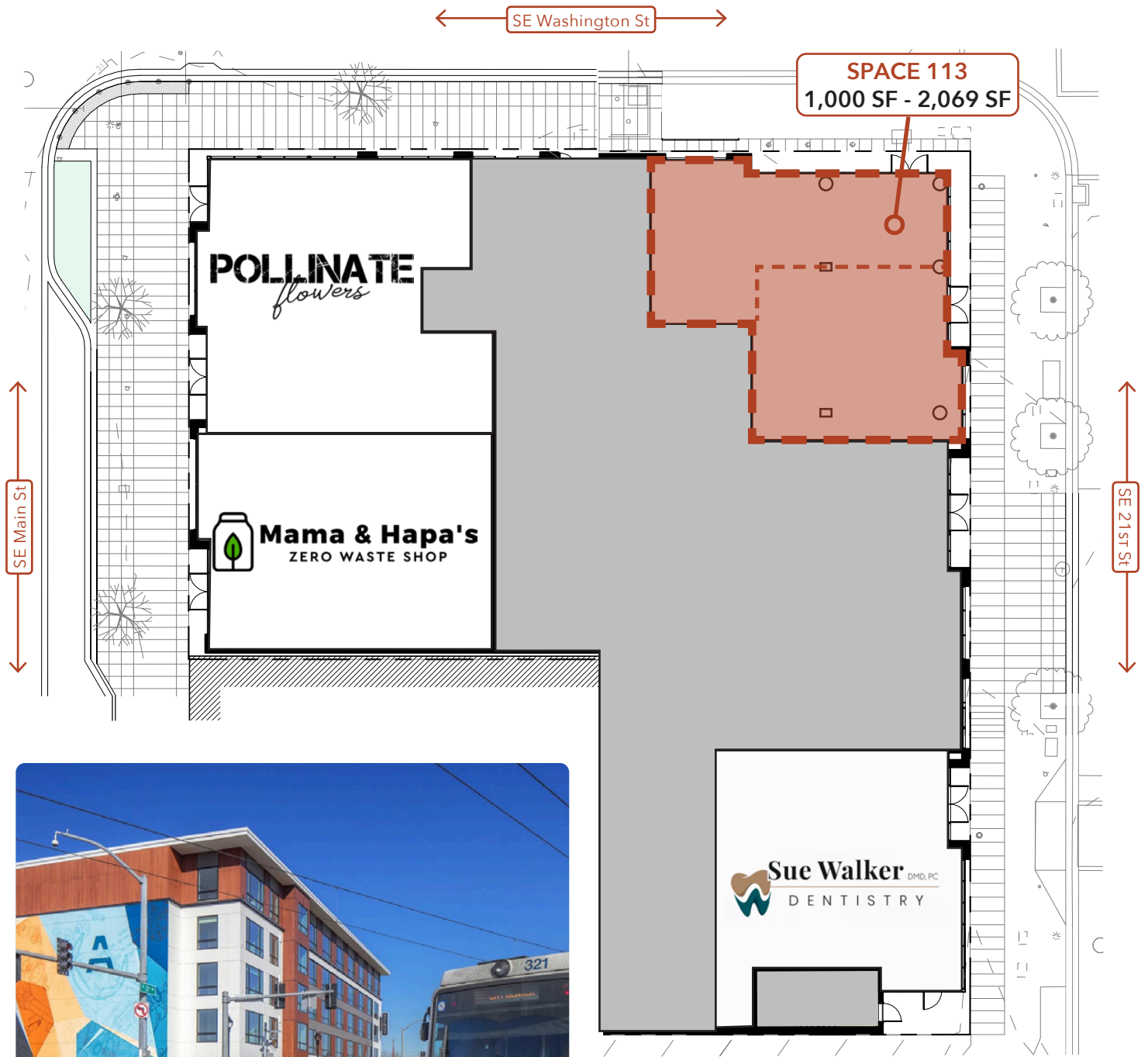
The ground floor space is ideal for retail or service retail and offer available vent shafts for restaurant opportunities. The remaining vacancy offers modern design elements with clean lines, large glass storefront systems, double glass storefront entries and high ceilings. Axletree is a great opportunity to serve downtown Milwaukie's growing population.

Existing neighborhood retailers and restaurants include: pFriem Brewery, Bloom Garden Supply, Duffy's Irish Pub, Milwaukie Farmer's Market and more.



Pollinate Flowers - Coming Soon!

SITE PLAN



Proximity to MAX Orange Line



NEIGHBORHOOD



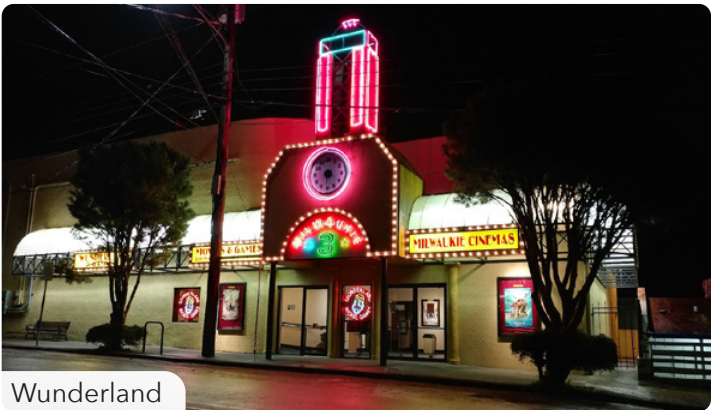
Demographics	½ Mile	1 Mile	2 Miles
2026 Population	2,971	11,123	47,292
Total Employees	1,894	5,323	20,505
Total Businesses	289	719	2,842
Median Household Income	\$71,921	\$80,002	\$101,488
Median Age	36.8	41.2	41.3
Any College	73.7%	78.7%	79.5%



Milwaukie Farmers Market



Ovation Bistro + Bar



Wunderland



Decibel Sound & Drink



Gramma's Corner



1847 Food Park & Taphouse



pFriem

RETAIL MAP



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