

# MILWAUKIE PLAZA

FOR LEASE > MILWAUKIE, OR



## ANCHOR OPPORTUNITY



### ADDRESS

15574 SE McLoughlin Blvd, Milwaukie, OR

### AVAILABLE SPACE

20,000 SF

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

Hwy 99E/SE McLoughlin Blvd – 28,510 ADT ('22)

### HIGHLIGHTS

- Retail development anchored by Ace Hardware, Office Depot and Walmart Neighborhood Market
- Located on high traffic Hwy 99E/ SE McLoughlin Blvd with prominent visibility to the main travel corridor
- Nearby businesses include Fred Meyer, Walmart, Harbor Freight Tools, Grocery Outlet, Big 5 Sporting Goods, Big Lots, Starbucks, Panda Express and McDonald's
- Pylon signage available



COMMERCIAL  
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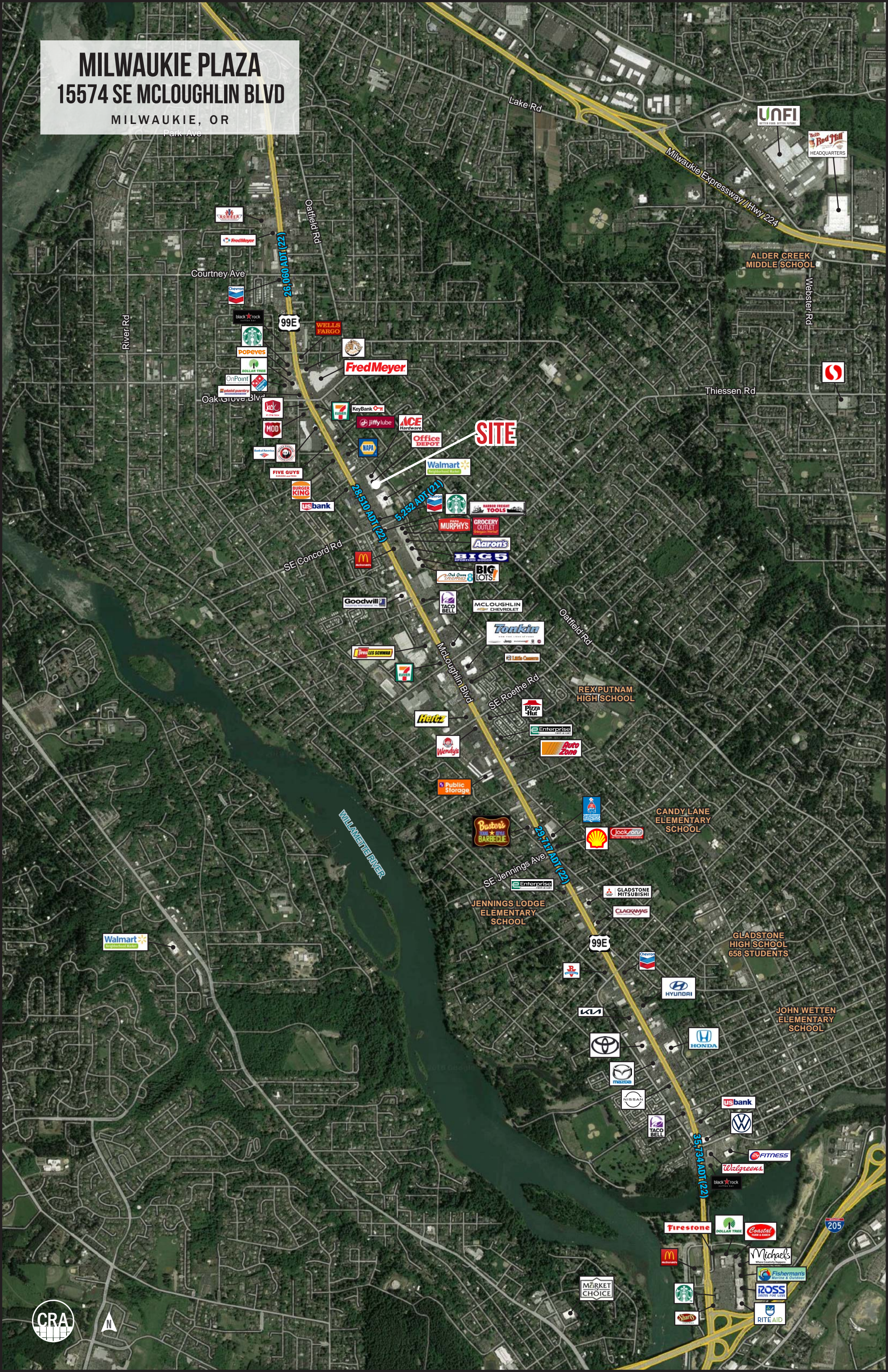
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# MILWAUKIE PLAZA 15574 SE MCLOUGHLIN BLVD

