

— FOR SALE —

McLOUGHLIN BLVD INVESTMENT

MILWAUKIE, OREGON



TWO-TENANT PROPERTY WITH LONG-TERM OCCUPANCY

LOCATION

17186 SE McLoughlin Blvd | Milwaukie, OR 97267

TENANTS

Bright Now! Dental & Orthodontics | Sunrise Market
Bright Now is part of Smile Brands with approx 700 offices in 30 states.

PARCEL

20,017 SF

BUILDING

4,730 SF Gross Leasable Area
Built in 1967 for Kinney Shoes.

NOI

\$91,826.00 (Includes a 5% vacancy and 1% for Reserves)

CAP RATE

6.25%

PRICE

\$1,470,000.00

HIGHLIGHTS

- Located at the signalized corner of Hwy 99E/SE McLoughlin Blvd & Roethe in Clackamas County, between Milwaukie and Gladstone.
- Prominent visibility on Hwy 99E/McLoughlin Blvd which boasts high traffic counts.
- Nearby businesses include Fred Meyer, Walmart, Ace Hardware, Office Depot, Harbor Freight Tools, Grocery Outlet, Big 5 Sporting Goods, Big Lots and many others.
- Both tenants in occupancy since 2013. Current terms expire in 2028.
- Pylon signage.
- Cross access and parking with neighbor property.

TRAFFIC COUNTS

SE McLoughlin Blvd – 29,717 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

