

## OFFERING MEMORANDUM

3384 SE Milwaukie  
Portland, OR 97202

**Cory Carlson**  
Constant Commercial Real Estate Inc  
Principal Broker, President  
(503) 222-0282  
[cory@constantcommercial.com](mailto:cory@constantcommercial.com)  
201226331

**CCRE**  
CONSTANT COMMERCIAL REAL ESTATE, INC.

# CONTENTS

## 01 Executive Summary

Investment Summary

## 02 Location

Location Summary

## 03 Property Description

Property Features

Property Images

## 04 Company Profile

Company Bio

*Exclusively Marketed by:*



### Cory Carlson

Constant Commercial Real Estate Inc

Principal Broker, President

(503) 222-0282

cory@constantcommercial.com

201226331



Brokerage License No.: 201250517  
[www.constantcommercial.com](http://www.constantcommercial.com)

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## 01 Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	3384 SE Milwaukie Portland OR 97202
COUNTY	Multnomah
SUBMARKET	Brooklyn
BUILDING SF	9,150 SF
LAND SF	9,250 SF
YEAR BUILT	1911
APN	1S1E11BD 09100
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,399,000
PRICE PSF	\$152.90

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	19,278	220,192	483,832
2026 Median HH Income	\$111,949	\$92,694	\$99,472
2026 Average HH Income	\$147,258	\$134,456	\$139,929



## Property Description

- This prominent SE Portland retail building is perfectly positioned in the Brooklyn neighborhood and available for sale and lease. One block south of Powell Boulevard, its prime location offers unparalleled visibility and access. The main level is 5,150 SF of open-concept retail space, featuring dramatic 24-foot ceilings with exposed beams, abundant skylights and a ground level 10x10' roll up door. A versatile lower level adds another 900 square feet of finished space and ~3,100 SF of clean storage area—perfect for inventory or creative production. Equipped with pre-wired 220v, 3-phase electric service, and gas furnace. Zoned CM2, the property supports a wide range of uses, from a single tenant to a flexible dual-tenancy setup with separate access. Across the street from Brooklyn Park and surrounded by popular cafes and restaurants, this property benefits from high traffic and an established community feel. Seller carry potential with 30% down for well qualified buyers.

## Equipped Building

- 220v, 3-phase electrical service and gas service available.

Cory Carlson  
Principal Broker, President  
(503) 222-0282  
cory@constantcommercial.com  
201226331

Constant Commercial Real Estate Inc  
5200 Meadows Rd #150, Lake Oswego, OR 97035

Investment Summary

- Large ground floor bay door with off-street access & parking.

