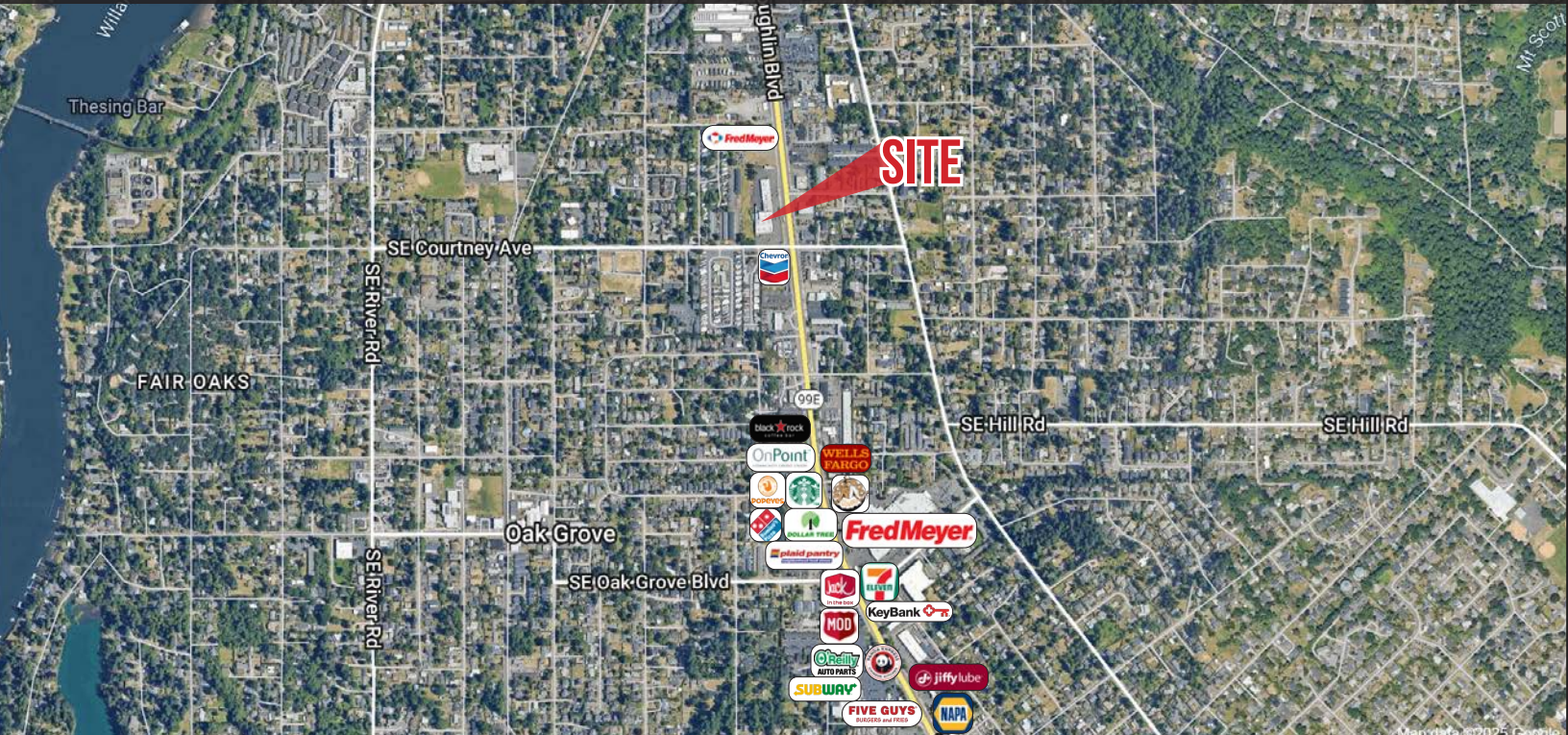


FOR LEASE

COURTNEY PLAZA



MILWAUKIE, OREGON

LOCATION

13819 SE McLoughlin Blvd
Milwaukie, OR 97222

AVAILABLE SPACE

- 13,920 SF / 923 SF Basement
- 5,236 SF / 5,126 SF Basement

TRAFFIC COUNTS

SE McLoughlin Blvd – 26,360 ADT (25)
SE Courtney Ave – 2,993 ADT (25)

