

# < FOR SALE > EAST SIDE ATHLETIC CLUB



## LOCATION

4606 SE Boardman Avenue, Milwaukie OR 97267

## AVAILABLE SPACE

48,748 SF land with a 30,000 SF two-story building  
26,824 SF parking lot south of the main club

## PURCHASE PRICE

\$6,000,000

## HIGHLIGHTS

- Just off SE McLoughlin Blvd at the intersection of SE Boardman Ave and SE Addie St
- Building is tilt-up concrete and includes an indoor swimming pool, racquet ball court, weight rooms, gym, yoga studio, and more.
- Includes 105 parking spaces with additional street parking available.
- Free-standing pole sign with visibility from McLoughlin Blvd

## DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Estimated Population (2020)	13,538	50,805	92,862
Estimated Population (2025)	14,001	52,218	95,659
Median Age	41.4	43.7	43.5
Total Employees	3,482	12,862	37,306
Avg Household Income	\$90,878	\$108,383	\$112,319
Median Home Value	\$388,885	\$403,552	\$433,568

## TRAFFIC COUNTS

McLoughlin Blvd – 38,331 ADT ('18)

Sources: Clackamas County, Oregon; Costar; Sites USA



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## MILWAUKIE, OR



**ALDER CREEK  
MIDDLE SCHOOL**

Thiessen Rd

**REX PUTNAM  
HIGH SCHOOL**

**CANDY LANE  
ELEMENTARY  
SCHOOL**

**GLADSTONE  
HIGH SCHOOL  
673 STUDENTS**



**JOHN WETTEN  
ELEMENTARY  
SCHOOL**





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MILWAUKIE, OR

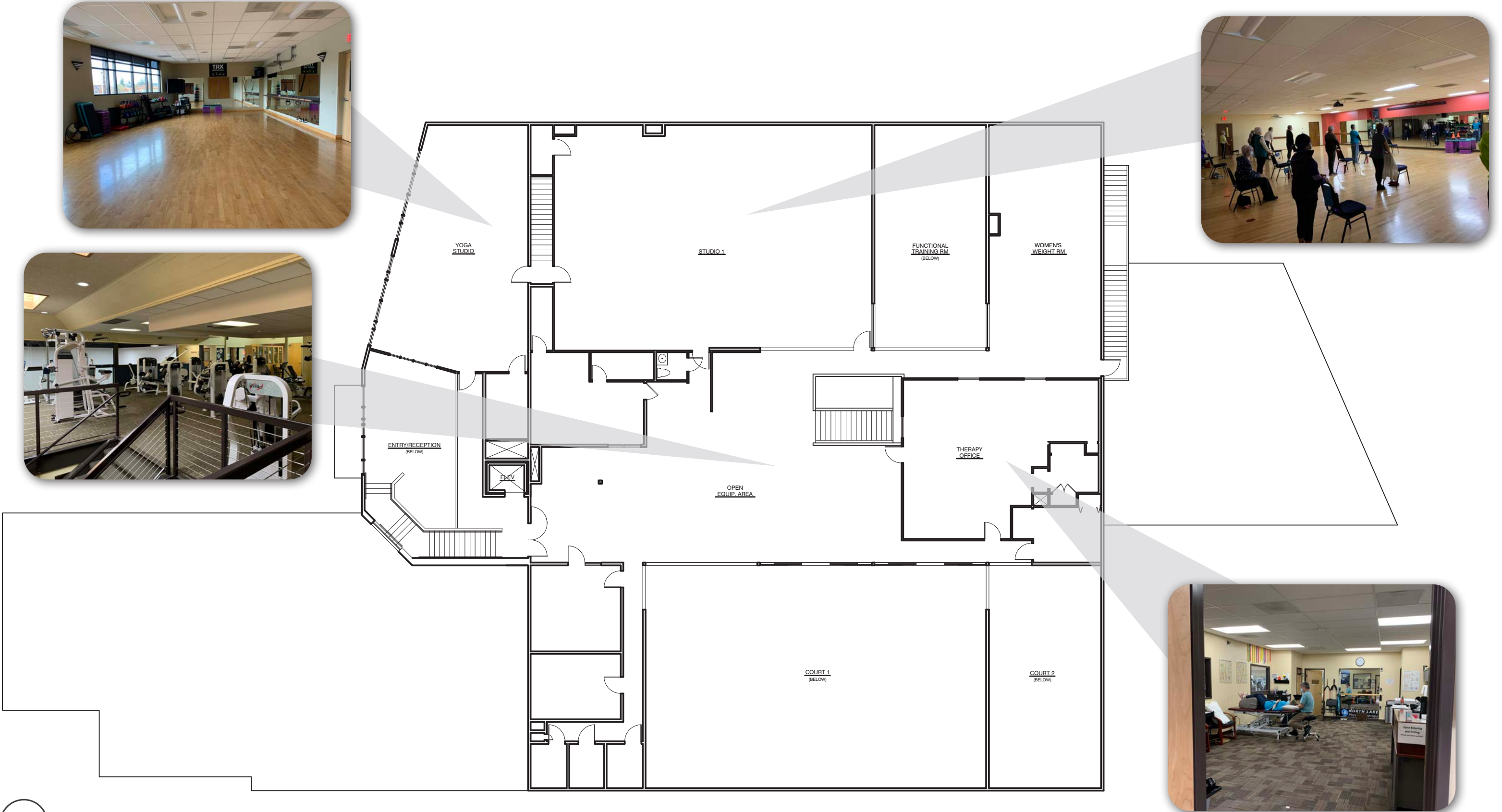
## SITE PLAN | FIRST FLOOR





EAST SIDE ATHLETIC CLUB  
MILWAUKIE, OR

SITE PLAN | SECOND FLOOR



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