

# SELLWOOD MORELAND RETAIL

**COFFEE SHOP | CAFÉ | RETAIL | SERVICE**



**FOR LEASE > 1,636 RSF | 1,651 RSF**

## ADDRESS

7119 SE Milwaukie Avenue, Portland, OR

## AVAILABLE SPACE

Two end-cap ground floor opportunities:  
1,636 RSF and 1,651 RSF

## RENTAL RATE

\$28.00/PSF/YR, NNN

## TRAFFIC COUNTS

SE Milwaukie Ave – 9,130 ADT ('18)

SE Bybee Blvd – 8,778 ADT ('18)



## HIGHLIGHTS

- New neighborhood corner end-cap retail spaces with expansive glass and generous sidewalks for seating or amenity space. This opportunity is ideally located in the bustling Sellwood-Moreland business district adjacent to the new restaurant Holler, by Bullard's Chef Doug Adam's and partner, Jen Quist. Perfect fit for coffee shop, café, retail shops or service retailers.
- Meetinghouse features over 230 residential apartment units located above the ground floor retail with unique residential common area amenity space and underground residential parking.
- Nearby retailers include Coco and Toulouse, Fuchsia, Stars Antique Mall, Starbucks, Collage, Pizzicato, PDX Sliders, and many more.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

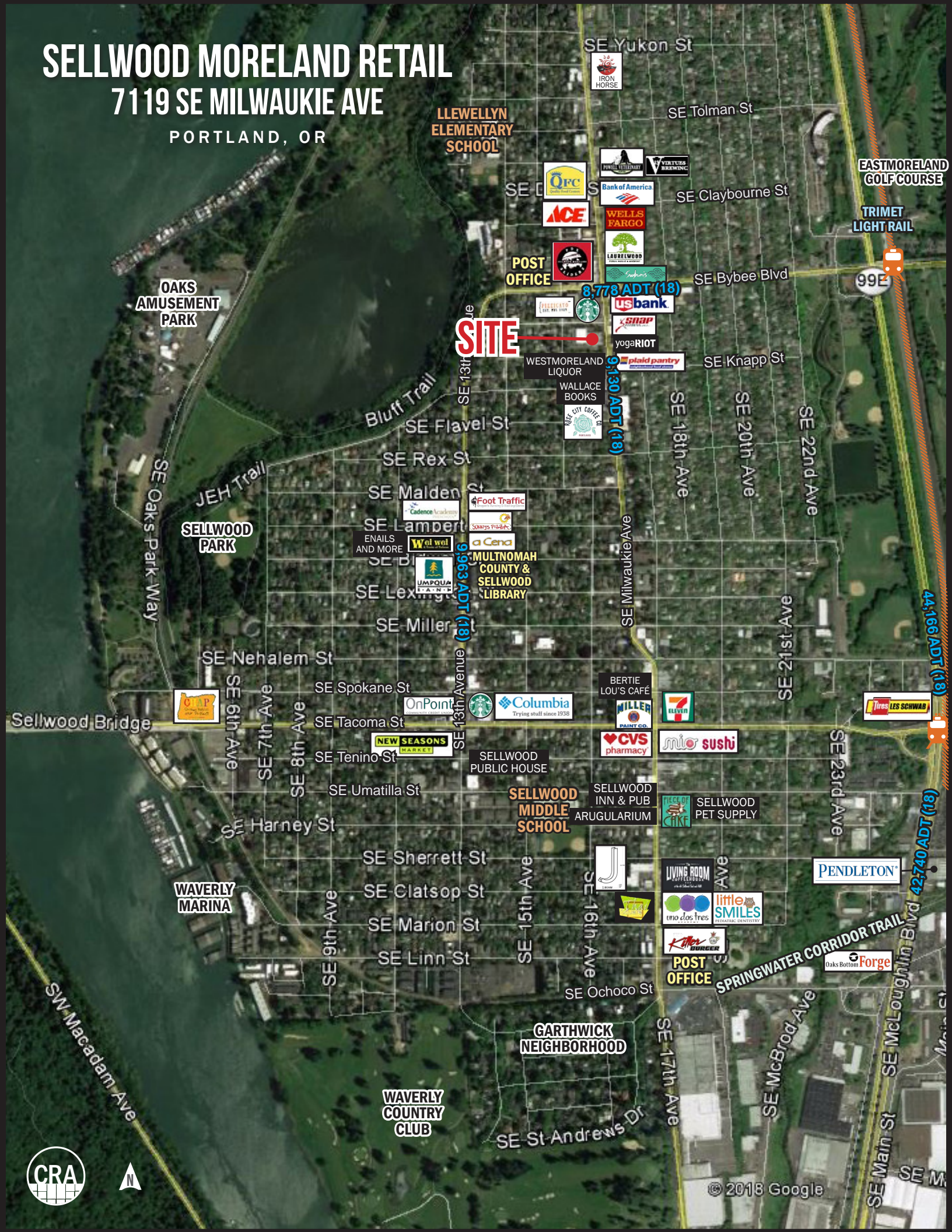
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[www.cra-nw.com](http://www.cra-nw.com)