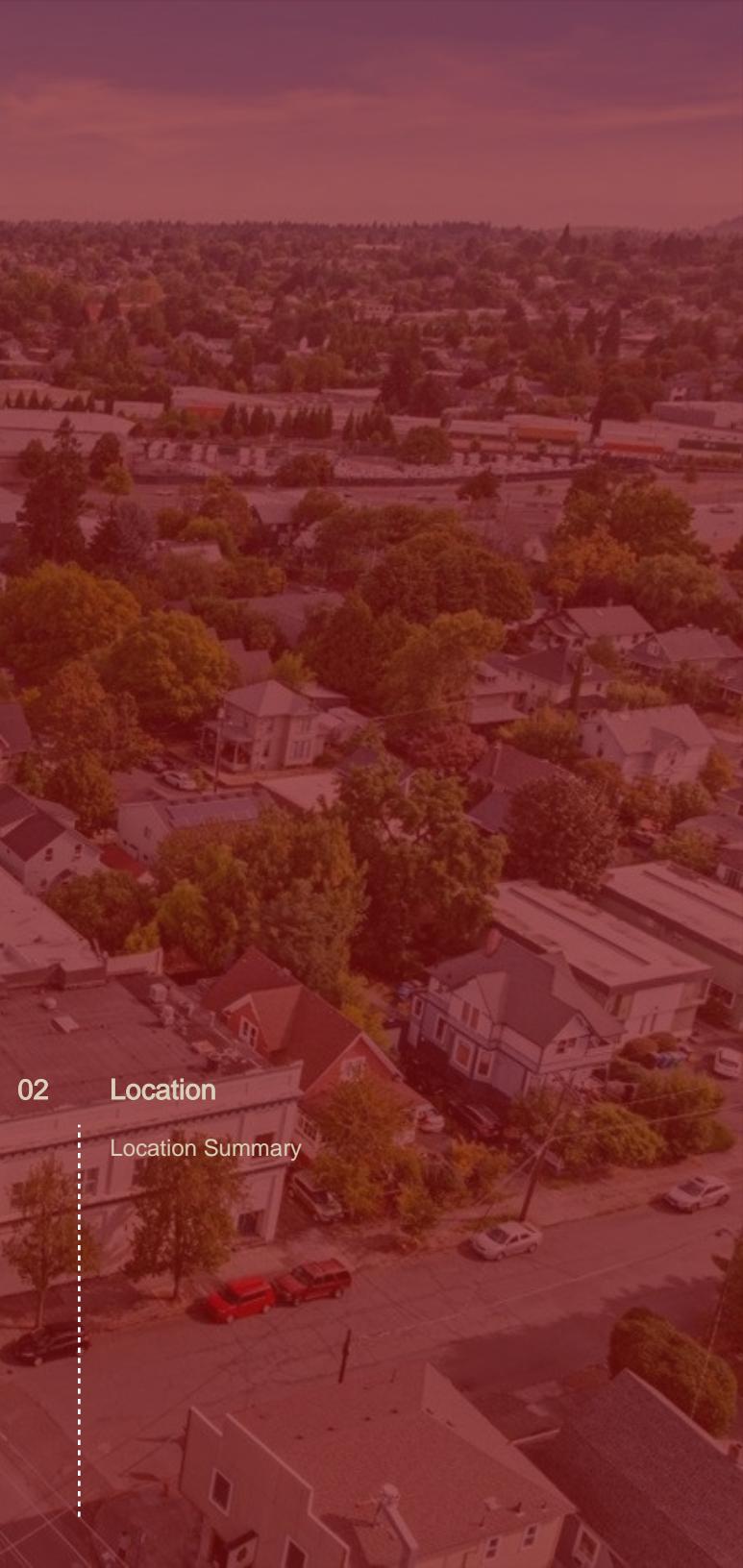
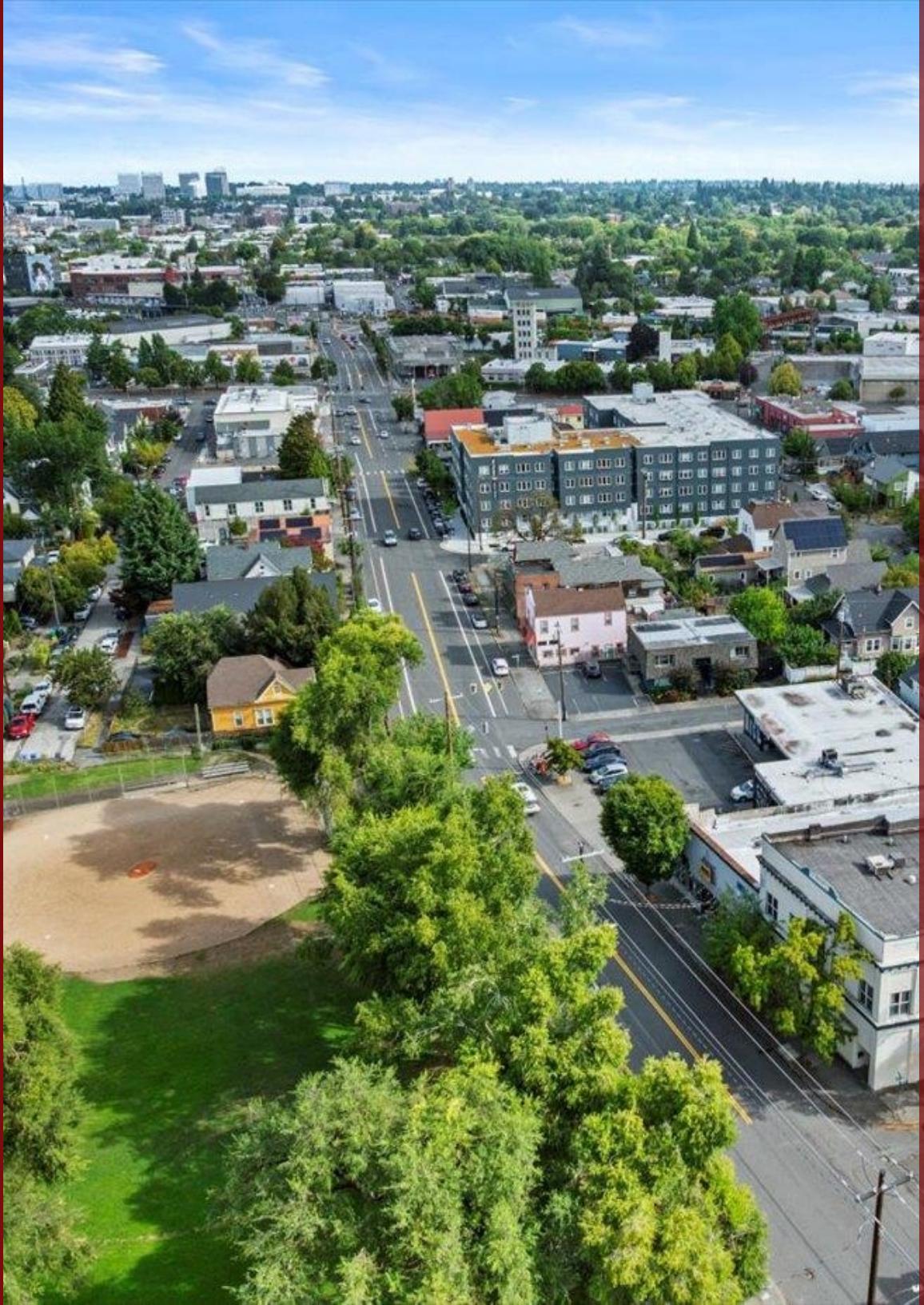


