

MILWAUKIE REDEVELOPMENT OPPORTUNITY



► FOR SALE ◀

LOCATION

10415 SE Main St | Milwaukie, OR 97222

AVAILABLE SPACE

10,019 SF Lot

ZONING

Downtown Mixed Use Zoning (DMU) – City of Milwaukie (see pages 4-5 for more information)

PRICE

\$550,000

HIGHLIGHTS

A great opportunity to purchase a property with strong redevelopment potential! Credit tenant on an absolute net lease, existing drive-thru, and favorable / flexible DMU zoning.

- Covered drive-thru ATM
- Current tenant is Key Bank
 - » Term through 4/30/2027
 - » Absolute Net Lease

TRAFFIC COUNTS

SE McLoughlin Blvd – 31,503 ADT ('24)

SE Main St – 1,238 ADT ('25)

Milwaukie Expy (Hwy 224) – 28,584 ADT ('25)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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MILWAUKIE REDEVELOPMENT
10415 SE MAIN ST
Milwaukie, OR

EXTERIOR PHOTOS



MILWAUKIE REDEVELOPMENT

104 15 SE MAIN STREET
MILWAUKIE, OR



SITE

224

224

224

SE Main St

SE 17th Ave

SE 19th Ave

SE 21st Ave

SE 23rd Ave

SE 25th Ave

SE 27th Ave

SE 29th Ave

SE 31st Ave

SE 33rd Ave

SE 35th Ave

SE 21st Ave

SE 23rd Ave

SE 25th Ave

SE 27th Ave

SE 29th Ave

SE 31st Ave

SE 33rd Ave

SE 35th Ave

SE 37th Ave

SE 39th Ave

SE 41st Ave

SE 43rd Ave

PORTLAND WALDORF SCHOOL
326 STUDENTS

MILWAUKIE HIGH SCHOOL
962 STUDENTS

CHAN'S STEAKERY

CITY HALL

VIDA 33 LATIN BISTRO

MILWAUKIE FARMER'S MARKET

SPOKE & WORD BOOKS

GRAMMA'S CORNER KITCHEN

76

WUNDERLAND

Astry

LIBBIE'S

Mamma & Papa's

POST OFFICE

PIT STOP COFFEE SHOP

ECO-CLEAN SYSTEMS NW

LIBRARY

PERLE

CHASE

SE 21st Ave

SE 23rd Ave

SE 25th Ave

SE 27th Ave

SE 29th Ave

SE 31st Ave

SE 33rd Ave

SE 35th Ave

SE 37th Ave

SE 39th Ave

SE 41st Ave

SE 43rd Ave

SE 21st Ave

SE 23rd Ave

SE 25th Ave

SE 27th Ave

SE 29th Ave

SE 31st Ave

SE 33rd Ave

SE 35th Ave

SE 37th Ave

SE 39th Ave

SE 41st Ave

SE 43rd Ave

SE 45th Ave

SE 47th Ave

SE 49th Ave

SE 51st Ave

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SE 41st Ave

SE 42nd Ave

SE 43rd Ave

SE 44th Ave

SE 45th Ave

SE 46th Ave

SE 47th Ave

SE 48th Ave

SE 49th Ave

SE Harrison St

SE Campbell St

SE Monroe St

SE Washington St

SE Willard St

SE Sellwood St

SE Edison St

SE 27th Ave

SE 28th Ave

SE 29th Ave

SE 30th Ave

SE 31st Ave

SE 32nd Ave

SE 33rd Ave

SE 34th Ave

SE 35th Ave

SE 36th Ave

SE 37th Ave

SE 38th Ave

SE 39th Ave

SE 40th Ave

SE 41st Ave

SE 42nd Ave

SE 34th Ave

SE 36th Ave

SE Monroe St

MPB LIQUOR

SALLY BEAUTY

SUBWAY

The UPS Store

Starbucks

NEW SEASONS MARKET

McDonald's

TACO BELL

AC Hard

Pietro's Pizza

HOLLAND

Pizzeria

SE 34th Ave

SE 35th Ave

SE 36th Ave

SE 37th Ave

SE 38th Ave

SE 39th Ave

SE 40th Ave

SE 41st Ave

SE 42nd Ave

SE 43rd Ave

SE 44th Ave

SE 45th Ave

SE 46th Ave

SE Edison



the River

MILWAUKIE REDEVELOPMENT

10415 SE MAIN STREET

MILWAUKIE, OR

ZONING

Table 19.304.2

Uses Allowed in Downtown Zones

Uses and Use Categories	DMU
Residential	
Boarding house	CU
Townhouse	P
Multifamily	P
Live/work units	P
Second-story housing	P
Senior and retirement housing	P
Commercial	
<p>Traditional office</p> <p>Traditional office uses are characterized by activities that generally focus on business, government, professional, medical, or financial services. These office uses generally involve a high level of face-to-face customer contact and are typically expected to generate foot traffic.</p> <p>Examples include: professional services such as lawyers, architects, or accountants; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; sales offices; government offices and public utility offices; and medical and dental clinics.</p>	P/CU
