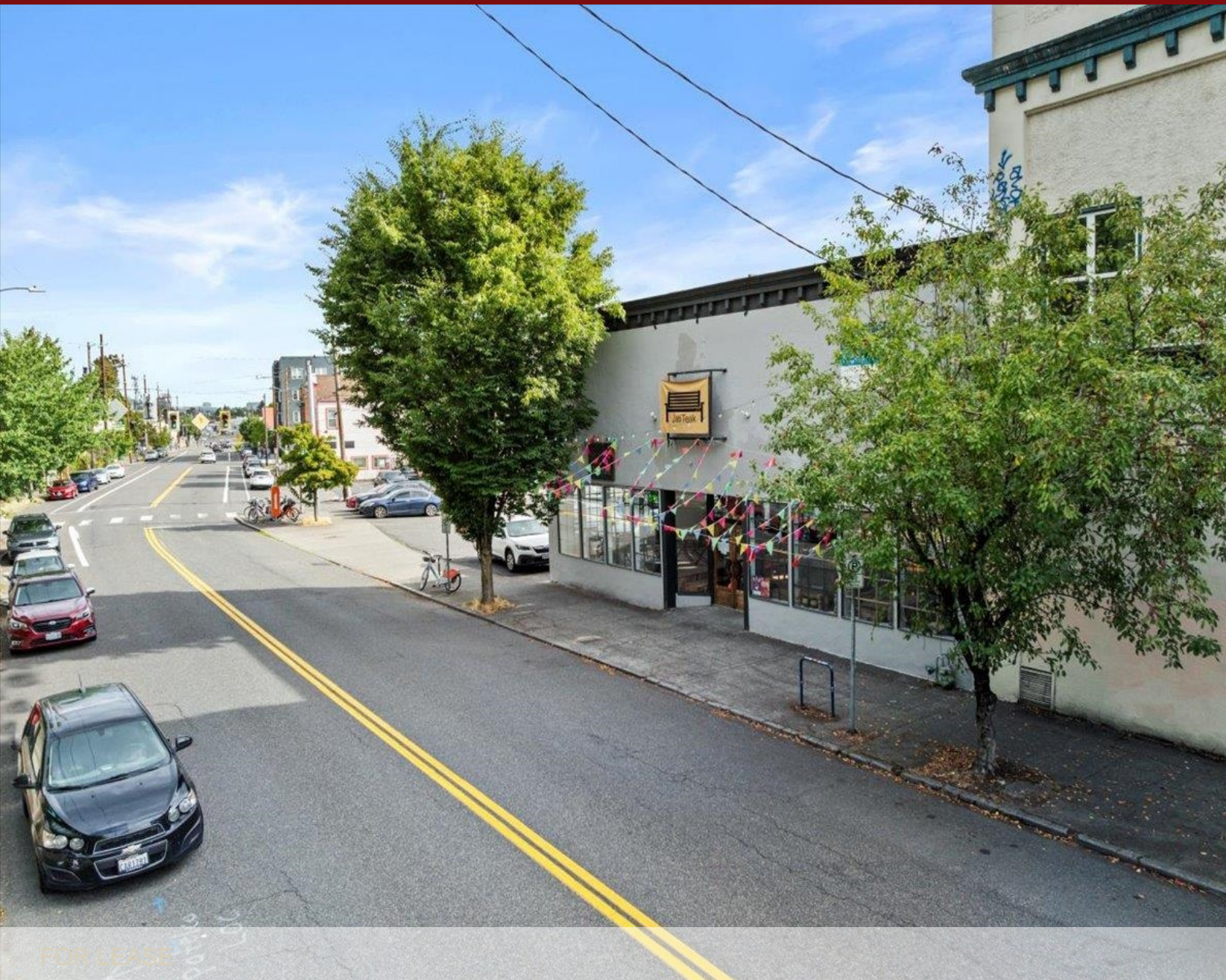
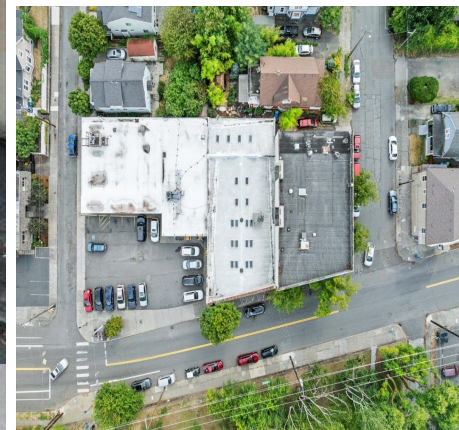
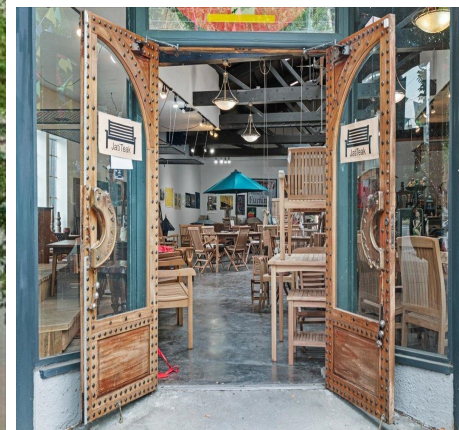