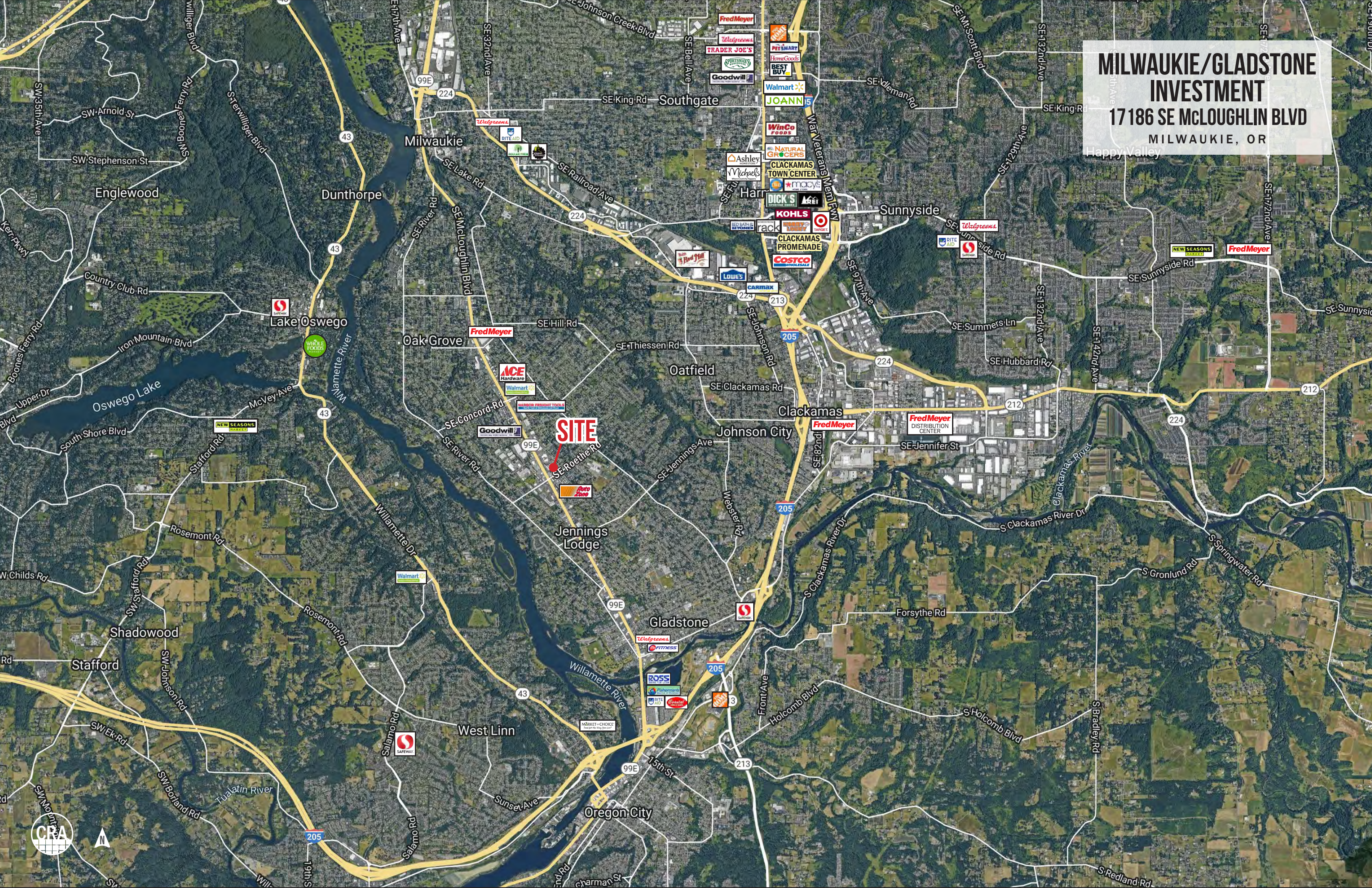
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