<p>Production-related office</p> <p>Production-related office uses are characterized by activities that, while conducted in an office-like setting, involve less face-to-face customer contact and do not tend to generate foot traffic. Their operations are less service-oriented than traditional office uses and focus on the development, testing, research, production, processing, packaging, or assembly of goods and products.</p> <p>Examples include: software and internet content development and publishing; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; call centers, marijuana testing and research facilities, and medical and dental labs.</p>	P/CU

Commercial (continued)	
<p>Eating and drinking establishment</p> <p>Eating and drinking establishments primarily involve the sale of prepared food and beverages for on-site consumption or takeaway.</p> <p>Examples include restaurants, delicatessens, retail bakeries, taverns, brewpubs, coffee shops, concession stands, wine bars, and espresso bars.</p>	P/CU
<p>Indoor recreation</p> <p>Indoor recreation consists of facilities providing active recreational uses of a primarily indoor nature.</p> <p>Examples include gyms; dance studios; tennis, racquetball, and soccer centers; recreational centers; skating rinks; bowling alleys; arcades; shooting ranges; and movie theaters.</p>	P/CU
<p>Retail-oriented sales</p> <p>Sales-oriented retail firms are involved in the sale, leasing, and rental of new or used products to the general public.</p> <p>Examples include stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronics, fabric, gifts, groceries, hardware, household products, jewelry, pets and pet products, pharmaceuticals, plants, printed materials, stationery, and printed and electronic media.</p>	P/CU
<p>Personal/business services</p> <p>Personal/business services are involved in providing consumer services.</p> <p>Examples include hair, tanning, and spa services; pet grooming; photo and laundry drop-off; dry cleaners; and quick printing.</p>	P/CU
<p>Repair-oriented</p> <p>Repair-oriented uses are establishments providing product repair of consumer and business goods.</p> <p>Examples include repair of televisions and radios, bicycles, clocks, jewelry, guns, small appliances, office equipment, tailors and seamstresses, shoe repair, locksmiths, upholsterers, and some automobile service and repair.</p>	P/CU

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MILWAUKIE, OR

ZONING

Table 19.304.2

Uses Allowed in Downtown Zones (continued)

Commercial (continued)	
<p>Day care</p> <p>Day care is the provision of regular child care, with or without compensation, to 4 or more children by a person or person(s) who are not the child's parent, guardian, or person acting in place of the parent, in a facility meeting all State requirements. Examples include nursery schools, before- and after-school care facilities, and child development centers.</p>	P
<p>Commercial lodging</p> <p>Commercial lodging includes for-profit residential facilities where tenancy is typically less than 1 month. Examples include hotels, motels, vacation rentals, and bed-and-breakfast establishments. Does not include senior and retirement housing.</p>	P/CU
<p>Parking facility</p> <p>Parking facilities provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a parking facility. Examples include short- and long-term fee parking facilities, commercial district shared parking lots, and commercial shuttle parking.</p>	CU
<p>Marijuana retailer</p> <p>Marijuana retailer means a state-licensed business that sells or distributes marijuana and marijuana-derived products to consumers. A marijuana retailer may sell or distribute recreational or medical marijuana.</p>	P/CU