HIGHLIGHTS

- Trade Area Anchors include Fred Meyer, New Seasons and Trader Joe's
- Great visibility and easy access at the signalized intersection of Courtney Ave and McLoughlin Blvd, a main north-south arterial for this retail corridor
- Dense residential area with over 14,000 people within a one-mile radius

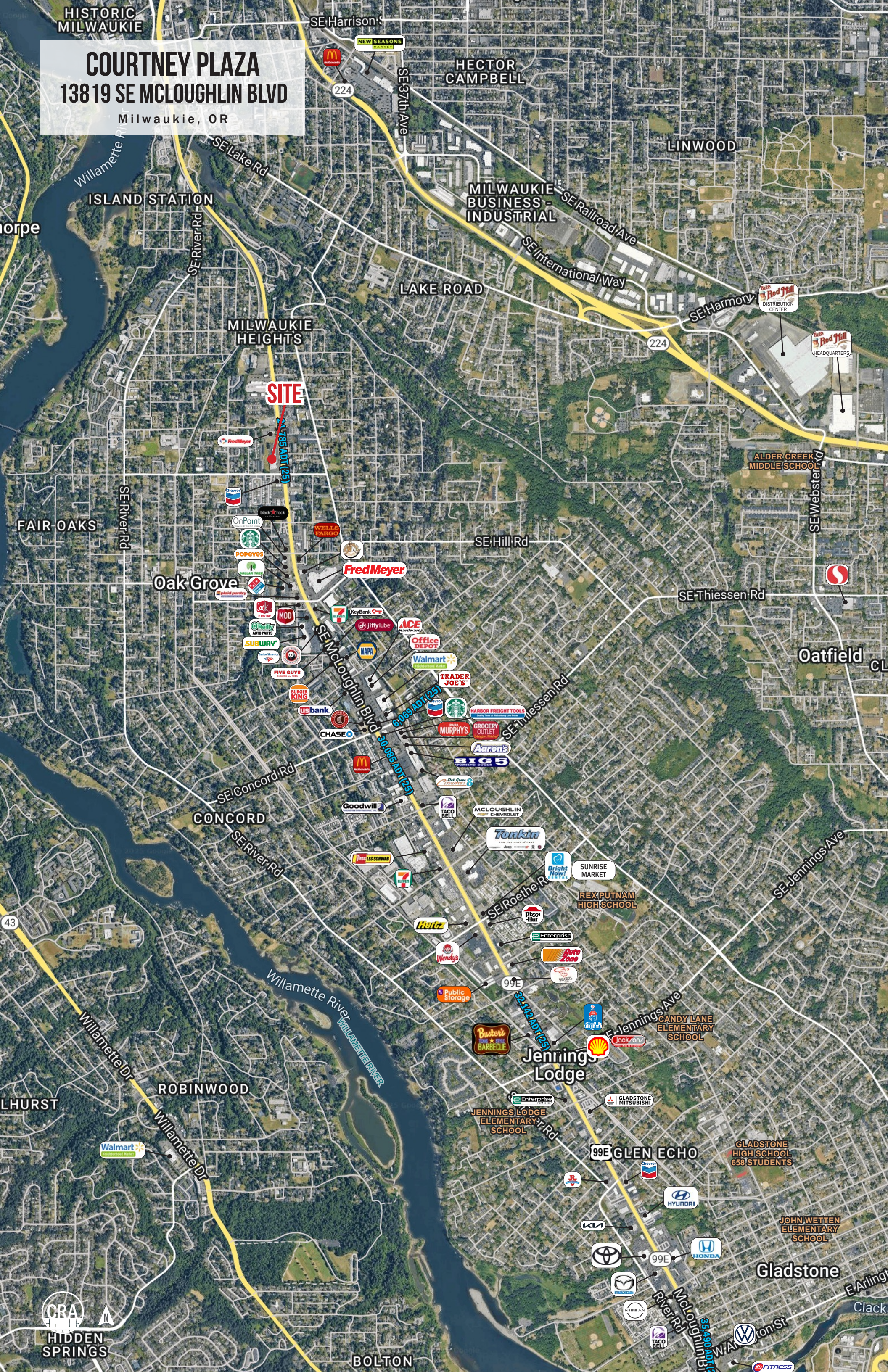


COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Alex MacLean 503.709.3563 | alex@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com

503.274.0211
www.cra-nw.com

COURTNEY PLAZA
13819 SE MCLOUGHLIN BLVD
Milwaukie, OR



PROPOSED SITE PLAN