**CCRE**  
Constant Commercial Real Estate, Inc.  
Cory Carlson  
Principal Broker, President  
(503) 222-0282  
[cory@constantcommercial.com](mailto:cory@constantcommercial.com)  
201226331

Constant Commercial Real Estate Inc  
5200 Meadows Rd #150, Lake Oswego, OR 97035

Investment Summary | 5

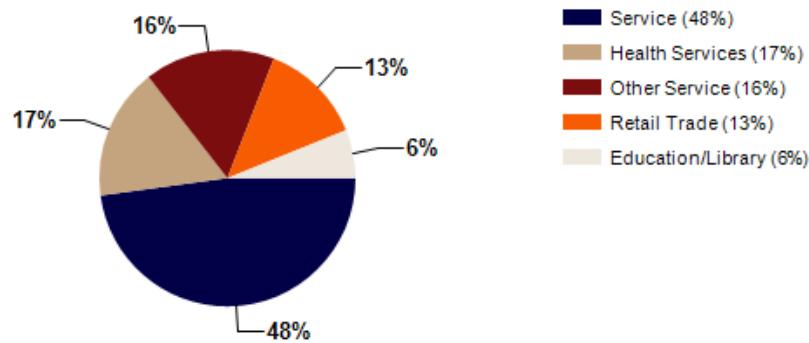
## | Location



## High-Visibility Arterial Location

- Situated on a key commercial corridor with high traffic counts (over 10,000).
- Located just minutes from Oregon Health & Science University (OHSU), the Central Eastside Industrial District, Reed College, and the OMSI waterfront district, providing a substantial daytime population.
- Flanked by the sought-after Sellwood-Moreland neighborhood to the south and the trendy Division/Clinton restaurant row to the northeast, the area boasts a dense, affluent residential population and a wealth of popular amenities.