# SELLWOOD MORELAND RETAIL

## 7119 SE MILWAUKIE AVE

PORTLAND, OR



**SITE**

9,130 ADT (18)

8,778 ADT (18)

9,130 ADT (18)

44,166 ADT (18)

42,740 ADT (18)



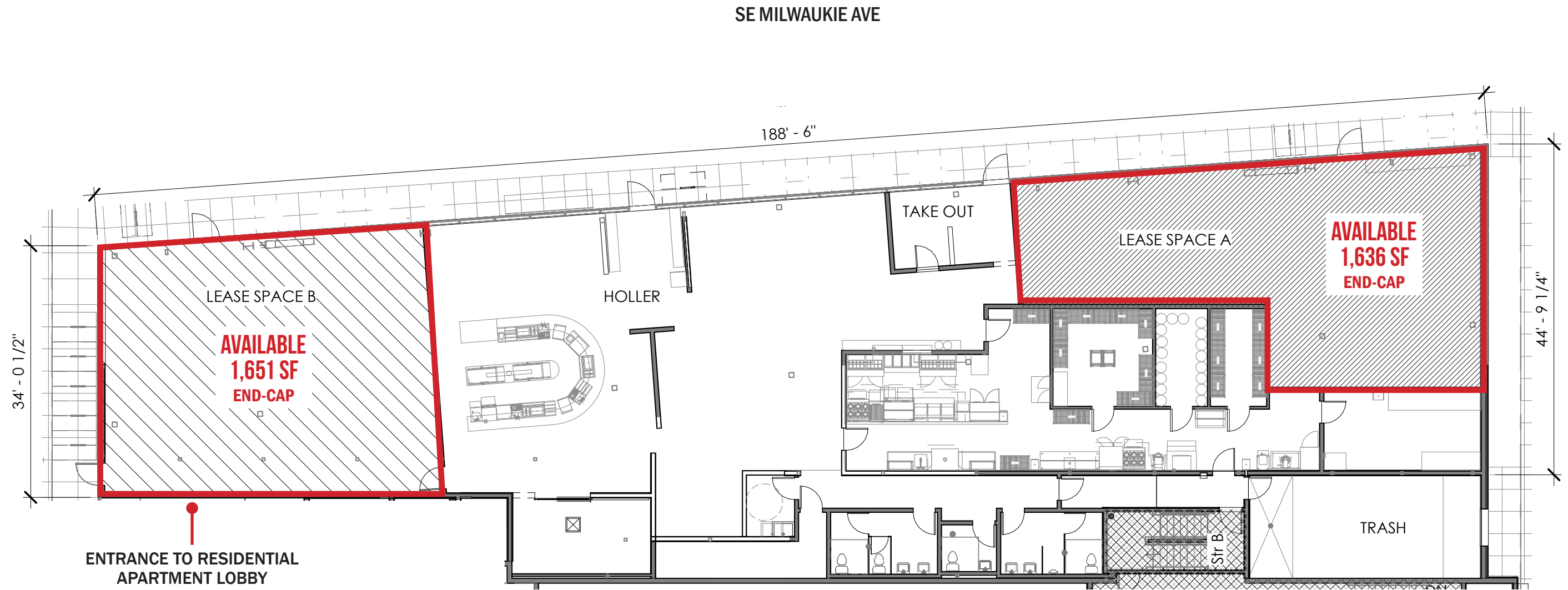
**SELLWOOD MORELAND RETAIL**  
**7119 SE MILWAUKIE AVE**  
PORTLAND, OR

**IMAGES**



OVERALL SITE PLAN

