

FOR SALE OR LEASE

OAK GROVE SQUARE

MILWAUKIE (OAK GROVE), OREGON



7,307 SF
AVAILABLE

4,925 SF + 2,382 SF



LOCATION

SE McLoughlin Blvd & SE Oak Grove Blvd, Milwaukie, Oregon

AVAILABLE SPACE

- Suite 14623 - 2,382 SF
 - Suite 14625 - 4,925 SF
- Combined for 7,307 SF

PRICING

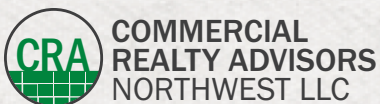
Please call for details

HIGHLIGHTS

- Retail development anchored by Dollar Tree and OnPoint Community Credit Union.
- High traffic signalized intersection of Hwy 99E/ McLoughlin Blvd and Oak Grove Blvd.
- Across from busy Fred Meyer and nearby Walmart and Trader Joe's

TRAFFIC COUNTS

Hwy 99E/SE McLoughlin Blvd – 26,060 ADT (22)
 SE Oak Grove Blvd – 6,321 ADT (22)



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OAK GROVE SQUARE 14623-14625 SE MCLOUGHLIN BLVD

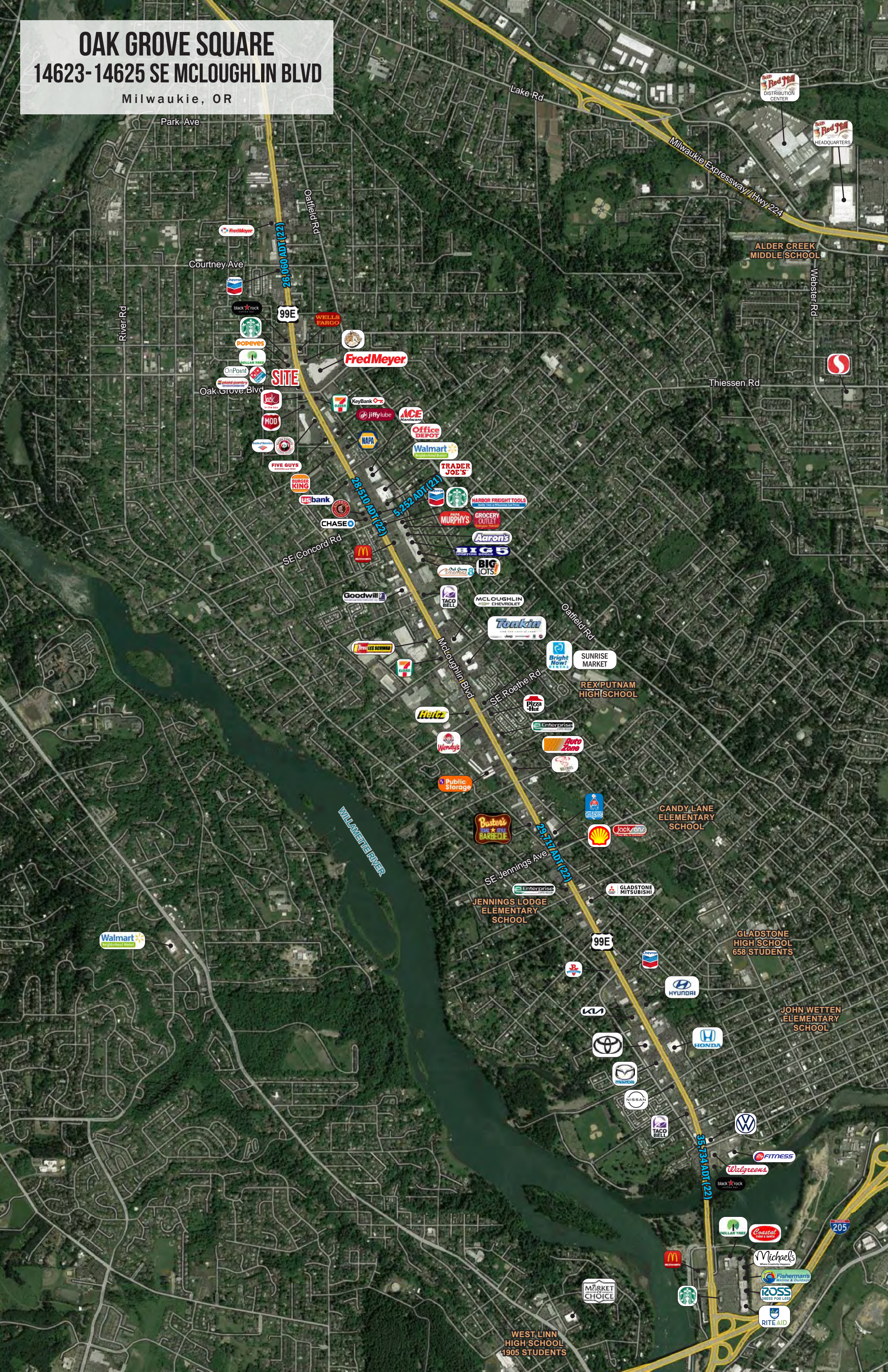
Milwaukie, OR



OAK GROVE SQUARE

14623-14625 SE MCLOUGHLIN BLVD

Milwaukie, OR



Park Ave

Lake Rd

Milwaukie Expressway / Hwy 224

Red Mill DISTRIBUTION CENTER

Red Mill HEADQUARTERS

River Rd

Courtney Ave

99E

Oatfield Rd

ALDER CREEK MIDDLE SCHOOL

Webster Rd

Oak Grove Blvd

SITE

Thiessen Rd

SE Concord Rd

26,060 ADT (22)

28,510 ADT (21)

5,252 ADT (21)

Goodwill

TACO BELL

McLOUGHLIN CHEVROLET

Tonkin

Oatfield Rd

LES SCHWAB

7-ELEVEN

Bright Now

SUNRISE MARKET

SE Roethe Rd

REX PUTNAM HIGH SCHOOL

Hertz

Pizza Hut

Enterprise

Auto Zone

Wendy's

Public Storage

Buster's BARBECUE

Shell

Jack-o-ran

JENNINGS LODGE ELEMENTARY SCHOOL

99E

99E

CANDY LANE ELEMENTARY SCHOOL

GLADSTONE HIGH SCHOOL 658 STUDENTS

Walmart Neighborhood Market

SE Jennings Ave

29,717 ADT (22)