MILWAUKIE, OR

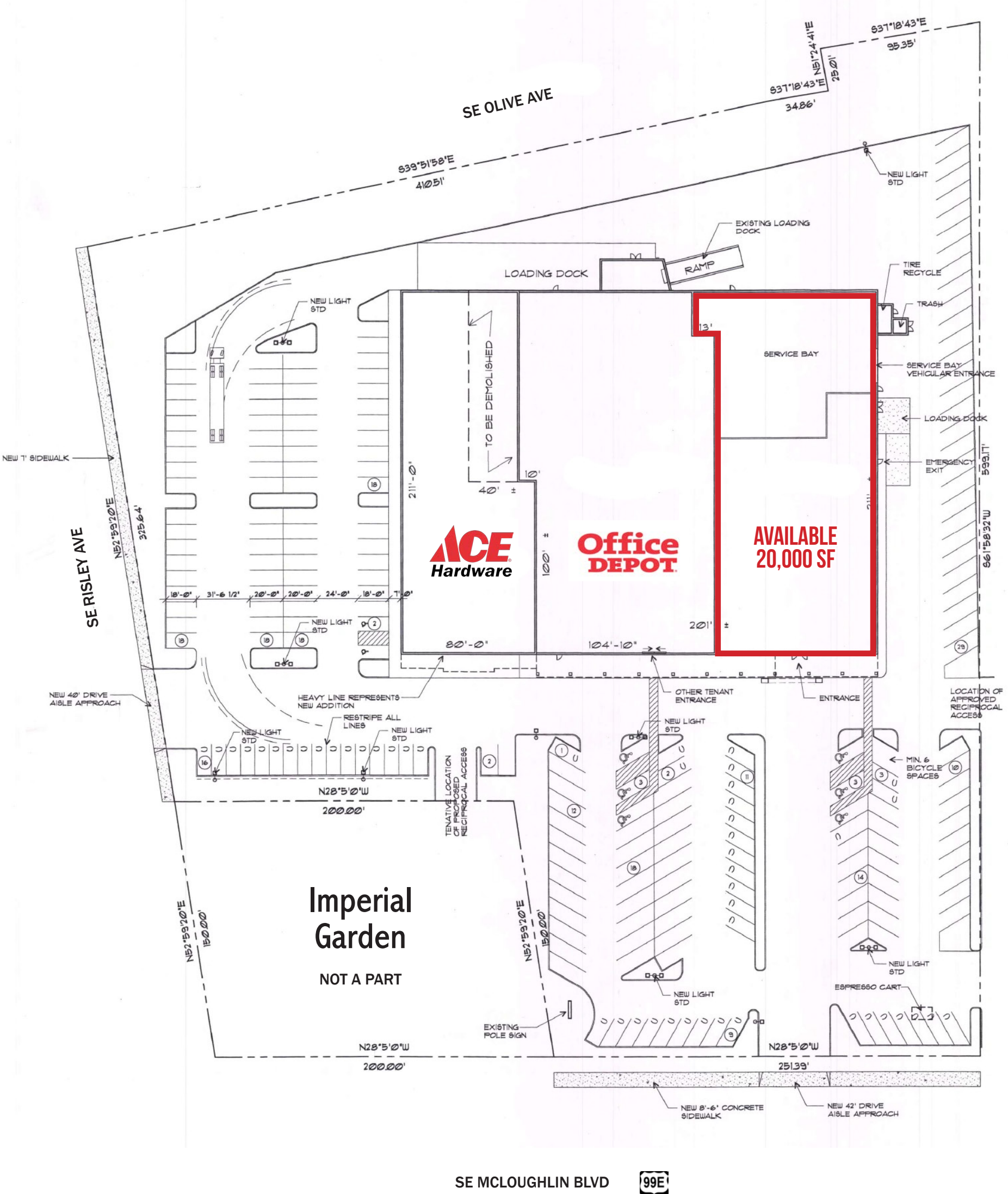
Park Ave





**MILWAUKIE PLAZA**  
**15574 SE MCLOUGHLIN BLVD**  
 MILWAUKIE, OR

**SITE PLAN**



99E



# MILWAUKIE PLAZA

## 15574 SE MCLOUGHLIN BLVD

MILWAUKIE, OR

### DEMOGRAPHIC SUMMARY

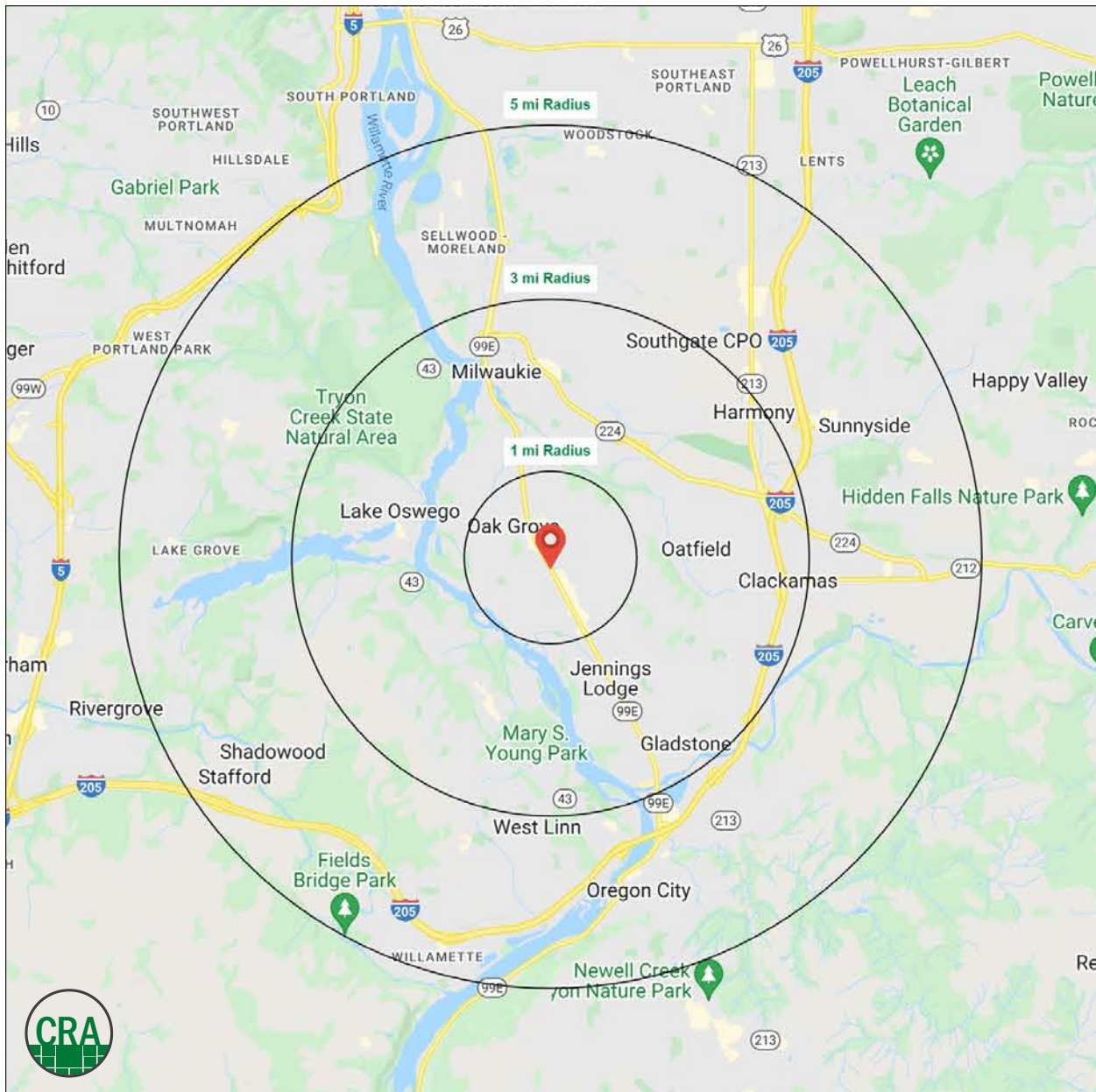
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	14,157	99,119	254,132
Average HH Income	\$93,178	\$115,528	\$124,218
Median HH Income	\$76,994	\$84,970	\$93,182
Median Home Value	\$384,917	\$455,121	\$488,936
Daytime Demographics 16+	9,033	76,895	194,482
Some College or Higher	66.2%	74.1%	76.9%