SELLWOOD MORELAND RETAIL  
7119 SE MILWAUKIE AVE  
PORTLAND, OR

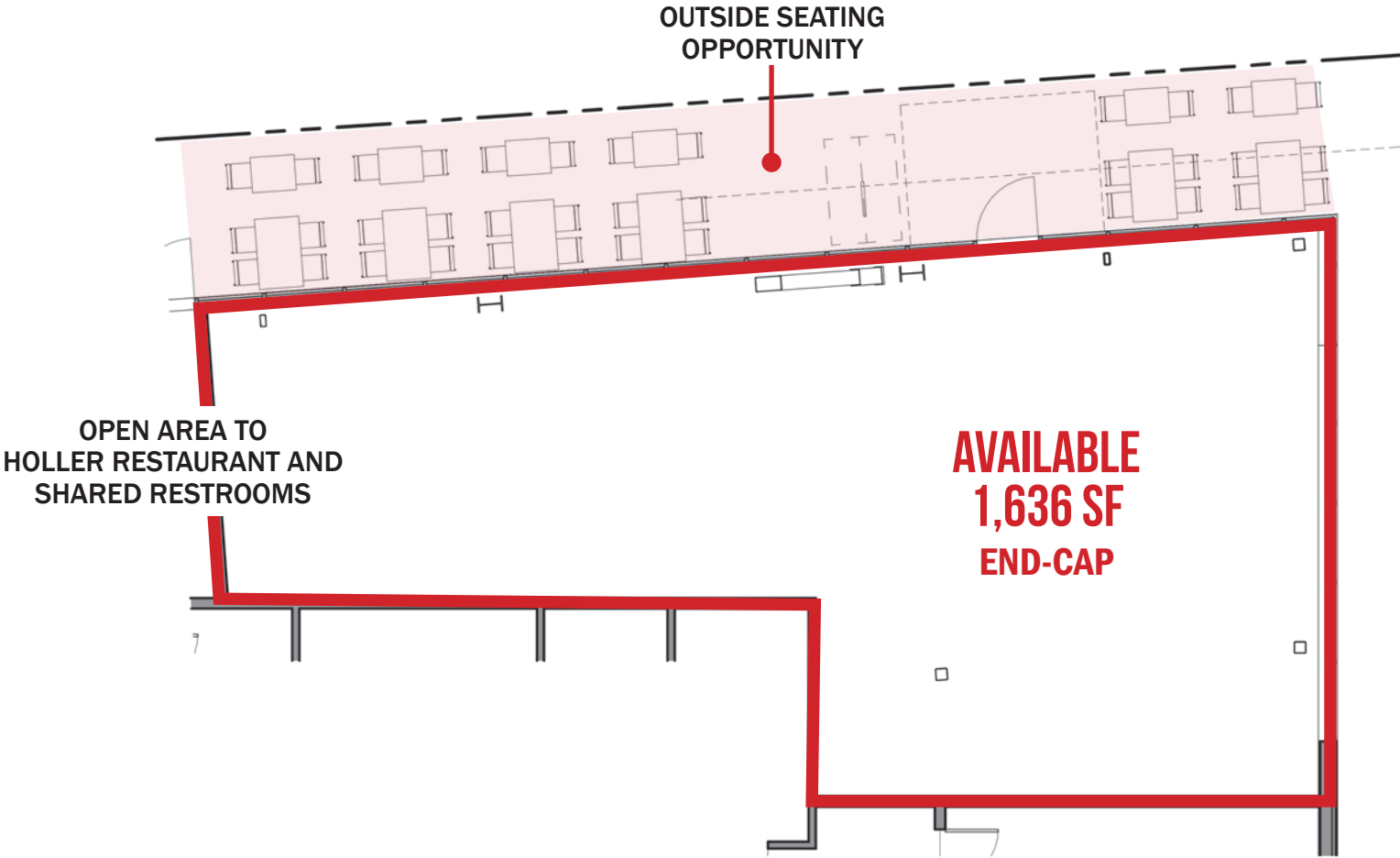
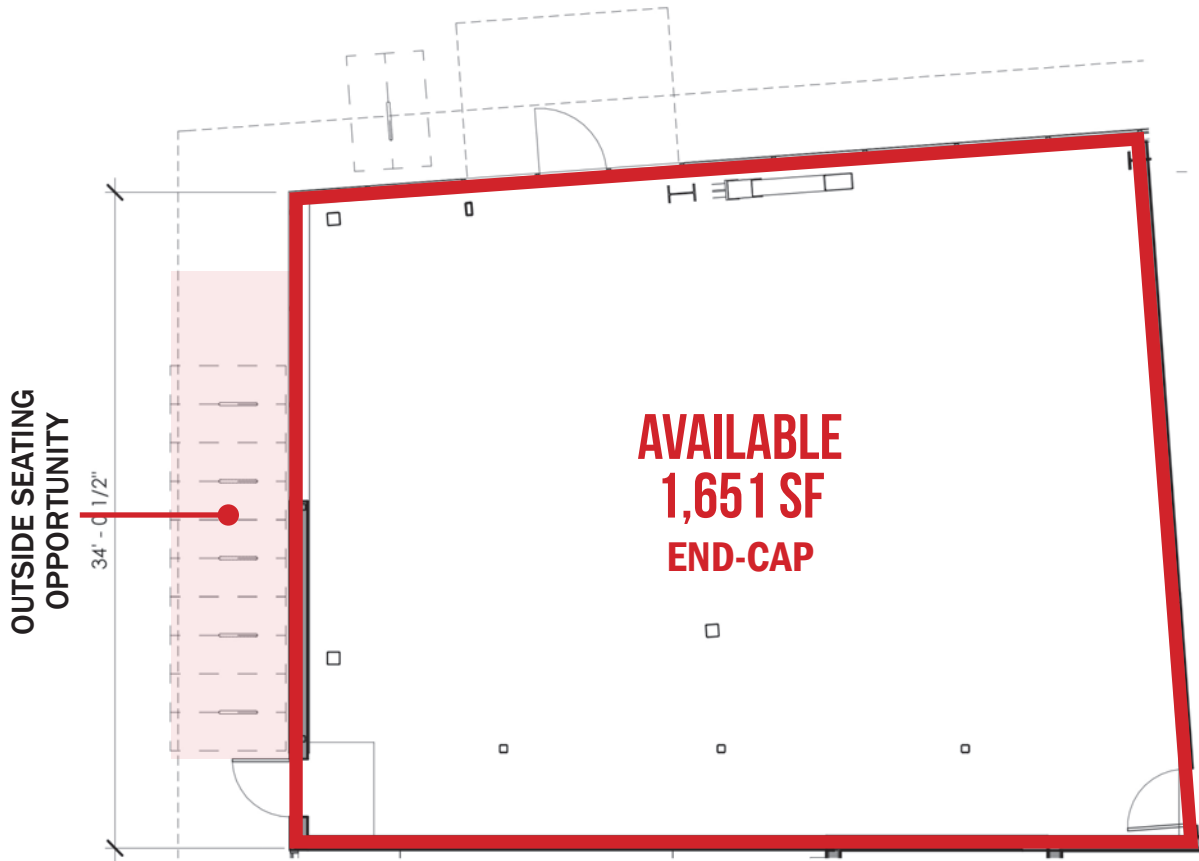


