

RETAIL SPACE FOR LEASE

Oak Grove Retail/Service

14623 SE MCLOUGHLIN BLVD, MILWAUKIE, OR 97267



Prime retail space available on busy McLoughlin Blvd

CONTACT

Sara Daley
Justin Darling

503 568 5908 / 503 224 6791 / sdaley@naielliott.com
503 457 2990 / 503 224 6791 / jdarling@naielliott.com

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Property snapshot

14623 SE McLoughlin Blvd offers a highly visible retail location along the bustling OR-99E corridor, with over 30,000 cars passing daily. The site benefits from strong neighborhood density and close proximity to national retailers like Walmart, Fred Meyer, and Safeway. Easy access to I-205 and nearby transit options makes it convenient for both customers and employees. This is an ideal spot for retailers seeking exposure in a well-trafficked Clackamas location.

HIGHLIGHTS

- High Visibility on SE McLoughlin Blvd — over 30,000 vehicles per day
- Excellent Access & Exposure — located along busy OR-99E corridor
- Dense Surrounding Neighborhoods — strong residential population within 3 miles
- Close to Major Retailers — near Walmart, Safeway, and Fred Meyer
- Easy Access to Public Transit & Freeways — minutes to I-205 and TriMet stops



ADDRESS	14623 SE McLoughlin Blvd, Milwaukie, OR
AVAILABLE SF	4,925 SF 2,382 SF
LEASE	NNN
PARKING	Ample off-street parking available
TRAFFIC COUNT	SE McLoughlin Blvd - 26,053 ADT (2023)