SE Milwaukie Lease



FOR LEASE



3384 SE Milwaukie
Portland, OR 97202

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

CCRE
CONSTANT COMMERCIAL REAL ESTATE, INC.

HIGHLIGHTS

- High Visibility Arterial Location
- Proximity to Major Economic Drivers
- Equipped Building - 220v, 3-phase power
- Open Concept Floor plan
- Seller financing available!



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1	Whole space	1 & Basement	9,150	\$11.04	NNN	
2	Ground Floor Option 1	1	5,150	\$18.00	NNN	
3	Ground Floor Option 2	1	4,000	\$20.00	NNN	Potential to divide space off the back, 1 bathroom & bay door.
4	Basement	Basement	4,000	\$4.56	NNN	

PROPERTY FEATURES

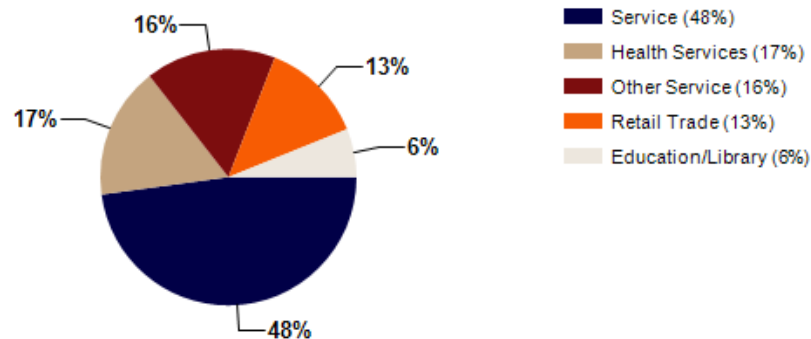
TOTAL TENANTS	1
BUILDING SF	9,150
LAND SF	9,250
YEAR BUILT	1911
ZONING TYPE	CM2
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	1



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.