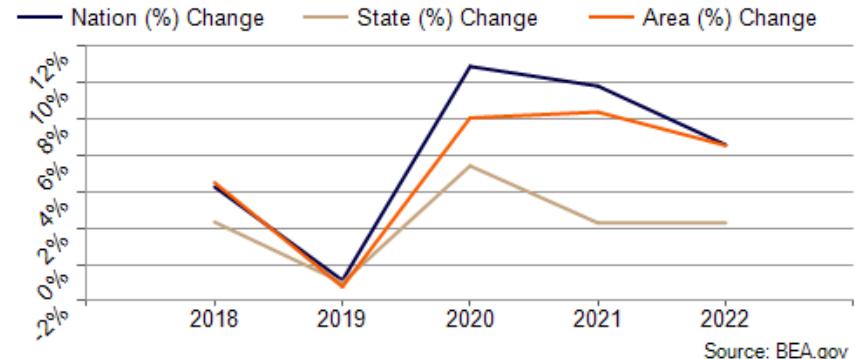
## Major Industries by Employee Count



## Largest Employers

Providence Milwaukie Hospital	679
Oregon Tool	644
North Clackamas School District	550
PCC Structurals	317
OECO LLC	210
ODS Plaza	200
Cononus Pharmacy Services	184
<b>Alpine Food Distributing</b> Principal Broker, President (503) 222-0282 cory@constantcommercial.com 201226331	165

