

FOR LEASE

Retail at Lincoln Park

Milwaukie, Oregon



Location:

4630 SE International Way, Suite 200, Milwaukie, Oregon

Available Space:

1,245 SF

Comments:

- Centrally located in Milwaukie Business-Industrial area at a signalized intersection.
- Strong daytime employment, 8,000 employees within 1 mile.
- Near Bob's Red Mill Barn.
- Space suitable for cafe, bistro or retail.

Traffic Count:

Hwy 224 / Milwaukie Expressway – 36,000 ADT (09)

Demographics:

	1 Mile	3 Mile	5 Mile
Est. Population 2010	12,319	115,600	296,460
Projected Population 2015	12,651	122,281	316,881
2010 Average HH Income	\$62,759	\$68,386	\$76,936
Employees	7,295	56,622	123,592

Source: Regis - SitesUSA



Connelly Woody
 (503) 274-0211, Ext. 103
 cwoody@cra-nw.com

Commercial Realty Advisors NW, LLC
 733 SW 2nd Avenue, Suite 200
 Portland, Oregon 97204
 www.cra-nw.com

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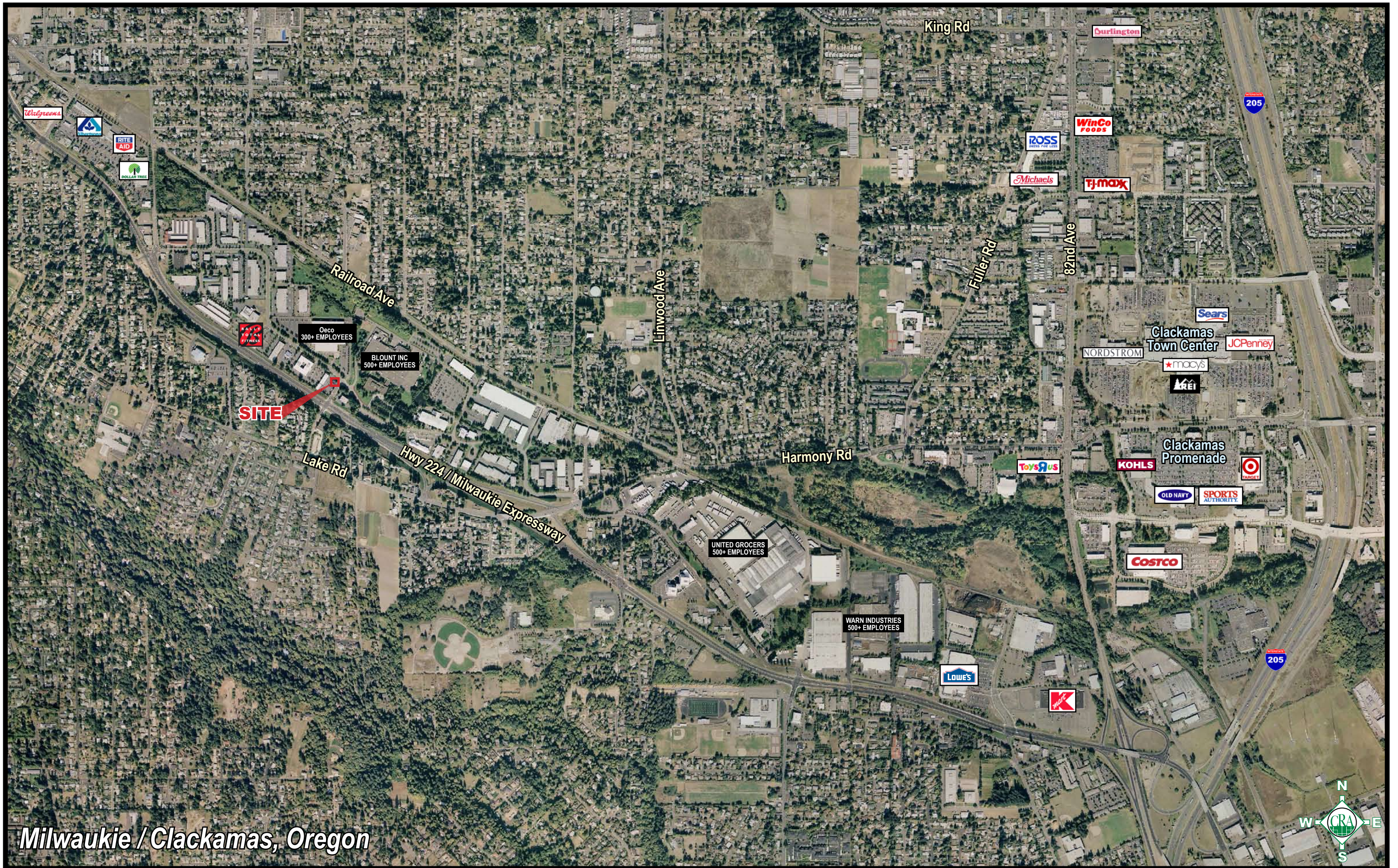
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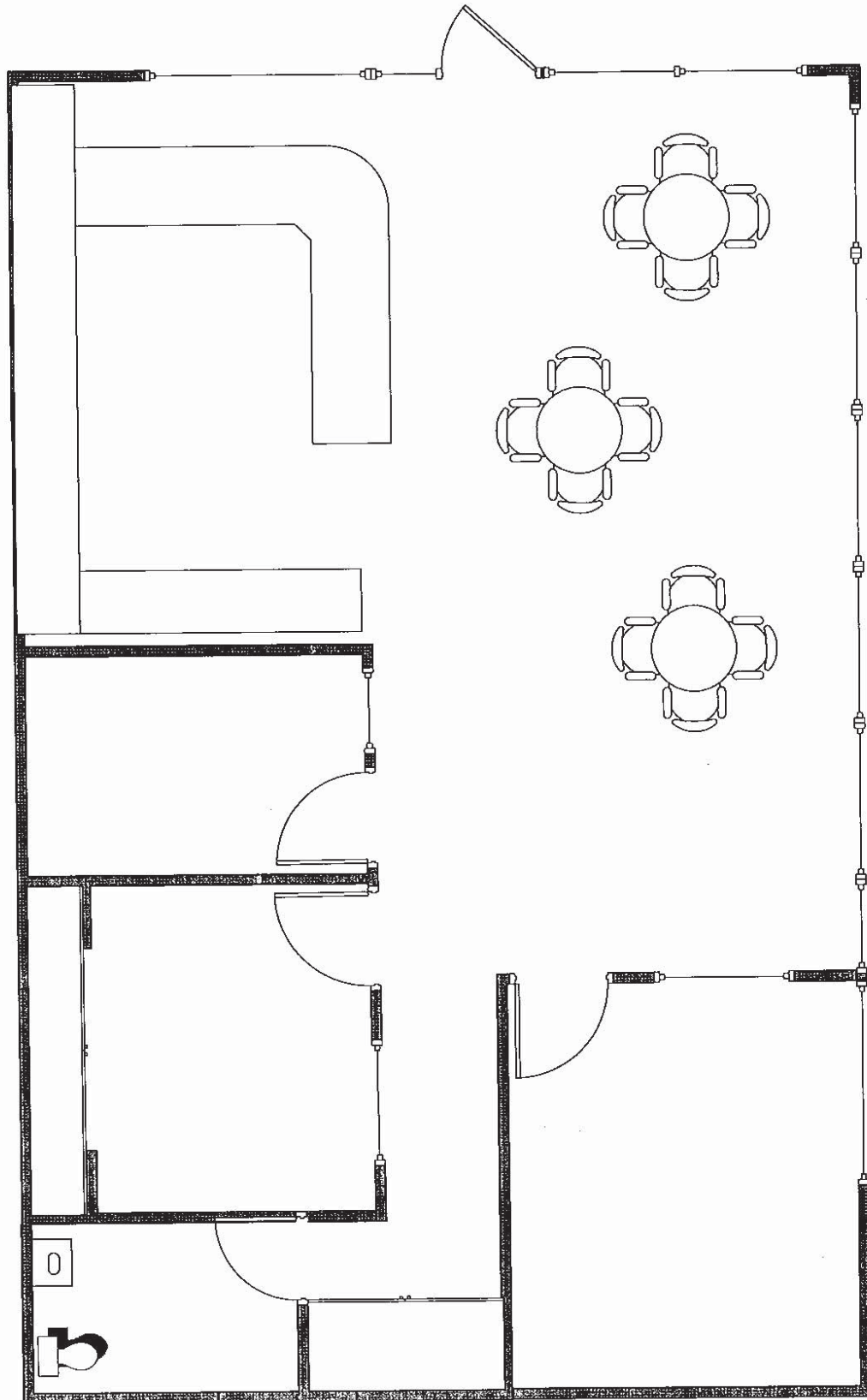
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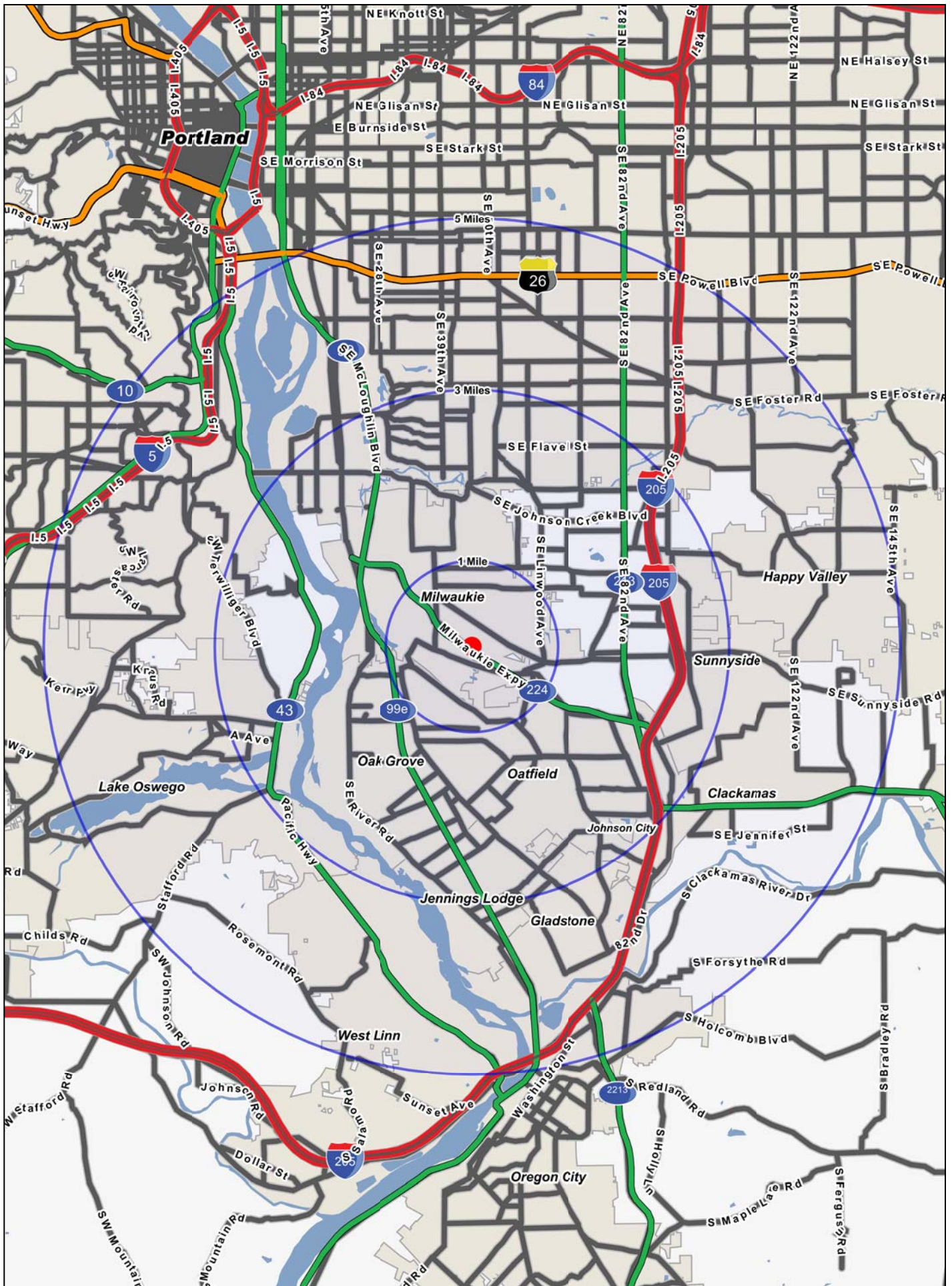