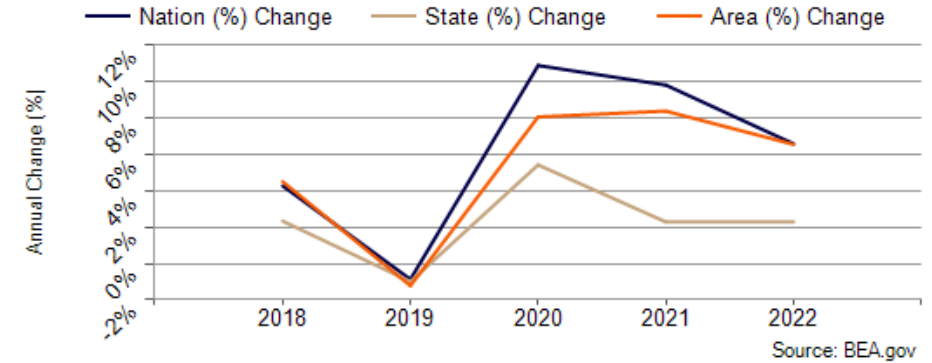
Major Industries by Employee Count

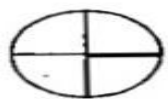
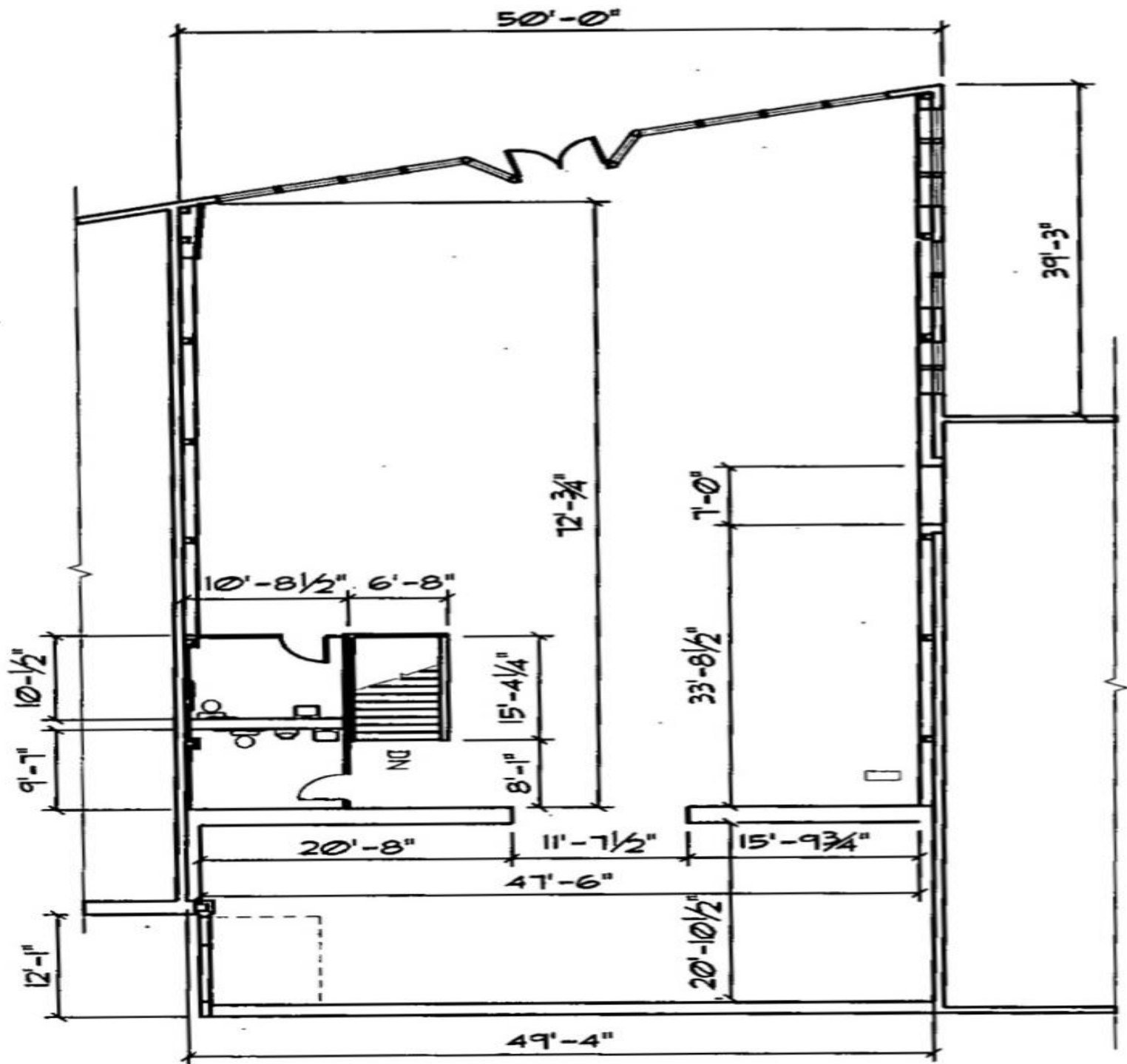


Largest Employers

Providence Health & Services	23,100
Intel Corporation	22,328
Oregon Health & Science University	19,603
Nike Inc.	15,522
Legacy Health	13,087
Kaiser Permanente	12,514
Fred Meyer Stores	9,000
Portland Public Schools	7,111

Multnomah County GDP Trend



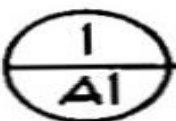
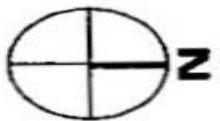