Manufacturing	
<p>Manufacturing and production</p> <p>Uses are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Examples include processing of food and related products; catering establishments; breweries, distilleries, and wineries; marijuana processors; weaving or production of textiles or apparel; woodworking, including cabinet makers; manufacture or assembly of machinery, equipment, instruments (including musical instruments), vehicles, appliances, precision items, and other electrical items; and production of artwork and toys.</p>	P
Institutional	
<p>Parks and open space</p> <p>Parks and open space uses are lands focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few buildings. Examples include parks, public squares, plazas, recreational trails, botanical gardens, farmers markets, boat launching areas, nature preserves, and community gardens.</p>	P
Community service uses	CSU
Accessory and Other	
Accessory use	P
Home occupation	P
Short-term rentals	P

P = Permitted.

N = Not permitted.

CSU = Permitted with community service use approval subject to provisions of Section 19.904. Type III review required to establish a new CSU or for major modification of an existing CSU. Type I review required for a minor modification of an existing CSU.

CU = Permitted with conditional use approval subject to the provisions of Section 19.905. Type III review required to establish a new CU or for major modification of an existing CU. Type I review required for a minor modification of an existing CU.

MILWAUKIE REDEVELOPMENT

10415 SE MAIN STREET

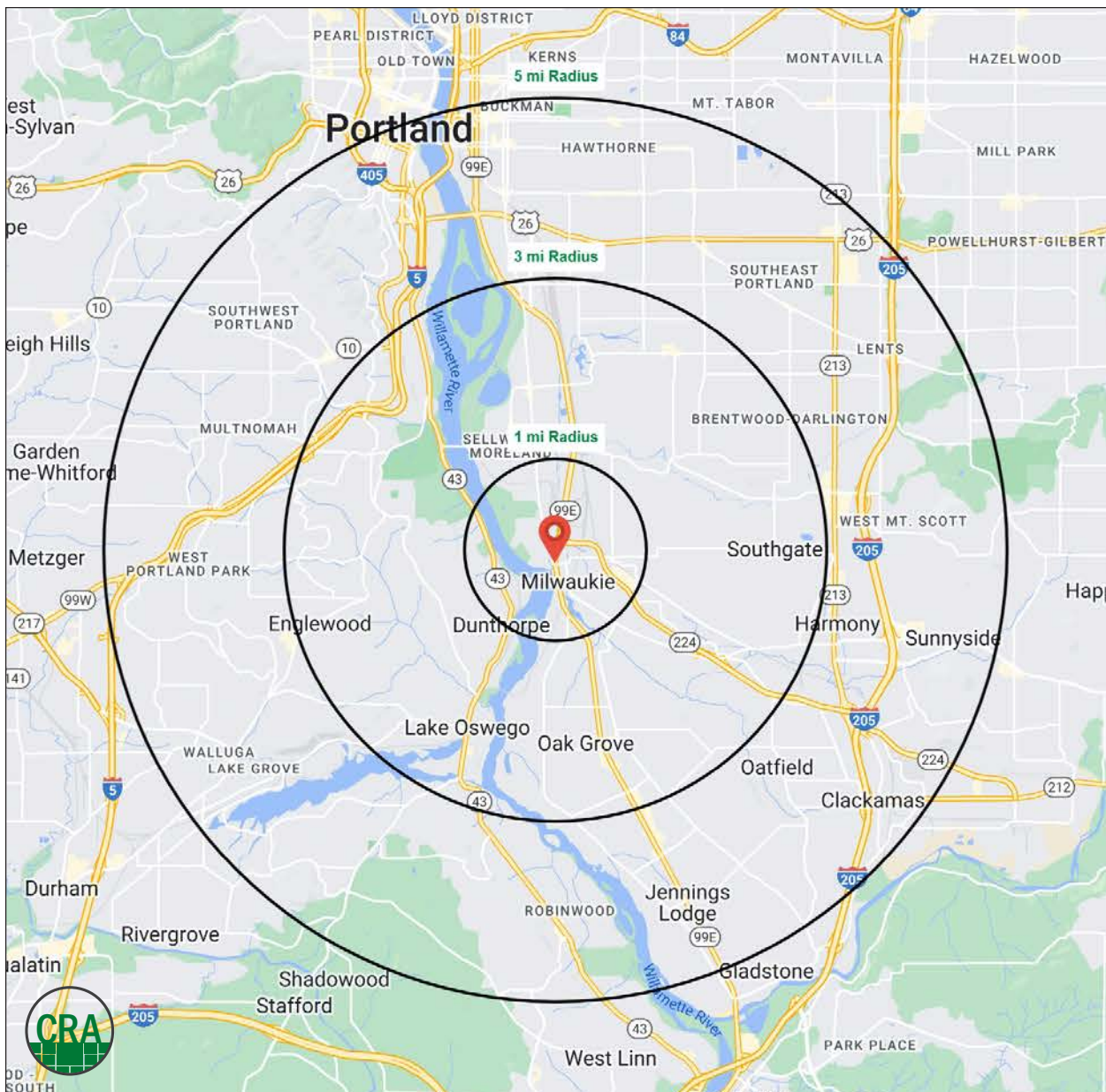
MILWAUKIE, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	9,926	113,020	357,341
Estimated Households	4,679	48,126	157,856
Average HH Income	\$121,807	\$145,554	\$145,460
Median Home Value	\$630,945	\$642,445	\$649,036
Daytime Demographics 16+	8,367	78,711	277,494
Some College or Higher	79.6%	80.4%	81.7%