Enterprise

GLADSTONE MITSUBISHI

Chevrolet

HYUNDAI

JOHN WETTEN ELEMENTARY SCHOOL

TOYOTA

HONDA

Mazda

NISSAN

TACO BELL

VW

FITNESS

Walgreens

Costco

Michael's

Fisherman's

ROSS DRESS FOR LESS

RITE AID

McDonald's

Starbucks

MARKET CHOICE

WEST LINN HIGH SCHOOL 1905 STUDENTS

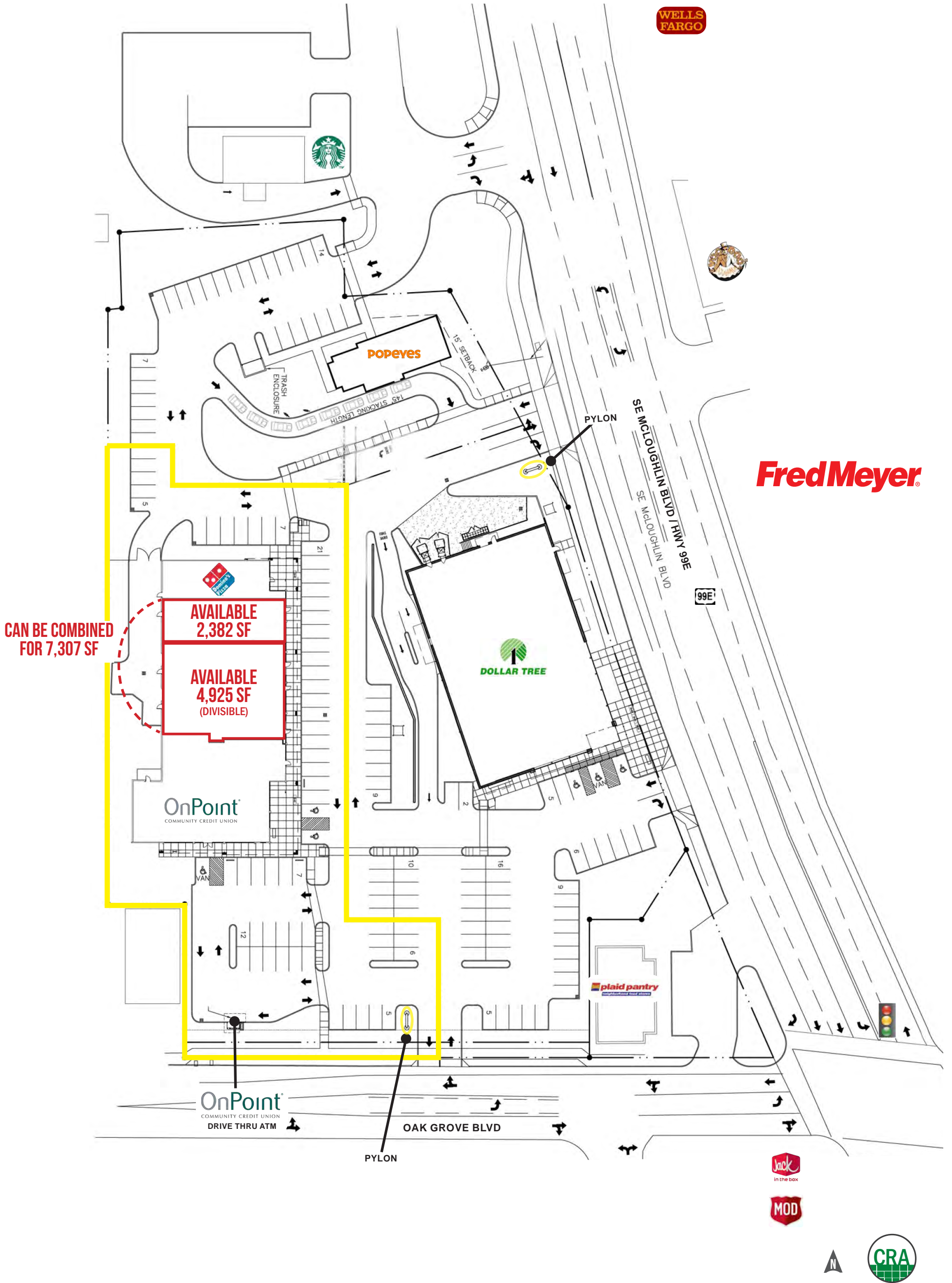
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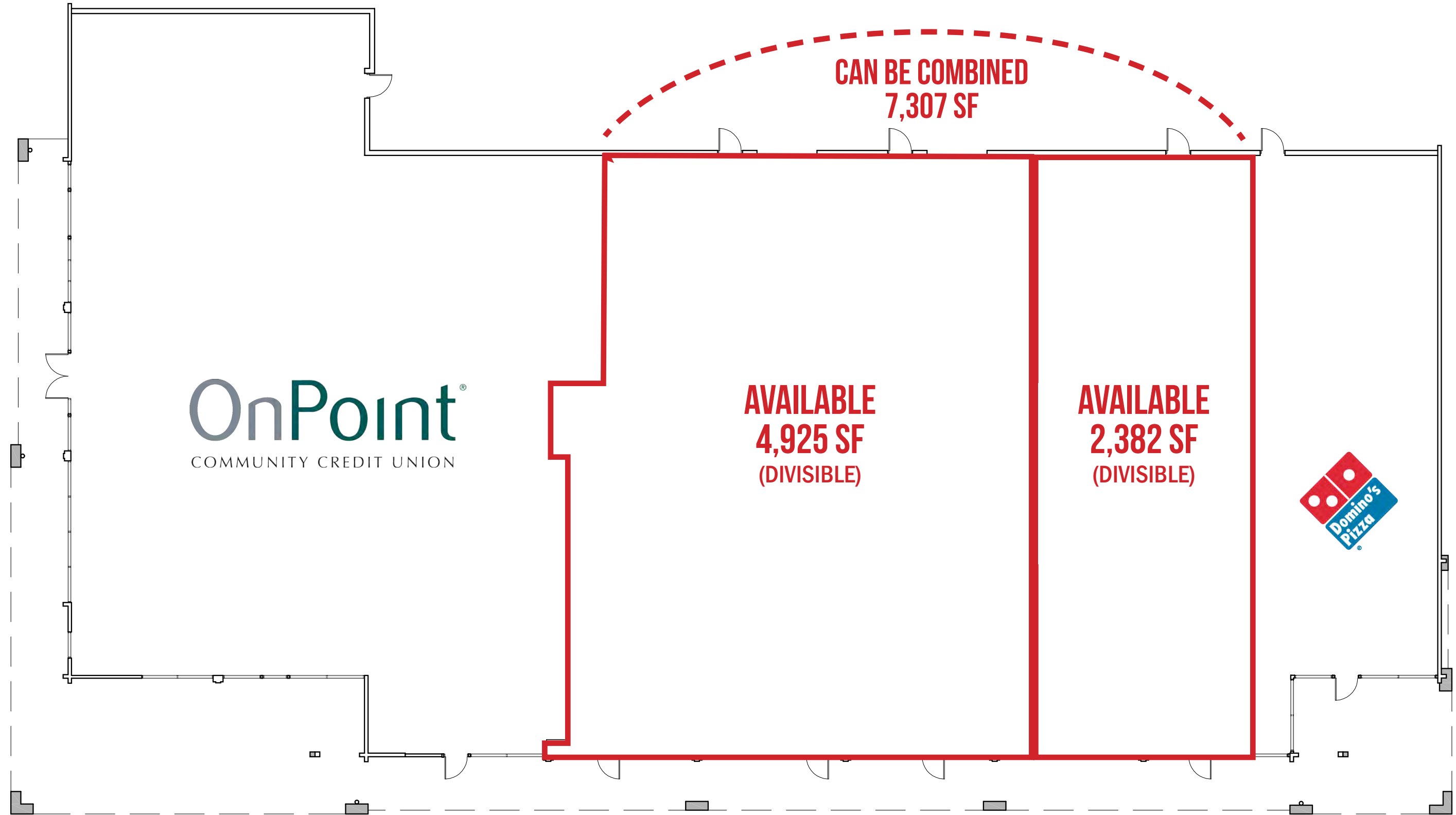
OAK GROVE SQUARE