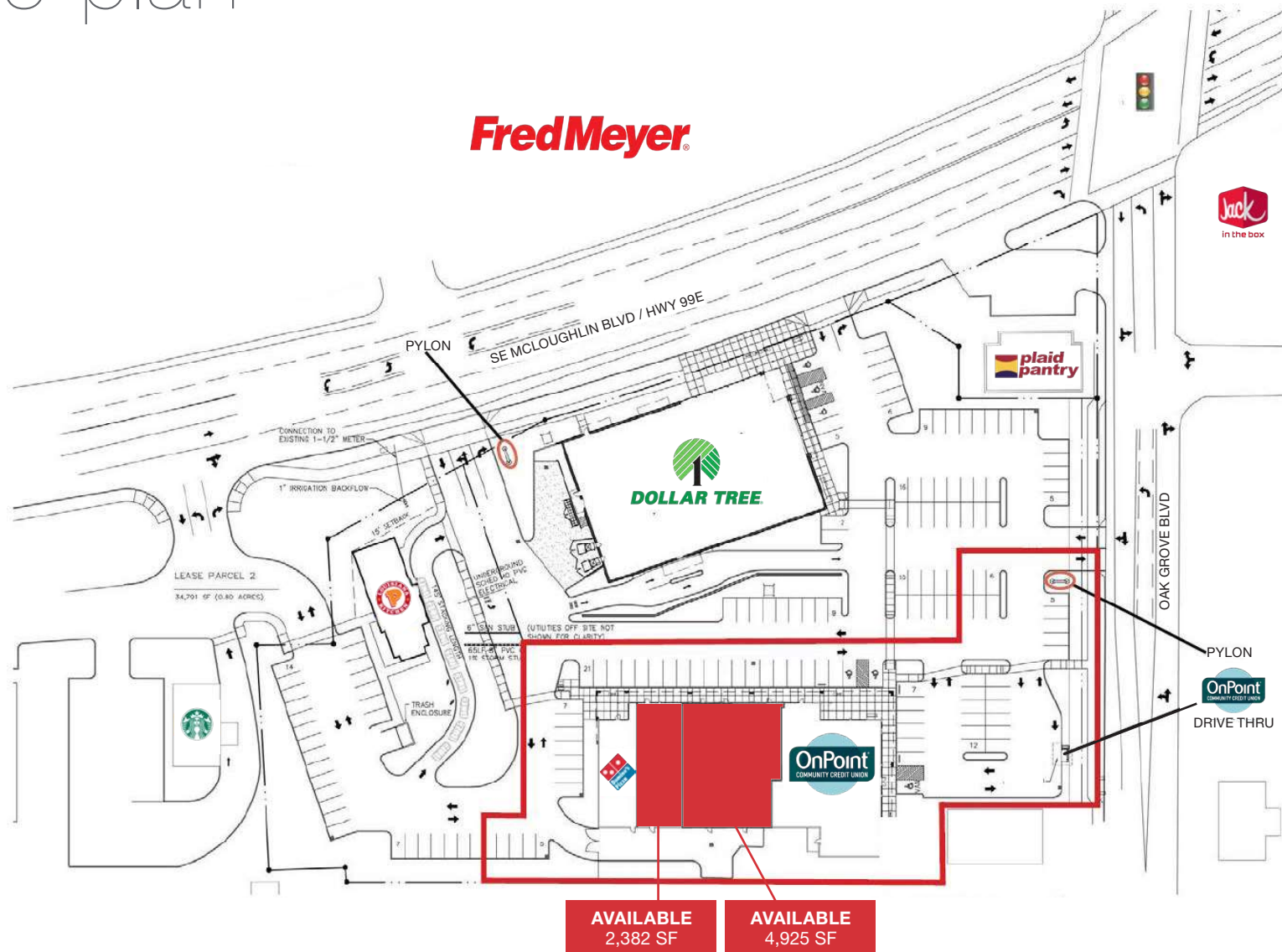
Photos



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Drive Time



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Trade Map



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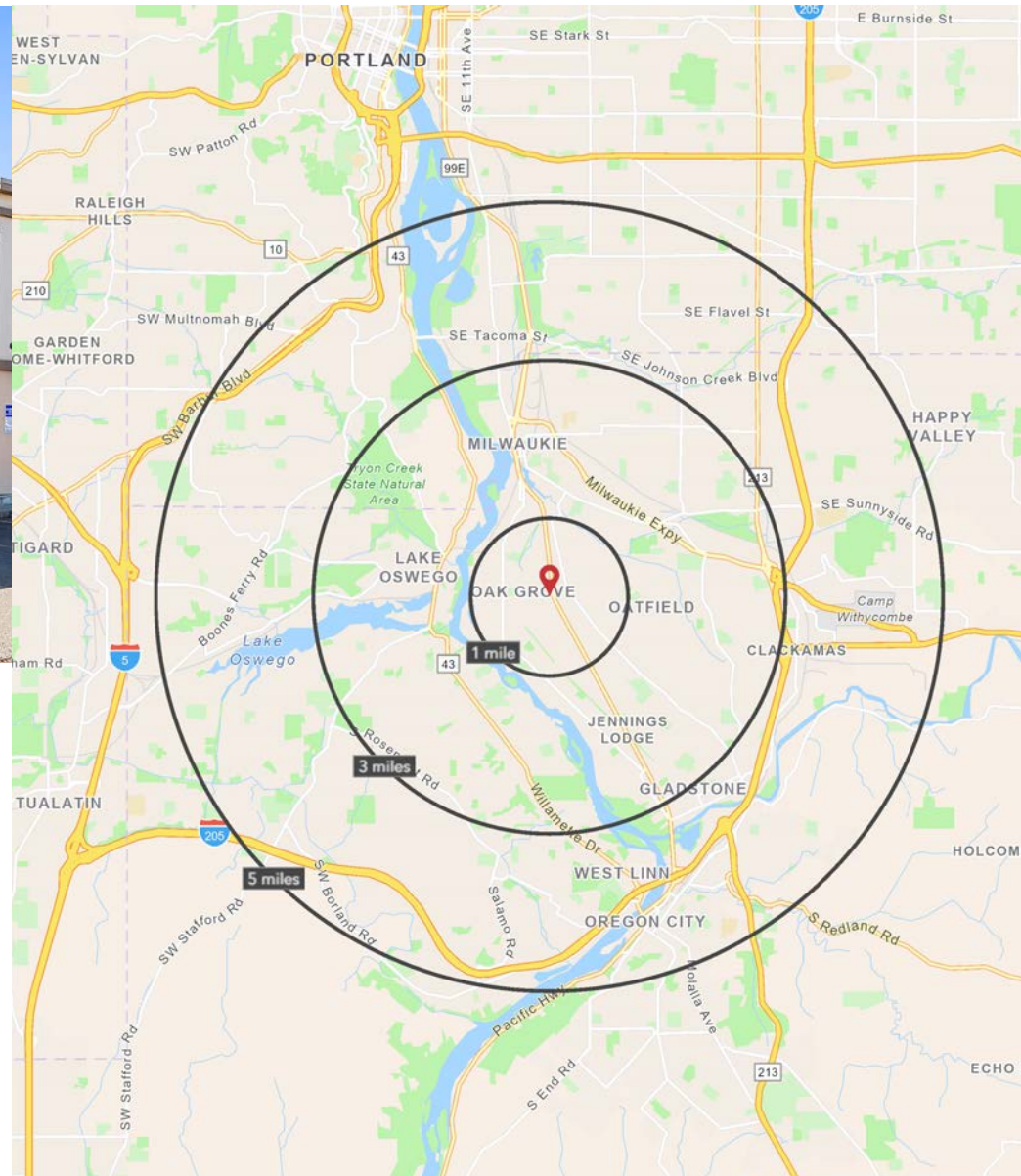
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Demographics



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	14,164	96,637	270,236
2030 EST TOTAL POPULATION	14,278	97,564	272,600
AVERAGE HOUSEHOLD INCOME	\$104,622	\$146,544	\$151,431
MEDIAN HOME VALUE	\$585,196	\$639,951	\$672,618
TOTAL HOUSEHOLDS	5,997	39,939	109,686
DAYTIME POPULATION	4,715	45,382	134,540
EDUCATIONAL ATTAINMENT	67%	78%	80%

Source: ©2025 Esri



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