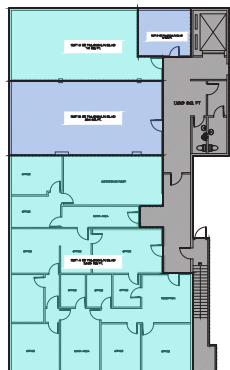
COURTNEY PLAZA
13819 SE MCLOUGHLIN BLVD
Milwaukie, OR



SITE PLAN
COURTNEY PLAZA
Milwaukie, OR 97222



BASEMENT LEVEL



UPPER LEVEL

17 UNITS
50,914 SQ. FT.
PARKING 162



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

COURTNEY PLAZA

13819 SE MCLOUGHLIN BLVD

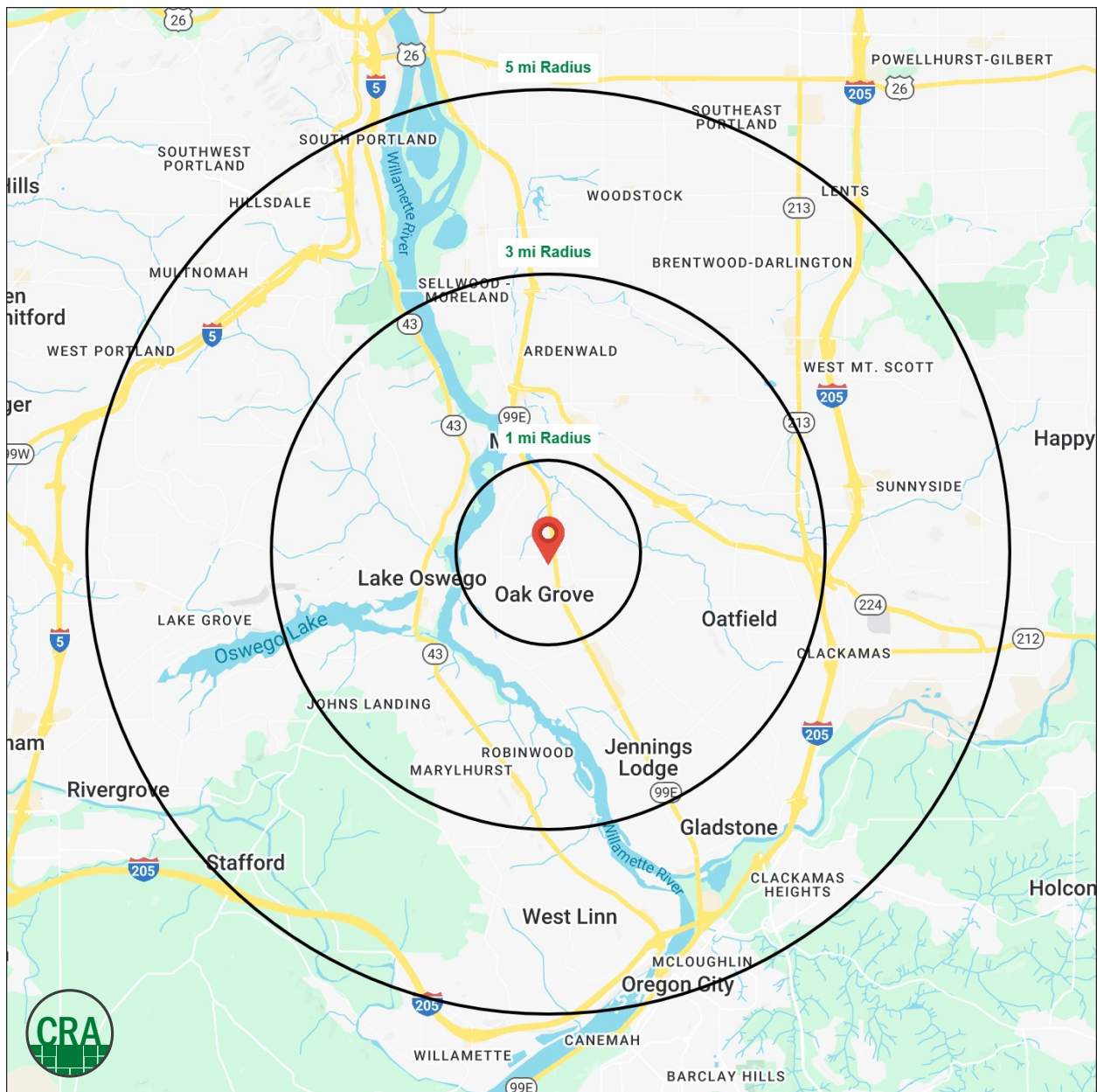
Milwaukie, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	14,261	96,061	284,897
Estimated Households	6,297	40,884	120,077
Average HH Income	\$104,653	\$142,082	\$146,231
Median Home Value	\$525,967	\$635,390	\$640,551
Median Age	43.6	43.2	41.2
Total Employees	3,371	39,731	123,978