14623-14625 SE MCGLOUGHLIN BLVD

Milwaukie, OR

SITE PLAN | CLOSE-IN





OnPoint[®]
COMMUNITY CREDIT UNION

AVAILABLE
4,925 SF
(DIVISIBLE)

AVAILABLE
2,382 SF
(DIVISIBLE)



OAK GROVE SQUARE

14623-14625 SE MCLOUGHLIN BLVD

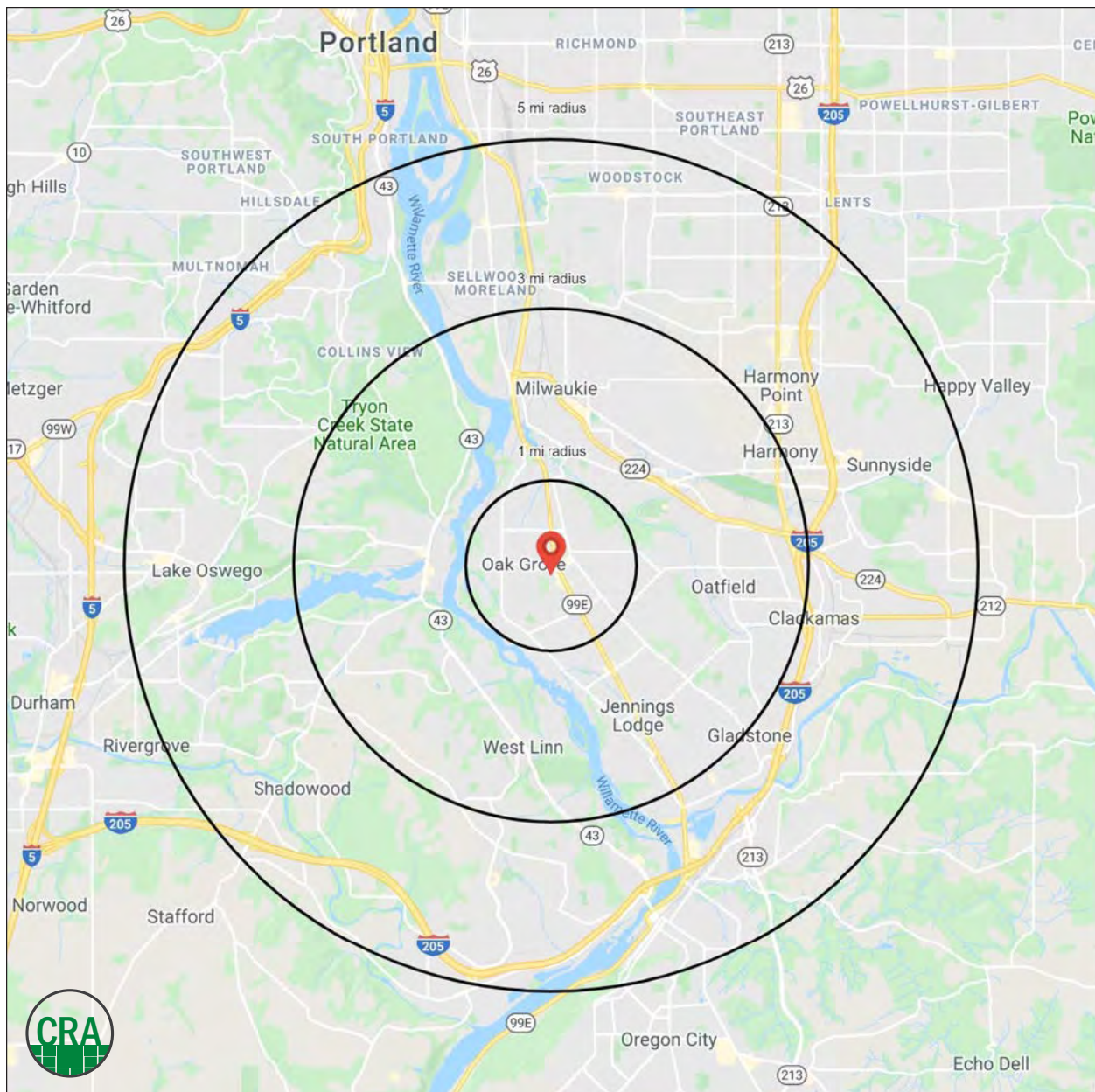
DEMOGRAPHIC SUMMARY

Milwaukie, OR

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	14,166	94,995	268,482
Estimated Households	5,982	39,728	111,380
Average HH Income	\$105,178	\$141,709	\$146,521
Median Home Value	\$528,285	\$632,017	\$648,497
Daytime Demographics 16+	8,616	67,097	200,582
Some College or Higher	65.5%	74.8%	77.4%

\$141,709
Average Household Income
3 MILE RADIUS

43.6
Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4167/-122.6335

Oak Grove Square Milwaukie, OR 97267	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,166	94,962	268,630
2029 Projected Population	14,024	93,734	266,827
2020 Census Population	14,274	96,723	269,402
2010 Census Population	13,798	91,368	249,850
Projected Annual Growth 2024 to 2029	-0.2%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.5%
2024 Median Age	43.2	43.6	41.5
Households			
2024 Estimated Households	5,982	39,713	111,429
2029 Projected Households	5,976	39,559	111,754
2020 Census Households	5,865	39,083	108,907
2010 Census Households	5,685	37,170	102,355
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.6%