SITE PLAN SHOWN IS FOR MARKETING PURPOSES ONLY.



**SELLWOOD MORELAND RETAIL**  
**7119 SE MILWAUKIE AVE**  
PORTLAND, OR

**FLOOR PLANS**



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# SELLWOOD MORELAND RETAIL

## 7119 SE MILWAUKIE AVE

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

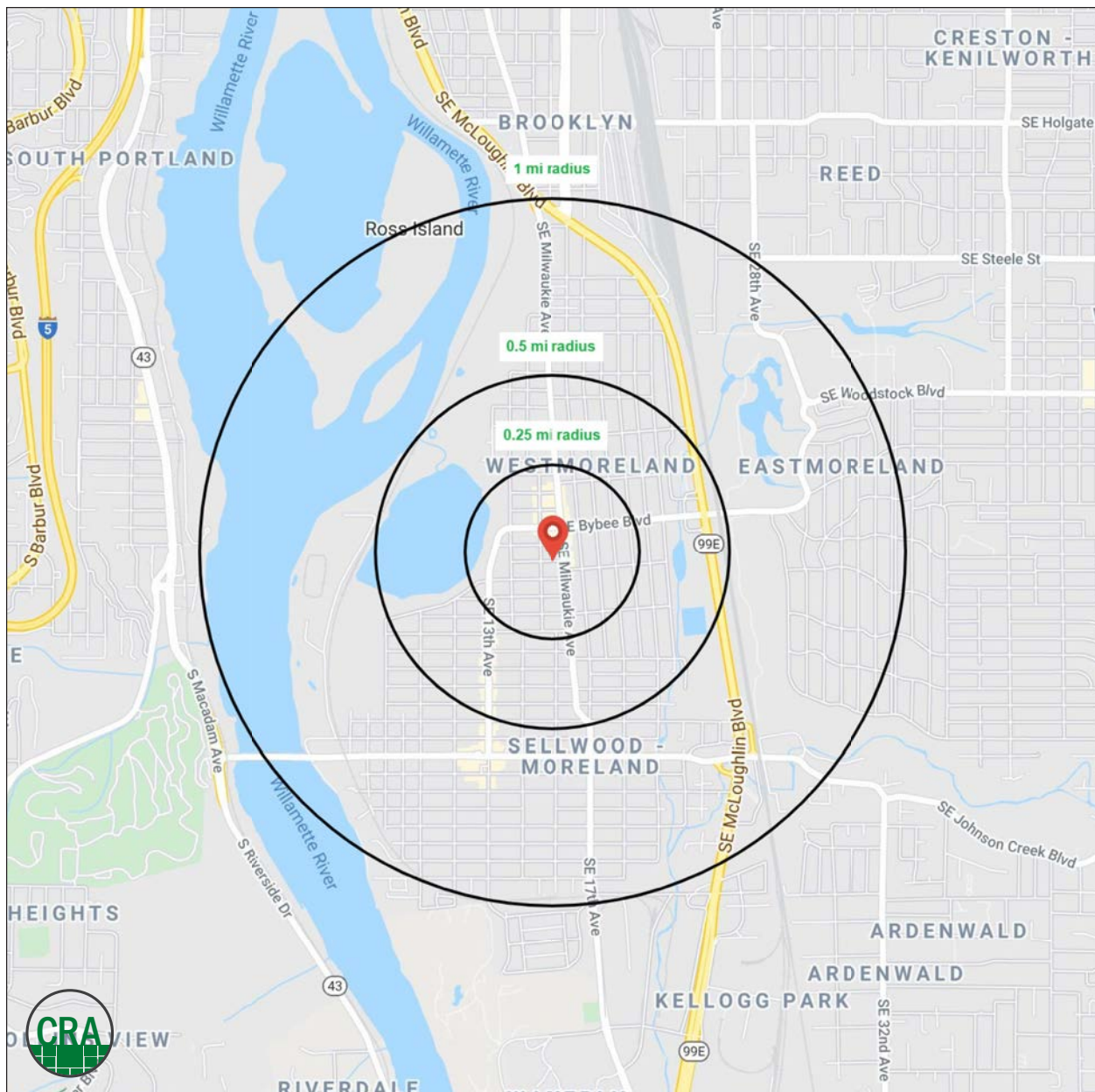
Source: Regis - SitesUSA (2020)	¼ MILE	½ MILE	1 MILE
Estimated Population 2020	1,705	5,523	15,139
Projected Population 2025	1,738	5,696	15,440
Average HH Income	\$146,562	\$135,280	\$121,619
Median Home Value	\$590,695	\$564,424	\$553,675
Daytime Demographics 16+	1,347	3,667	9,663
Some College or Higher	89.6%	89.4%	89.7%