Milwaukie / Clackamas, Oregon



4630 S.E. International Way, Suite 200





FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.43484/-122.6158

4630 Se International Way

Milwaukie, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	12,319	115,600	296,460
	2015 Projected Population	12,651	122,281	316,881
	2000 Census Population	12,043	107,308	270,412
	1990 Census Population	11,330	97,598	240,951
	Historical Annual Growth 1990 to 2010	0.4%	0.9%	1.2%
	Projected Annual Growth 2010 to 2015	0.5%	1.2%	1.4%
HOUSEHOLDS	2010 Est. Households	4,776	45,561	116,358
	2015 Proj. Households	4,749	46,426	119,502
	2000 Census Households	4,839	43,639	109,436
	1990 Census Households	4,509	39,732	97,404
	Historical Annual Growth 1990 to 2010	0.3%	0.7%	1.0%
	Projected Annual Growth 2010 to 2015	-0.1%	0.4%	0.5%
AGE	2010 Est. Population 0 to 9 Years	9.9%	11.2%	11.7%
	2010 Est. Population 10 to 19 Years	11.8%	11.6%	11.6%
	2010 Est. Population 20 to 29 Years	12.0%	14.1%	13.7%
	2010 Est. Population 30 to 44 Years	18.5%	19.5%	21.7%
	2010 Est. Population 45 to 59 Years	22.8%	21.3%	21.7%
	2010 Est. Population 60 to 74 Years	16.8%	14.8%	13.3%
	2010 Est. Population 75 Years Plus	8.1%	7.7%	6.3%
	2010 Est. Median Age	42.0	39.7	38.4
MARITAL STATUS & SEX	2010 Est. Male Population	48.7%	49.0%	49.1%
	2010 Est. Female Population	51.3%	51.0%	50.9%
	2010 Est. Never Married	22.4%	25.8%	27.7%
	2010 Est. Now Married	55.1%	51.5%	50.8%
	2010 Est. Separated or Divorced	15.5%	16.1%	15.7%
	2010 Est. Widowed	7.0%	6.7%	5.9%
INCOME	2010 Est. HH Income \$200,000 or More	1.1%	3.2%	4.6%
	2010 Est. HH Income \$150,000 to \$199,999	2.2%	3.0%	4.4%
	2010 Est. HH Income \$100,000 to \$149,999	12.5%	11.3%	13.0%
	2010 Est. HH Income \$75,000 to \$99,999	15.0%	12.6%	12.7%
	2010 Est. HH Income \$50,000 to \$74,999	25.7%	21.2%	19.8%
	2010 Est. HH Income \$35,000 to \$49,999	15.8%	15.1%	14.1%
	2010 Est. HH Income \$25,000 to \$34,999	10.0%	10.7%	10.1%
	2010 Est. HH Income \$15,000 to \$24,999	9.3%	11.0%	9.6%
	2010 Est. HH Income \$0 to \$14,999	8.4%	12.0%	11.5%
	2010 Est. Average Household Income	\$62,759	\$68,386	\$76,936
	2010 Est. Median HH Income	\$55,675	\$54,486	\$60,216
	2010 Est. Per Capita Income	\$25,239	\$27,789	\$30,965
	2010 Est. Number of Businesses	530	4,670	11,327
	2010 Est. Total Number of Employees	7,295	56,622	123,592

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		1 Mile	3 Miles	5 Miles
RACE	2010 Est. White Population	88.4%	85.4%	84.4%
	2010 Est. Black Population	1.3%	1.6%	1.7%
	2010 Est. Asian & Pacific Islander	3.7%	4.6%	6.5%
	2010 Est. American Indian & Alaska Native	1.0%	1.1%	1.0%
	2010 Est. Other Races Population	5.6%	7.2%	6.4%
HISPANIC	2010 Est. Hispanic Population	789	10,645	23,997
	2010 Est. Hispanic Population Percent	6.4%	9.2%	8.1%
	2015 Proj. Hispanic Population Percent	7.4%	10.5%	9.2%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	8,903	81,285	208,806
	2010 Est. Elementary (0 to 8)	1.4%	3.1%	3.4%
	2010 Est. Some High School (9 to 11)	5.9%	6.6%	5.5%
	2010 Est. High School Graduate (12)	31.1%	27.5%	23.0%
	2010 Est. Some College (13 to 16)	29.0%	26.2%	24.3%
	2010 Est. Associate Degree Only	7.7%	7.9%	7.5%
	2010 Est. Bachelor Degree Only	16.1%	18.1%	22.6%
	2010 Est. Graduate Degree	8.8%	10.7%	13.6%
HOUSING	2010 Est. Total Housing Units	5,026	48,546	123,721
	2010 Est. Owner Occupied Percent	65.5%	58.5%	60.5%
	2010 Est. Renter Occupied Percent	29.5%	35.3%	33.6%
	2010 Est. Vacant Housing Percent	5.0%	6.1%	6.0%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.3%	0.8%	1.4%
	2000 Homes Built 1995 to 1998	3.9%	5.0%	6.4%
	2000 Homes Built 1990 to 1994	7.2%	7.9%	7.4%
	2000 Homes Built 1980 to 1989	10.6%	11.2%	11.4%
	2000 Homes Built 1970 to 1979	22.4%	20.0%	18.6%
	2000 Homes Built 1960 to 1969	23.5%	17.0%	13.6%
	2000 Homes Built 1950 to 1959	16.0%	13.8%	13.3%
	2000 Homes Built Before 1949	16.1%	24.4%	27.9%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.7%	0.7%
	2000 Home Value \$500,000 to \$999,999	0.2%	2.6%	3.4%
	2000 Home Value \$400,000 to \$499,999	0.4%	1.8%	2.7%
	2000 Home Value \$300,000 to \$399,999	2.5%	4.8%	7.0%
	2000 Home Value \$200,000 to \$299,999	14.5%	16.5%	21.4%
	2000 Home Value \$150,000 to \$199,999	45.3%	35.5%	28.8%
	2000 Home Value \$100,000 to \$149,999	32.0%	31.1%	29.0%
	2000 Home Value \$50,000 to \$99,999	4.5%	6.5%	6.4%
	2000 Home Value \$25,000 to \$49,999	0.6%	0.2%	0.3%
	2000 Home Value \$0 to \$24,999	-	0.3%	0.3%
	2000 Median Home Value	\$164,433	\$184,389	\$194,565
	2000 Median Rent	\$591	\$610	\$609