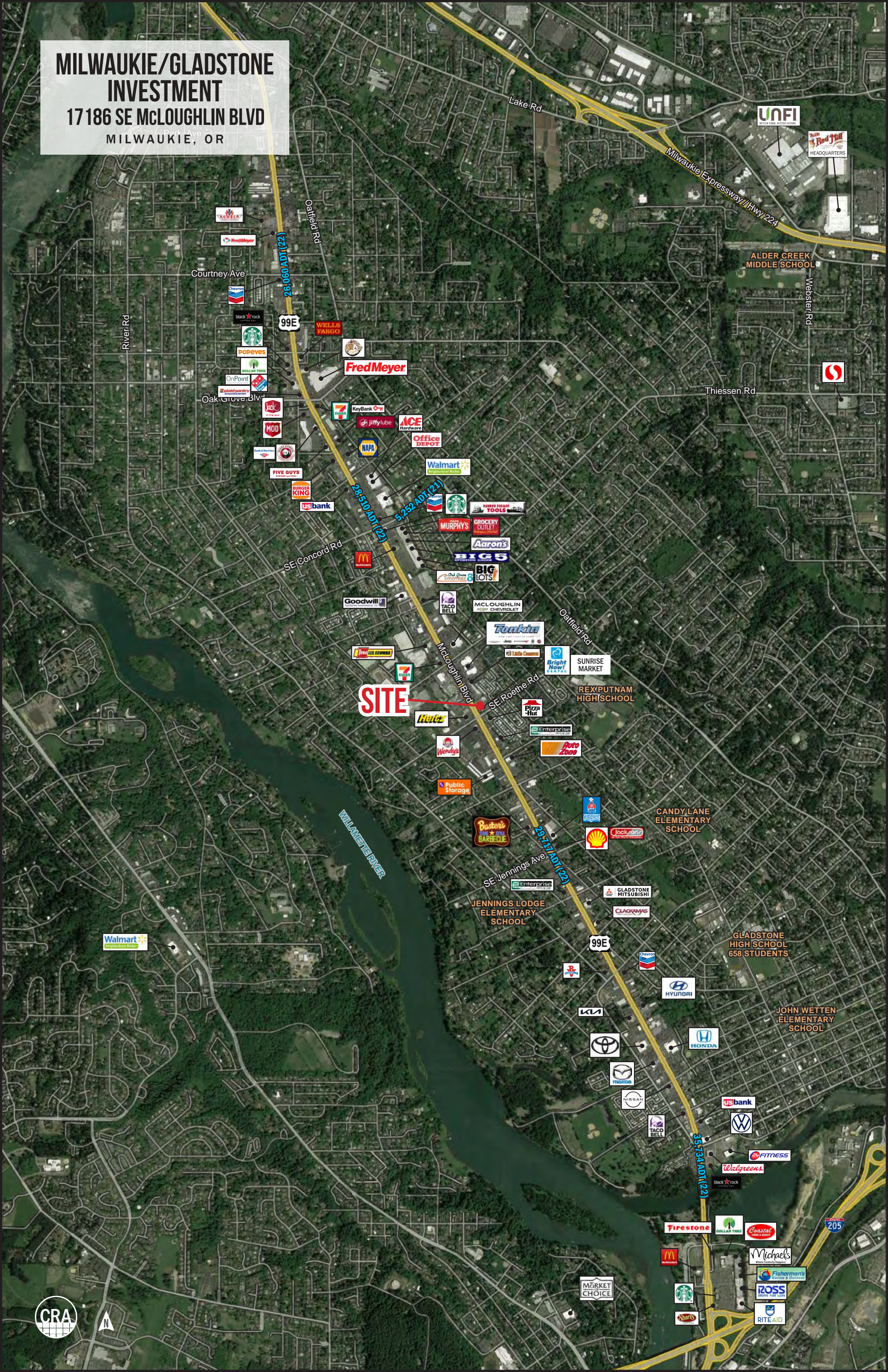
EXTERIOR PHOTOS