2
AI

EXISTING GROUND FLOOR PLAN

FPBASE-NEW

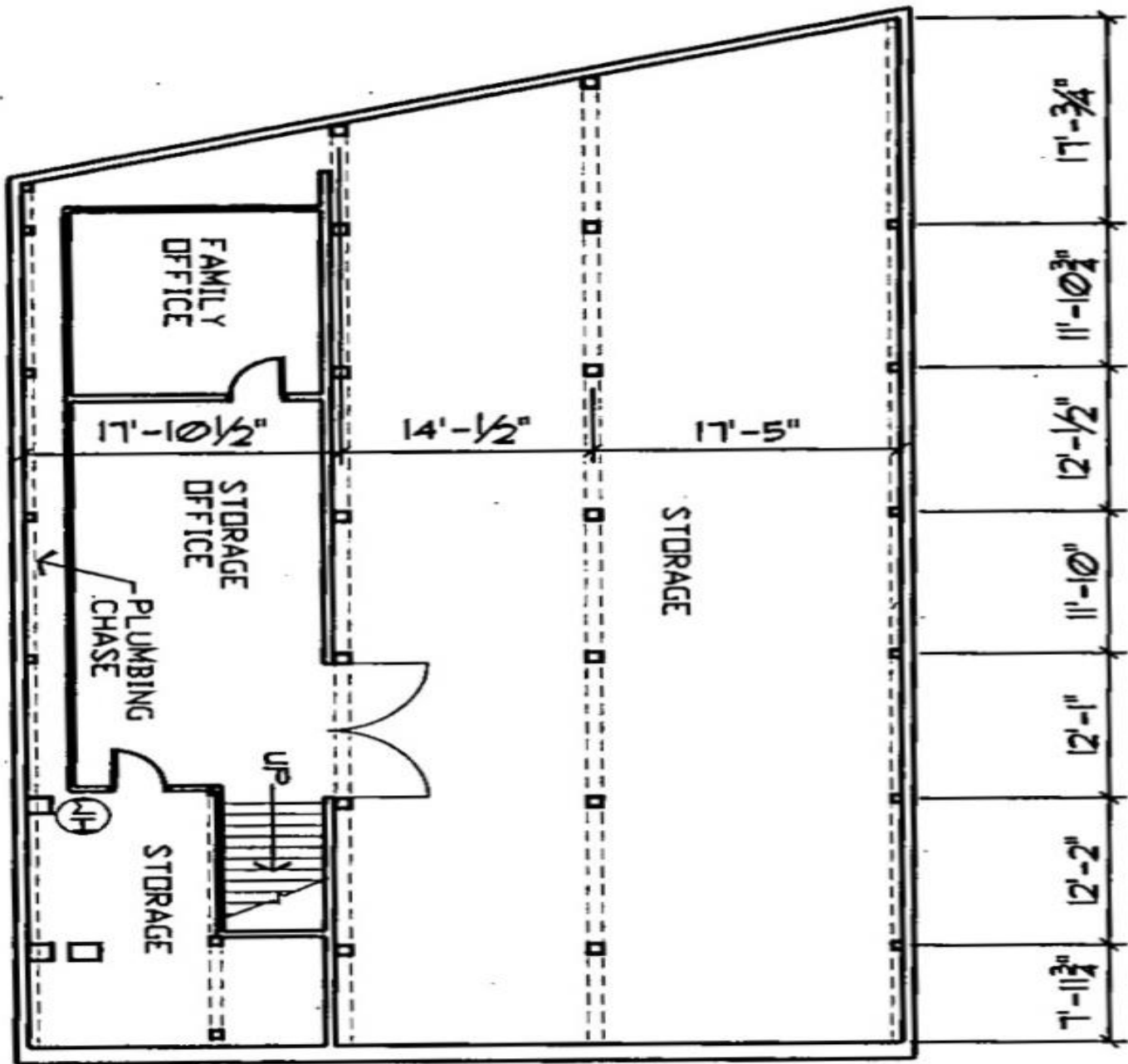
1/16" = 1'-0"