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LABOR FORCE	2010 Est. Labor: Population Age 16+	10,269	95,109	241,412
	2010 Est. Civilian Employed	60.9%	58.9%	60.5%
	2010 Est. Civilian Unemployed	8.2%	8.5%	8.1%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	30.9%	32.5%	31.4%
	2010 Labor Force: Males	48.1%	48.4%	48.6%
	2010 Labor Force: Females	51.9%	51.6%	51.4%
OCCUPATION	2000 Occupation: Population Age 16+	6,407	54,433	139,630
	2000 Mgmt, Business, & Financial Operations	14.2%	13.3%	15.3%
	2000 Professional & Related	15.5%	17.5%	20.6%
	2000 Service	12.8%	14.7%	13.6%
	2000 Sales and Office	32.6%	29.5%	28.4%
	2000 Farming, Fishing, and Forestry	-	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	9.7%	9.8%	8.6%
	2000 Production, Transport, & Material Moving	15.1%	15.1%	13.3%
	2000 Percent White Collar Workers	62.4%	60.2%	64.3%
	2000 Percent Blue Collar Workers	37.6%	39.8%	35.7%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	76.0%	73.1%	72.0%
	2000 Drive to Work in Carpool	10.4%	11.4%	11.1%
	2000 Travel to Work by Public Transportation	5.5%	6.8%	8.1%
	2000 Drive to Work on Motorcycle	0.3%	0.1%	0.1%
	2000 Walk or Bicycle to Work	1.5%	3.6%	3.5%
	2000 Other Means	0.7%	0.4%	0.4%
	2000 Work at Home	5.6%	4.6%	4.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	27.4%	25.6%	23.8%
	2000 Travel to Work in 15 to 29 Minutes	41.8%	41.6%	44.1%
	2000 Travel to Work in 30 to 59 Minutes	27.4%	28.1%	27.6%
	2000 Travel to Work in 60 Minutes or More	3.3%	4.7%	4.5%
	2000 Average Travel Time to Work	21.3	22.6	22.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$243 M	\$2.44 B	\$6.75 B
	2010 Est. Apparel	\$11.6 M	\$117 M	\$324 M
	2010 Est. Contributions & Gifts	\$14.7 M	\$154 M	\$443 M
	2010 Est. Education & Reading	\$6.27 M	\$66.2 M	\$191 M
	2010 Est. Entertainment	\$13.6 M	\$136 M	\$378 M
	2010 Est. Food, Beverages & Tobacco	\$39.2 M	\$391 M	\$1.07 B
	2010 Est. Furnishings & Equipment	\$10.7 M	\$107 M	\$300 M
	2010 Est. Health Care & Insurance	\$17.5 M	\$175 M	\$478 M
	2010 Est. Household Operations & Shelter & Utilities	\$72.4 M	\$729 M	\$2.02 B
	2010 Est. Miscellaneous Expenses	\$4.12 M	\$41.0 M	\$112 M
	2010 Est. Personal Care	\$3.54 M	\$35.4 M	\$97.6 M
	2010 Est. Transportation	\$49.7 M	\$489 M	\$1.34 B

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