\$142,082
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: 45.4231/-122.6341

13819 SE McLoughlin Blvd Milwaukie, OR 97222	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,261	96,061	284,897
2029 Projected Population	14,076	94,733	280,143
2020 Census Population	14,191	97,850	288,439
2010 Census Population	13,764	91,749	266,948
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.5%
2024 Median Age	43.6	43.2	41.2
Households			
2024 Estimated Households	6,297	40,884	120,077
2029 Projected Households	6,270	40,688	118,753
2020 Census Households	6,157	40,089	117,825
2010 Census Households	5,924	37,816	110,279
Projected Annual Growth 2024 to 2029	-	-	-0.2%
Historical Annual Growth 2010 to 2024	0.4%	0.6%	0.6%
Race and Ethnicity			
2024 Estimated White	82.3%	82.1%	78.6%
2024 Estimated Black or African American	2.2%	2.0%	2.5%
2024 Estimated Asian or Pacific Islander	3.8%	4.9%	7.3%
2024 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2024 Estimated Other Races	11.0%	10.4%	11.0%
2024 Estimated Hispanic	10.4%	9.6%	10.1%
Income			
2024 Estimated Average Household Income	\$104,653	\$142,082	\$146,231
2024 Estimated Median Household Income	\$84,959	\$103,401	\$108,719
2024 Estimated Per Capita Income	\$46,407	\$60,701	\$61,828
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.1%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.4%	2.9%	2.7%
2024 Estimated High School Graduate	22.8%	18.3%	16.1%
2024 Estimated Some College	20.9%	21.1%	19.2%
2024 Estimated Associates Degree Only	9.5%	8.8%	7.8%
2024 Estimated Bachelors Degree Only	25.3%	29.3%	31.8%
2024 Estimated Graduate Degree	14.6%	17.4%	20.2%
Business			
2024 Estimated Total Businesses	567	5,617	18,175
2024 Estimated Total Employees	3,371	39,731	123,978
2024 Estimated Employee Population per Business	5.9	7.1	6.8
2024 Estimated Residential Population per Business	25.2	17.1	15.7

For more information, please contact:

ALEX MACLEAN 503.709.3563 | alex@cra-nw.com

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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.