Race and Ethnicity			
2024 Estimated White	83.0%	83.2%	80.0%
2024 Estimated Black or African American	1.8%	1.8%	2.1%
2024 Estimated Asian or Pacific Islander	3.5%	4.5%	6.8%
2024 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2024 Estimated Other Races	10.9%	9.9%	10.5%
2024 Estimated Hispanic	10.1%	9.0%	9.4%
Income			
2024 Estimated Average Household Income	\$105,178	\$141,744	\$146,568
2024 Estimated Median Household Income	\$86,696	\$102,730	\$107,442
2024 Estimated Per Capita Income	\$44,614	\$59,507	\$60,997
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.7%	2.6%	2.3%
2024 Estimated Some High School (Grade Level 9 to 11)	5.0%	3.0%	2.8%
2024 Estimated High School Graduate	25.7%	19.5%	17.5%
2024 Estimated Some College	21.0%	22.2%	19.9%
2024 Estimated Associates Degree Only	9.2%	8.5%	7.6%
2024 Estimated Bachelors Degree Only	22.7%	27.3%	29.9%
2024 Estimated Graduate Degree	12.7%	16.8%	20.0%
Business			
2024 Estimated Total Businesses	637	5,183	16,627
2024 Estimated Total Employees	3,467	33,901	113,067
2024 Estimated Employee Population per Business	5.4	6.5	6.8
2024 Estimated Residential Population per Business	22.2	18.3	16.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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NORTHWEST LLC**

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.