\$121,807

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4475/-122.6423

10415 SE Main St Milwaukie, OR 97222	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,926	113,020	357,341
2030 Projected Population	9,941	110,962	349,625
2020 Census Population	9,324	113,935	362,873
2010 Census Population	8,752	105,847	332,375
Projected Annual Growth 2025 to 2030	-	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	0.9%	0.5%	0.5%
2025 Median Age	40.0	41.1	40.4
Households			
2025 Estimated Households	4,679	48,400	157,856
2030 Projected Households	4,793	48,189	156,718
2020 Census Households	4,270	47,633	155,300
2010 Census Households	3,999	44,360	142,141
Projected Annual Growth 2025 to 2030	0.5%	-	-0.1%
Historical Annual Growth 2010 to 2025	1.1%	0.6%	0.7%
Race and Ethnicity			
2025 Estimated White	81.9%	79.9%	76.4%
2025 Estimated Black or African American	2.6%	2.3%	3.0%
2025 Estimated Asian or Pacific Islander	4.8%	6.0%	8.3%
2025 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.7%
2025 Estimated Other Races	10.1%	11.2%	11.6%
2025 Estimated Hispanic	9.7%	10.3%	10.7%
Income			
2025 Estimated Average Household Income	\$121,807	\$145,554	\$145,460
2025 Estimated Median Household Income	\$81,159	\$110,320	\$110,118
2025 Estimated Per Capita Income	\$57,711	\$62,607	\$64,483
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.7%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.5%	2.3%
2025 Estimated High School Graduate	16.2%	15.4%	14.1%
2025 Estimated Some College	21.2%	18.6%	18.7%
2025 Estimated Associates Degree Only	7.2%	8.0%	7.3%
2025 Estimated Bachelors Degree Only	33.6%	32.5%	33.3%
2025 Estimated Graduate Degree	17.7%	21.3%	22.2%
Business			
2025 Estimated Total Businesses	716	6,720	24,593
2025 Estimated Total Employees	5,249	44,405	174,093
2025 Estimated Employee Population per Business	7.3	6.6	7.1
2025 Estimated Residential Population per Business	13.9	16.8	14.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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