## Multnomah County GDP Trend



Source: BEA.gov





03

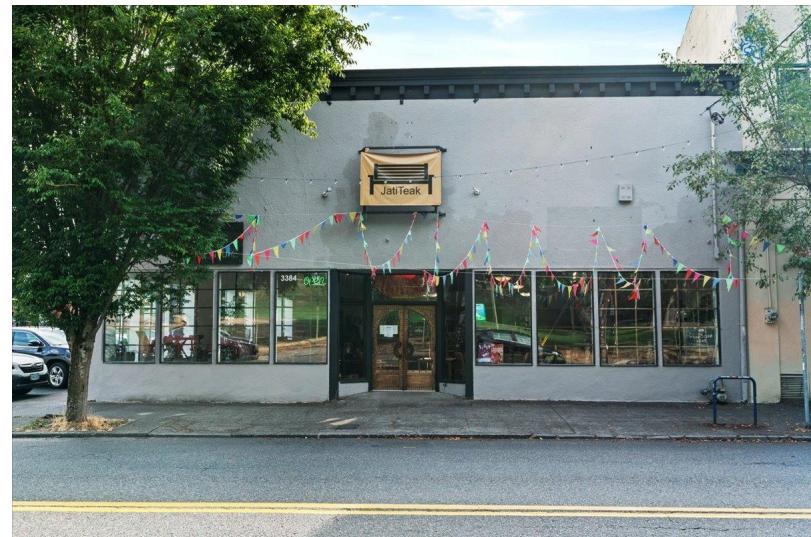
### Property Description

Property Features

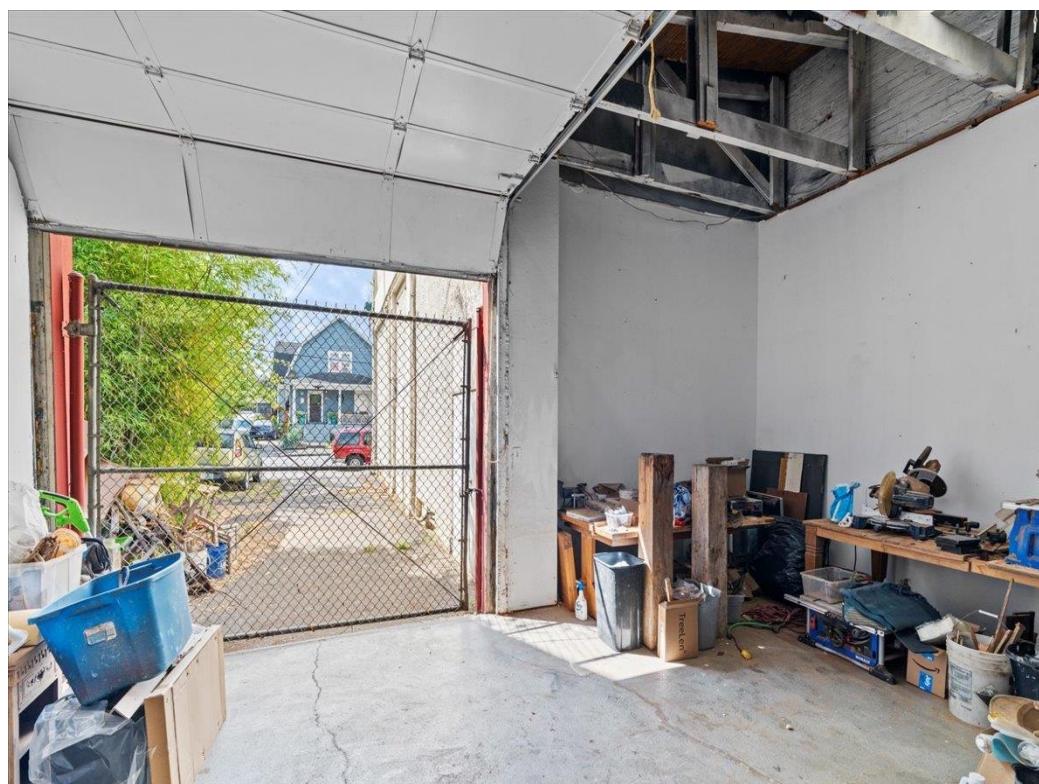
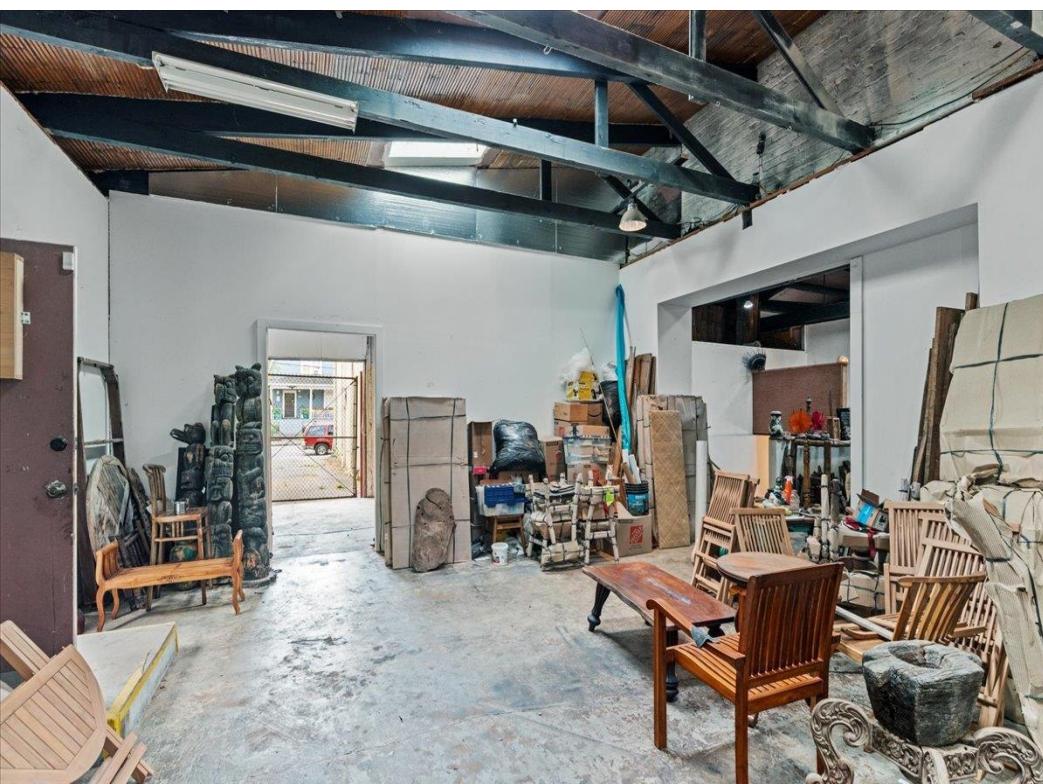
Property Images