**MILWAUKIE/GLADSTONE
INVESTMENT**
17186 SE McLOUGHLIN BLVD
MILWAUKIE, OR



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17186 SE MCLOUGHLIN BLVD
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CLOSE-IN AERIAL
17186 SE McLOUGHLIN BLVD
MILWAUKIE, OR



ARRIVEDERCI
WINE & JAZZ

THE GOLD
CLUB

ESPRESSO

ATLAS
ELECTRICAL CONTRACTORS, INC.

SUNRISE
MARKET

Bright
Now!
DENTAL

ROXY'S
ISLAND GRILL

CHANG
THAI

plaid pantry
neighborhood food stores

Pizza
Hut

Wendy's

CRA



MILWAUKIE/GLADSTONE INVESTMENT

17186 SE MCLOUGHLIN BLVD
MILWAUKIE, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	12,957	92,584	227,468
Projected Population 2028	13,218	94,492	232,498
Average HH Income	\$108,415	\$138,622	\$147,821
Median Age	42.0	43.6	41.1
Total Businesses	630	5,656	13,411
Total Employees	3,916	37,913	94,667

92,584

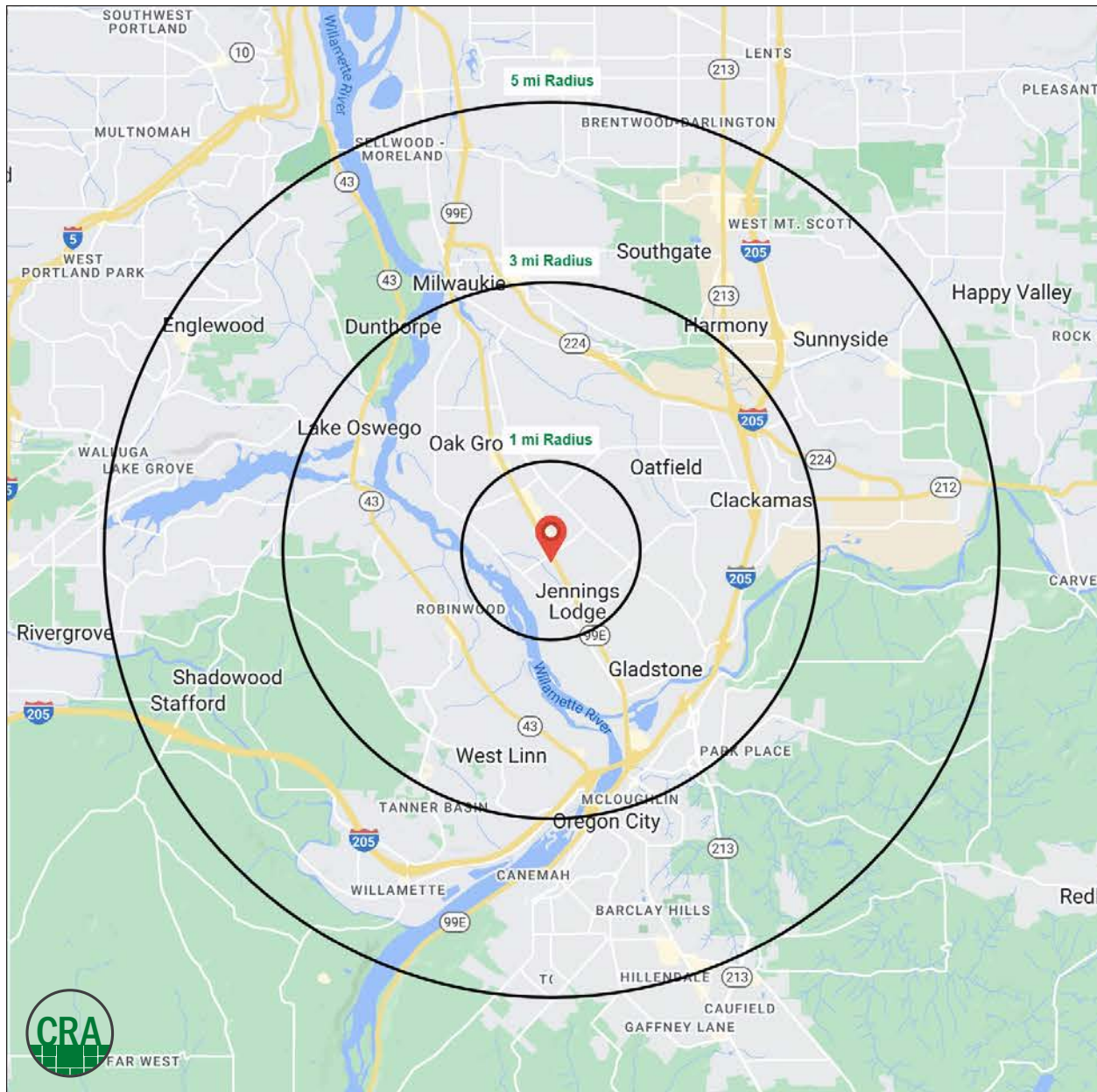
Estimated 2023 Population

3 MILE RADIUS

37,787

Estimated Households

3 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3992/-122.6183

17186 SE McLoughlin Blvd

Milwaukie, OR 97267

1 mi radius 3 mi radius 5 mi radius

Population

2023 Estimated Population	12,957	92,584	227,468
2028 Projected Population	13,218	94,492	232,498
2020 Census Population	12,839	91,879	225,746
2010 Census Population	12,492	86,285	208,594
Projected Annual Growth 2023 to 2028	0.4%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.7%
2023 Median Age	42.0	43.6	41.1

Households

2023 Estimated Households	5,351	37,787	90,765
2028 Projected Households	5,733	40,534	97,096
2020 Census Households	5,234	37,018	88,958
2010 Census Households	5,074	35,069	83,369
Projected Annual Growth 2023 to 2028	1.4%	1.5%	1.4%
Historical Annual Growth 2010 to 2023	0.4%	0.6%	0.7%

Race and Ethnicity

2023 Estimated White	82.7%	83.4%	80.7%
2023 Estimated Black or African American	1.9%	1.6%	1.8%
2023 Estimated Asian or Pacific Islander	3.6%	4.1%	6.2%
2023 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2023 Estimated Other Races	11.0%	10.4%	10.6%
2023 Estimated Hispanic	10.7%	9.5%	9.7%

Income

2023 Estimated Average Household Income	\$108,415	\$138,622	\$147,821
2023 Estimated Median Household Income	\$82,669	\$102,452	\$108,190
2023 Estimated Per Capita Income	\$44,913	\$56,755	\$59,184

Education (Age 25+)

2023 Estimated Elementary (Grade Level 0 to 8)	3.6%	2.2%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.4%	3.4%
2023 Estimated High School Graduate	22.8%	19.8%	18.8%
2023 Estimated Some College	25.4%	22.9%	22.3%
2023 Estimated Associates Degree Only	10.8%	8.6%	8.4%
2023 Estimated Bachelors Degree Only	20.4%	27.0%	28.1%
2023 Estimated Graduate Degree	13.3%	16.1%	17.2%

Business

2023 Estimated Total Businesses	630	5,656	13,411
2023 Estimated Total Employees	3,916	37,913	94,667
2023 Estimated Employee Population per Business	6.2	6.7	7.1
2023 Estimated Residential Population per Business	20.6	16.4	17.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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