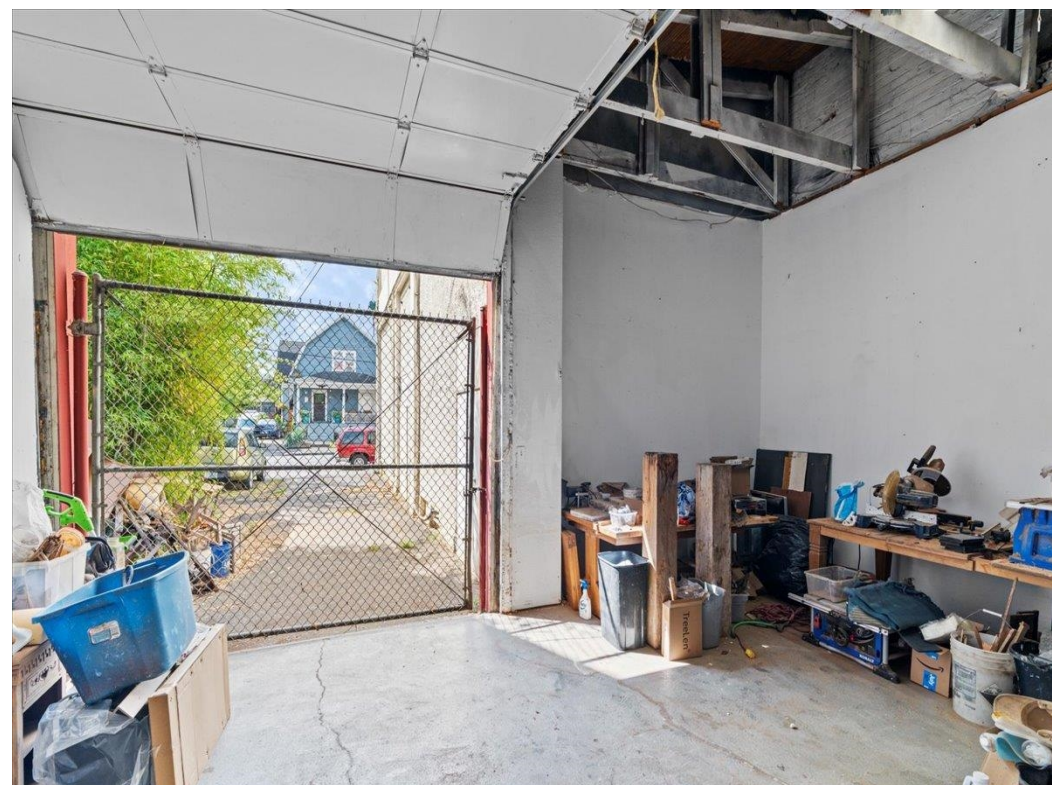
EXISTING BASEMENT PLAN

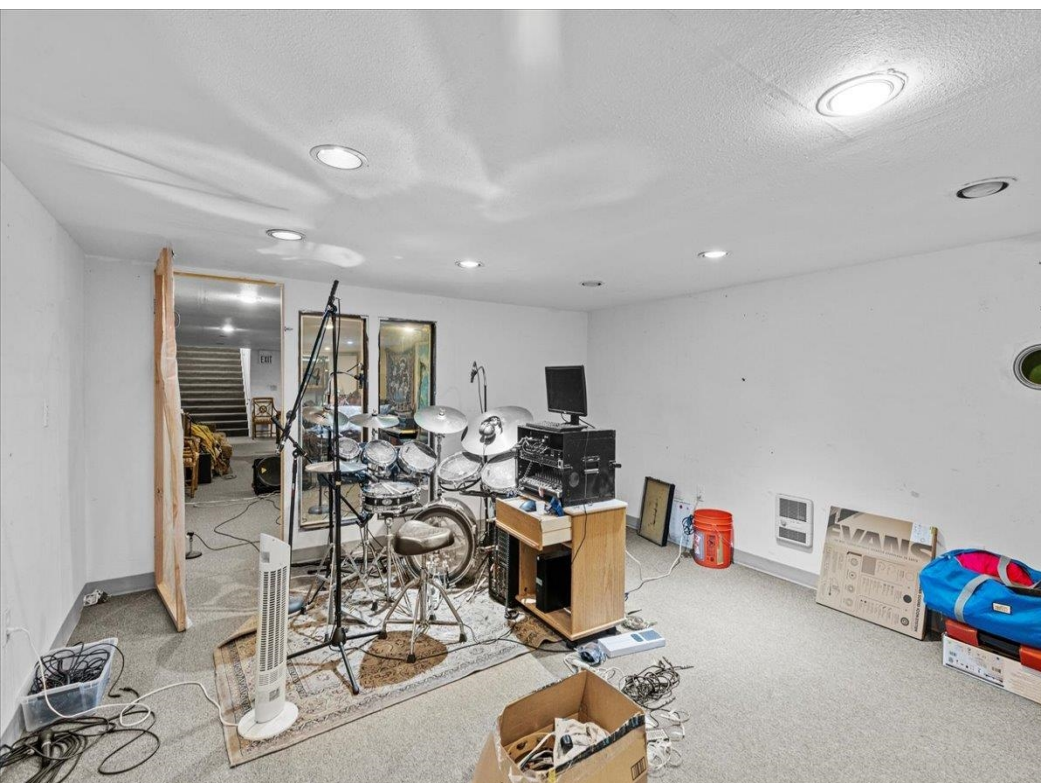