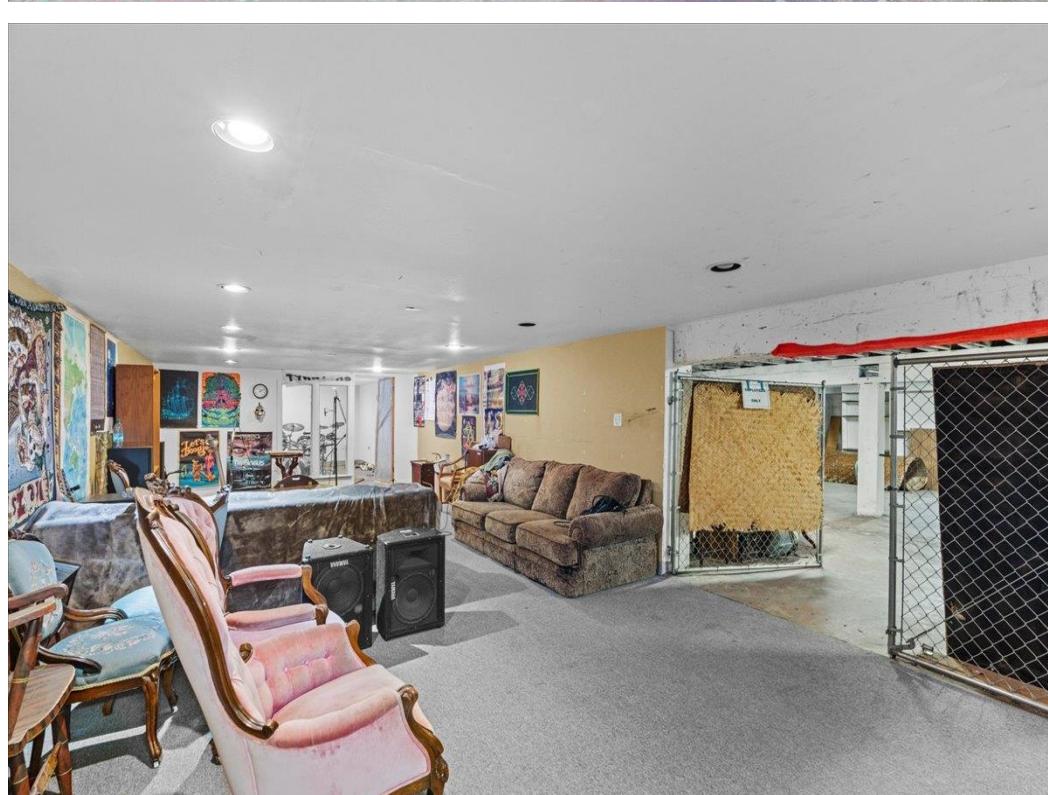
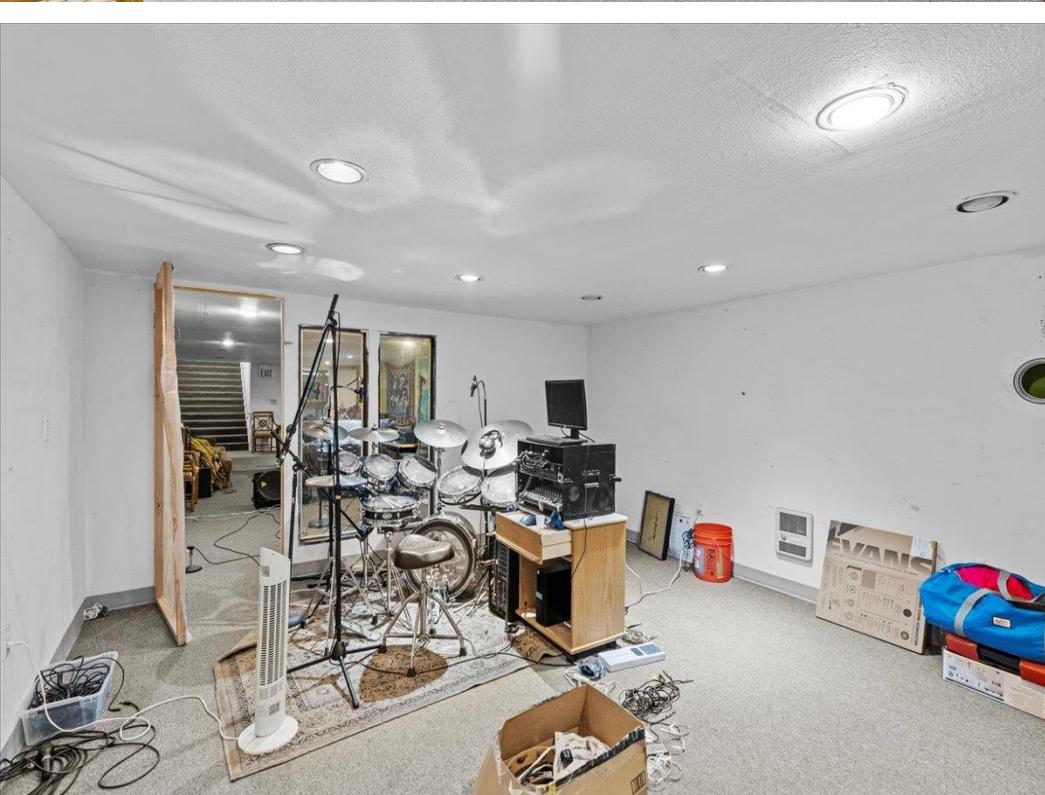
## PROPERTY FEATURES