**\$115,528**

Average Household Income  
3 MILE RADIUS

**76,895**

Daytime Demographics  
Age 16 Years or Over  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4113/-122.6267

Milwaukie Plaza Milwaukie, OR 97267	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	14,157	99,119	254,132
2027 Projected Population	14,146	98,748	256,245
2020 Census Population	14,115	98,848	253,928
2010 Census Population	13,495	93,536	234,752
Projected Annual Growth 2022 to 2027	-	-	0.2%
Historical Annual Growth 2010 to 2022	0.4%	0.5%	0.7%
2022 Median Age	44.3	44.0	41.3
<b>Households</b>			
2022 Estimated Households	5,742	40,395	101,478
2027 Projected Households	5,990	42,232	106,058
2020 Census Households	5,725	40,252	101,289
2010 Census Households	5,450	38,371	94,891
Projected Annual Growth 2022 to 2027	0.9%	0.9%	0.9%
Historical Annual Growth 2010 to 2022	0.4%	0.4%	0.6%
<b>Race and Ethnicity</b>			
2022 Estimated White	80.7%	80.6%	77.5%
2022 Estimated Black or African American	1.3%	1.4%	1.6%
2022 Estimated Asian or Pacific Islander	2.8%	4.0%	6.5%
2022 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
2022 Estimated Other Races	14.3%	13.3%	13.6%
2022 Estimated Hispanic	11.1%	9.7%	9.7%
<b>Income</b>			
2022 Estimated Average Household Income	\$93,178	\$115,528	\$124,218
2022 Estimated Median Household Income	\$76,994	\$84,970	\$93,182
2022 Estimated Per Capita Income	\$38,028	\$47,286	\$49,804
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	4.8%	2.2%	2.1%
2022 Estimated Some High School (Grade Level 9 to 11)	5.5%	3.8%	3.4%
2022 Estimated High School Graduate	23.5%	19.9%	17.6%
2022 Estimated Some College	23.4%	23.8%	21.3%
2022 Estimated Associates Degree Only	11.8%	9.0%	8.4%
2022 Estimated Bachelors Degree Only	20.8%	25.2%	28.3%
2022 Estimated Graduate Degree	10.2%	16.2%	18.8%
<b>Business</b>			
2022 Estimated Total Businesses	767	5,730	15,197
2022 Estimated Total Employees	4,532	44,260	115,630
2022 Estimated Employee Population per Business	5.9	7.7	7.6
2022 Estimated Residential Population per Business	18.5	17.3	16.7

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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