FPBASE-NEW

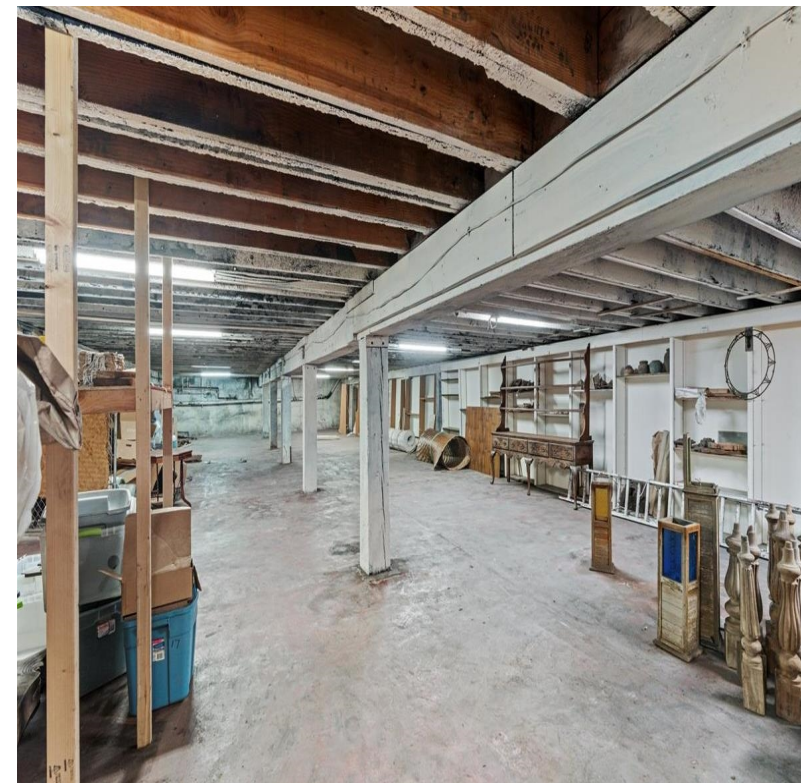
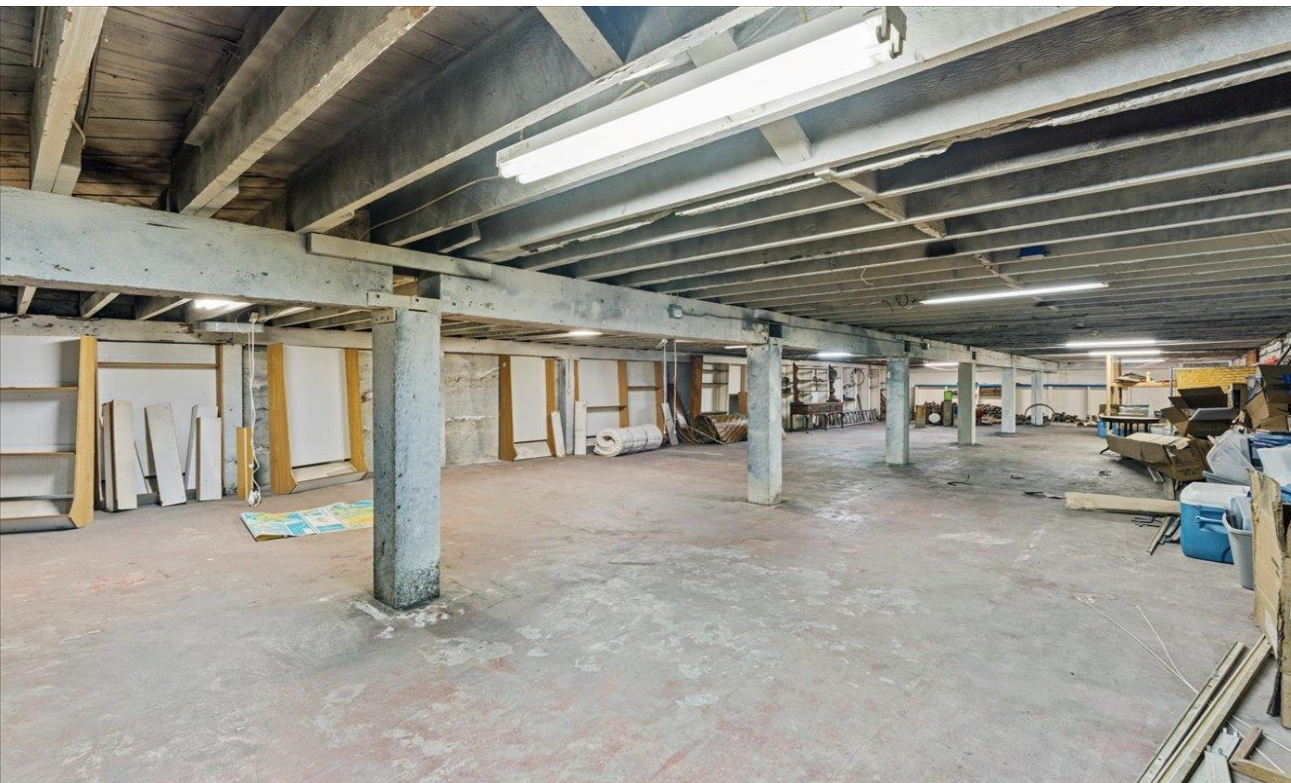
1/16" = 1'-0"