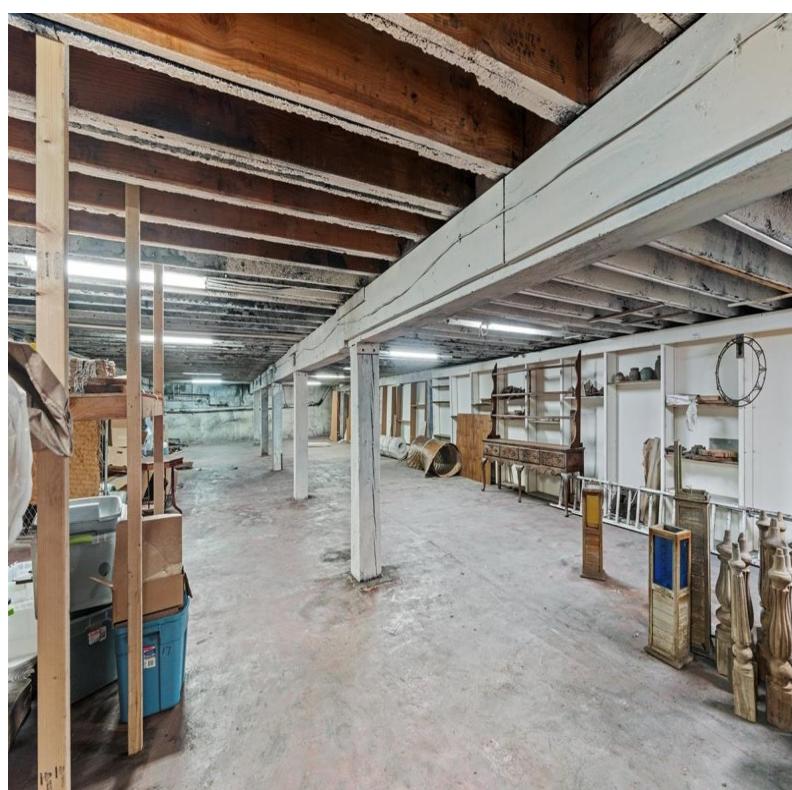
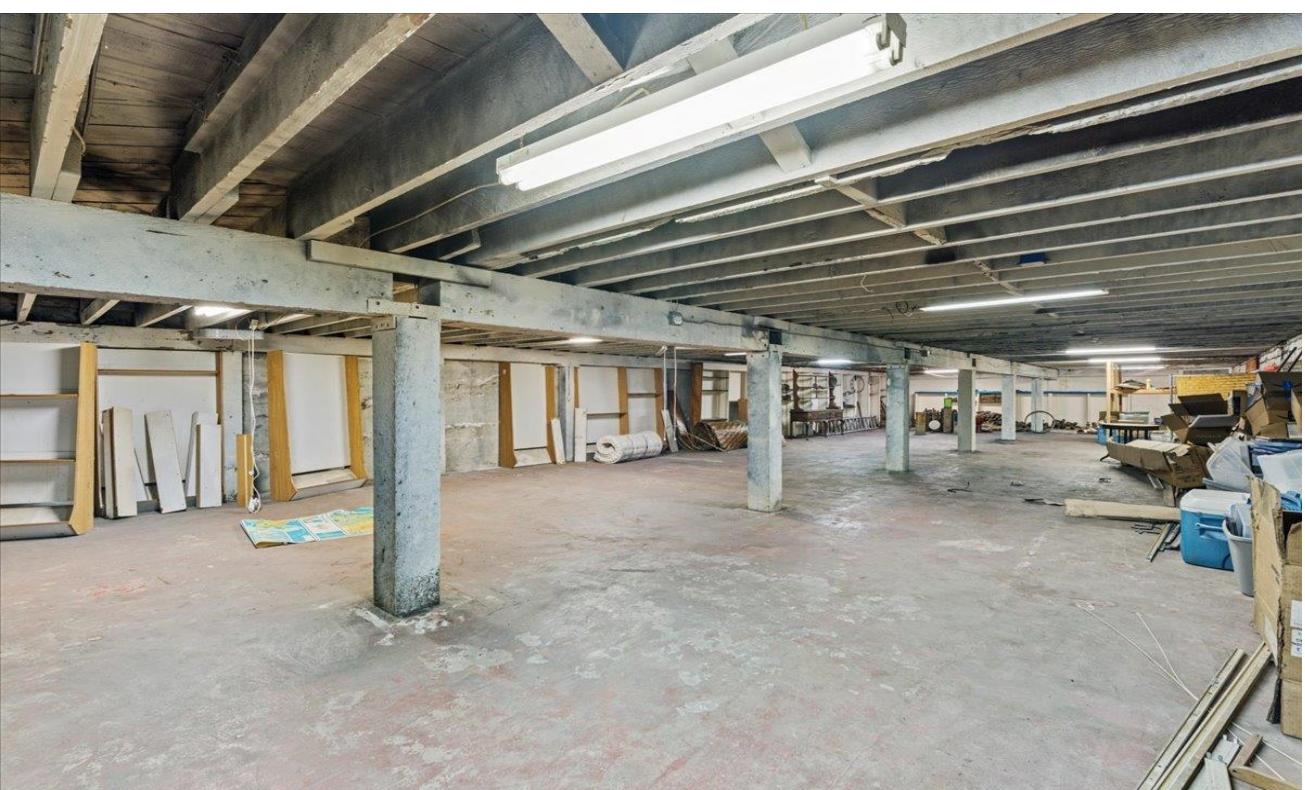
BUILDING SF	9,150
LAND SF	9,250
YEAR BUILT	1911
# OF PARCELS	1
ZONING TYPE	CM2
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	1
STREET FRONTAGE	Yes
TRAFFIC COUNTS	10164