# \$235,385

Average Family Income  
¼ MILE RADIUS

# 38.5

Median Age  
¼ MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4727/-122.6492

RS1

7119 SE Milwaukie Ave		0.25 mi radius	0.5 mi radius	1 mi radius
Portland, OR 97202				
POPULATION	2020 Estimated Population	1,705	5,523	15,139
	2025 Projected Population	1,738	5,696	15,440
	2010 Census Population	1,411	4,940	13,249
	2000 Census Population	1,311	4,582	12,500
	Projected Annual Growth 2020 to 2025	0.4%	0.6%	0.4%
	Historical Annual Growth 2000 to 2020	1.5%	1.0%	1.1%
	2020 Median Age	38.5	38.9	38.8
HOUSEHOLDS	2020 Estimated Households	791	2,613	7,105
	2025 Projected Households	836	2,759	7,497
	2010 Census Households	632	2,273	6,061
	2000 Census Households	620	2,230	5,768
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	1.4%	0.9%	1.2%
RACE AND ETHNICITY	2020 Estimated White	88.9%	88.6%	87.0%
	2020 Estimated Black or African American	1.3%	1.4%	2.1%
	2020 Estimated Asian or Pacific Islander	3.3%	3.5%	4.0%
	2020 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
	2020 Estimated Other Races	5.8%	5.7%	6.2%
	2020 Estimated Hispanic	6.1%	6.2%	6.8%
INCOME	2020 Estimated Average Household Income	\$146,562	\$135,280	\$121,619
	2020 Estimated Median Household Income	\$100,442	\$96,751	\$89,975
	2020 Estimated Per Capita Income	\$68,017	\$64,019	\$57,167
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.3%	0.3%	0.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.3%	1.9%	1.3%
	2020 Estimated High School Graduate	7.9%	8.3%	8.3%
	2020 Estimated Some College	18.4%	18.7%	19.3%
	2020 Estimated Associates Degree Only	4.3%	5.9%	6.6%
	2020 Estimated Bachelors Degree Only	32.6%	34.3%	36.4%
	2020 Estimated Graduate Degree	34.2%	30.5%	27.3%
BUSINESS	2020 Estimated Total Businesses	146	340	780
	2020 Estimated Total Employees	907	2,218	5,458
	2020 Estimated Employee Population per Business	6.2	6.5	7.0
	2020 Estimated Residential Population per Business	11.7	16.2	19.4

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

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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[www.cra-nw.com](http://www.cra-nw.com)



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