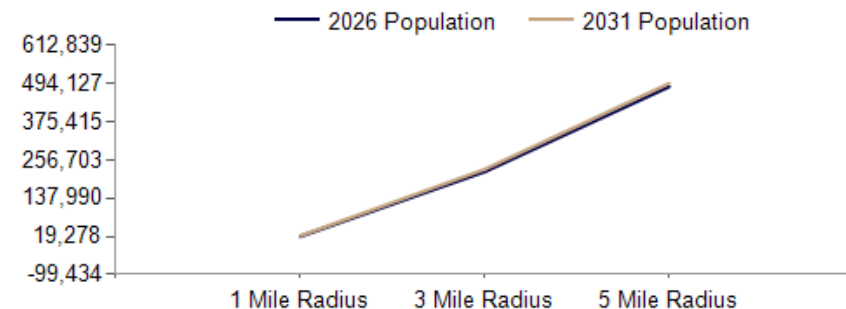




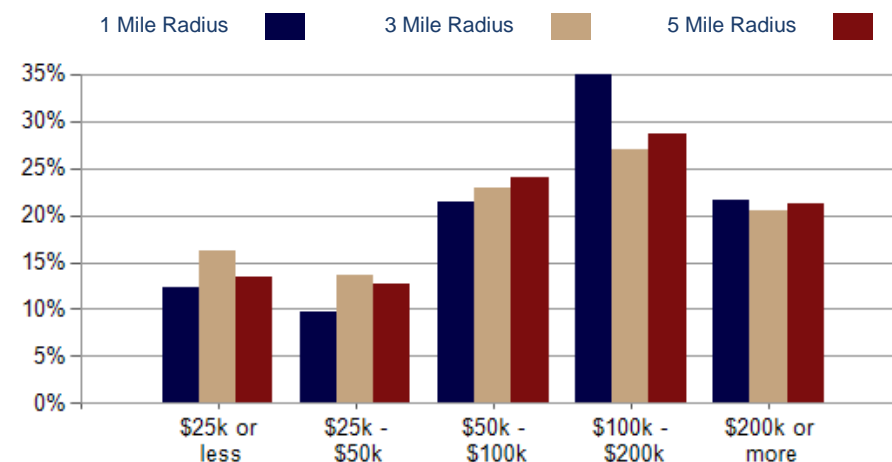


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,546	161,838	390,844
2010 Population	14,219	179,077	417,463
2026 Population	19,278	220,192	483,832
2031 Population	20,942	227,499	494,127
2026 African American	581	6,691	21,308
2026 American Indian	312	1,908	4,560
2026 Asian	1,439	14,356	34,419
2026 Hispanic	1,497	19,299	47,603
2026 Other Race	444	6,303	17,754
2026 White	14,377	165,487	348,893
2026 Multiracial	2,090	24,959	55,197
2026-2031: Population: Growth Rate	8.35%	3.30%	2.10%

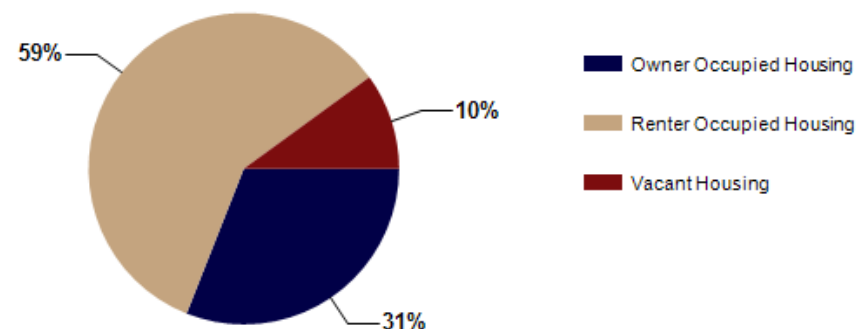
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	803	11,967	19,206
\$15,000-\$24,999	397	6,087	10,777
\$25,000-\$34,999	385	5,920	11,013
\$35,000-\$49,999	568	9,352	17,276
\$50,000-\$74,999	1,131	13,337	27,796
\$75,000-\$99,999	963	12,205	25,740
\$100,000-\$149,999	2,120	18,611	39,068
\$150,000-\$199,999	1,291	11,491	24,597
\$200,000 or greater	2,103	22,816	47,290
Median HH Income	\$111,949	\$92,694	\$99,472
Average HH Income	\$147,258	\$134,456	\$139,929