04 **Company Profile**

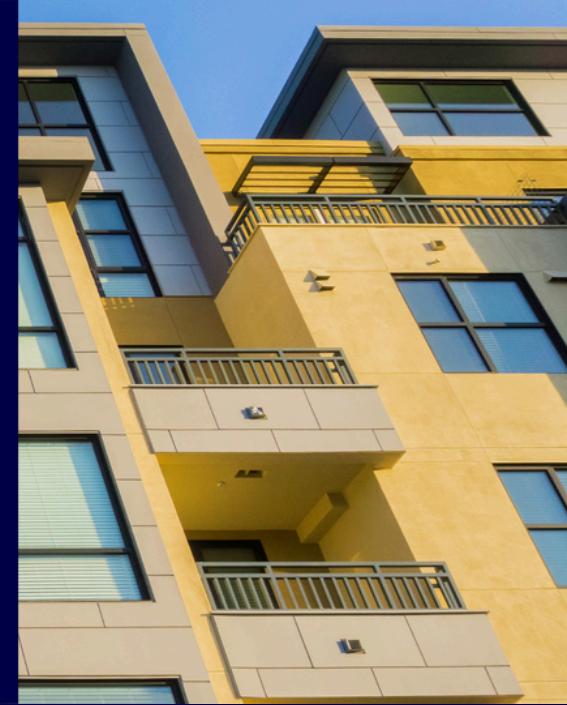
Company Bio



# CCRE

CONSTANT COMMERCIAL REAL ESTATE, INC.

Investment Brokerage | Commercial & Multifamily Financing | Consulting & Advising



## Cory Carlson

President & Founder

Oregon Principal Brokers License # 201226331

Born and raised in the Portland metro area, Cory embraces an active lifestyle rooted in his Pacific Northwest upbringing. As a dedicated father to 3 kids, he values the lessons learned through parenthood.

Cory's entrepreneurial spirit emerged early, leading him to pursue a degree in Business Management and Entrepreneurship. His diverse background spans industries such as construction, emergency medical services, firefighting, whitewater guiding, and small business ventures—including automotive sales, landscaping, and officiating lacrosse.

Cory founded Constant Commercial Real Estate Inc., a brokerage dedicated to providing strategic, analytical, and consultative real estate investment services. He is passionate about helping investors build wealth through customized strategies while fostering long-term client relationships. Owning and managing a business allows Cory to balance entrepreneurship, family life, and the pursuit of meaningful financial outcomes for his clients.