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

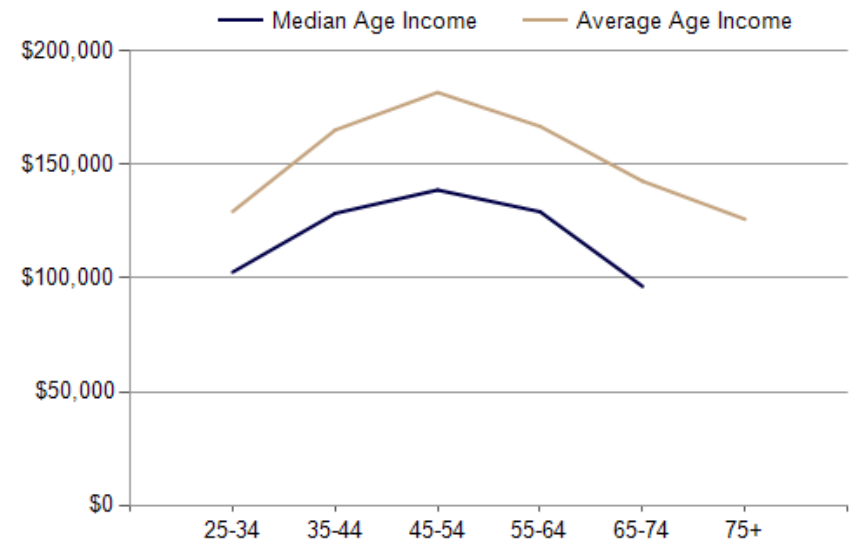
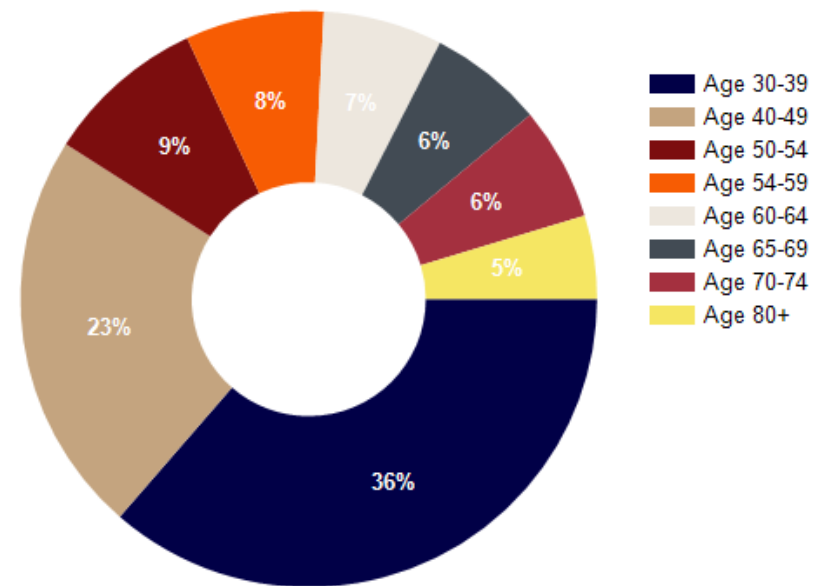


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,596	26,788	50,176
2026 Population Age 35-39	2,015	21,407	45,156
2026 Population Age 40-44	1,622	18,574	41,824
2026 Population Age 45-49	1,253	14,929	34,555
2026 Population Age 50-54	1,143	13,476	30,909
2026 Population Age 55-59	984	11,288	26,131
2026 Population Age 60-64	849	10,211	23,410
2026 Population Age 65-69	813	9,817	23,043
2026 Population Age 70-74	808	9,300	21,319
2026 Population Age 75-79	594	7,154	16,167
2026 Population Age 80-84	375	3,992	8,970
2026 Population Age 85+	387	3,084	7,324
2026 Population Age 18+	17,198	194,174	412,106
2026 Median Age	38	38	39
2031 Median Age	39	39	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,635	\$82,436	\$88,445
Average Household Income 25-34	\$129,356	\$113,352	\$120,345
Median Household Income 35-44	\$128,518	\$115,549	\$123,550
Average Household Income 35-44	\$165,221	\$156,803	\$163,352
Median Household Income 45-54	\$138,830	\$141,726	\$140,361
Average Household Income 45-54	\$181,802	\$183,003	\$182,599
Median Household Income 55-64	\$129,261	\$115,130	\$114,883
Average Household Income 55-64	\$166,867	\$159,877	\$160,639
Median Household Income 65-74	\$96,372	\$70,506	\$75,824
Average Household Income 65-74	\$142,708	\$118,529	\$119,723
Average Household Income 75+	\$125,972	\$89,998	\$87,702

Population By Age



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.