

# FOR SALE



## **4242 SE Milwaukie Ave PORTLAND, OR 97202**

Modern 5,800 SF two-story neighborhood office complex with multiple small offices, ground-level exterior access, and fenced private outdoor space. Features include reception area, 8 offices, conference room, and mail room on the main floor, plus 9 offices and a break room on the lower level. Ample off-street parking (15+ spaces). Flexible layout ideal for preschool, medical office, or creative use. Great neighborhood location with strong visibility and convenience.

## **\$1,500,000**

Commercial Real Estate For Sale

### **TOD BRESLAU**

Senior Commercial Broker  
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 **PREMIERE**  
PROPERTY GROUP, LLC





# BUILDING

Total SF:  
5,887 SF

Year Built:  
1972

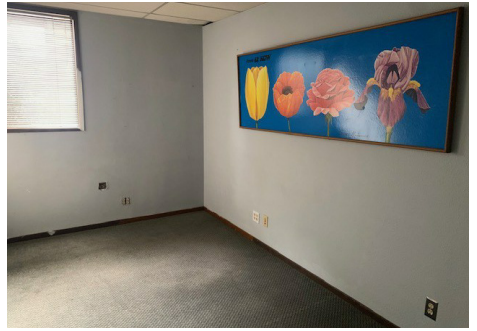
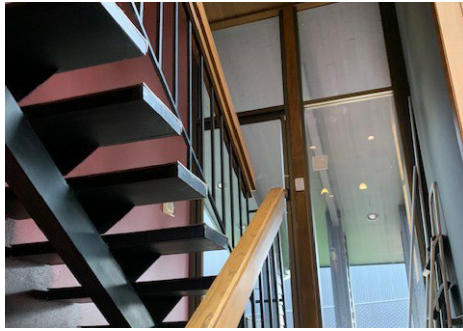
Building Class:  
B

Zoning:  
CM1

Excellent owner-user opportunity featuring a private, fenced setting with a large on-site parking lot and a two-story mid-century office flex complex. The property offers a blend of open and private workspaces, ideal for creative users, medical professionals, or small businesses seeking a functional and distinctive environment.

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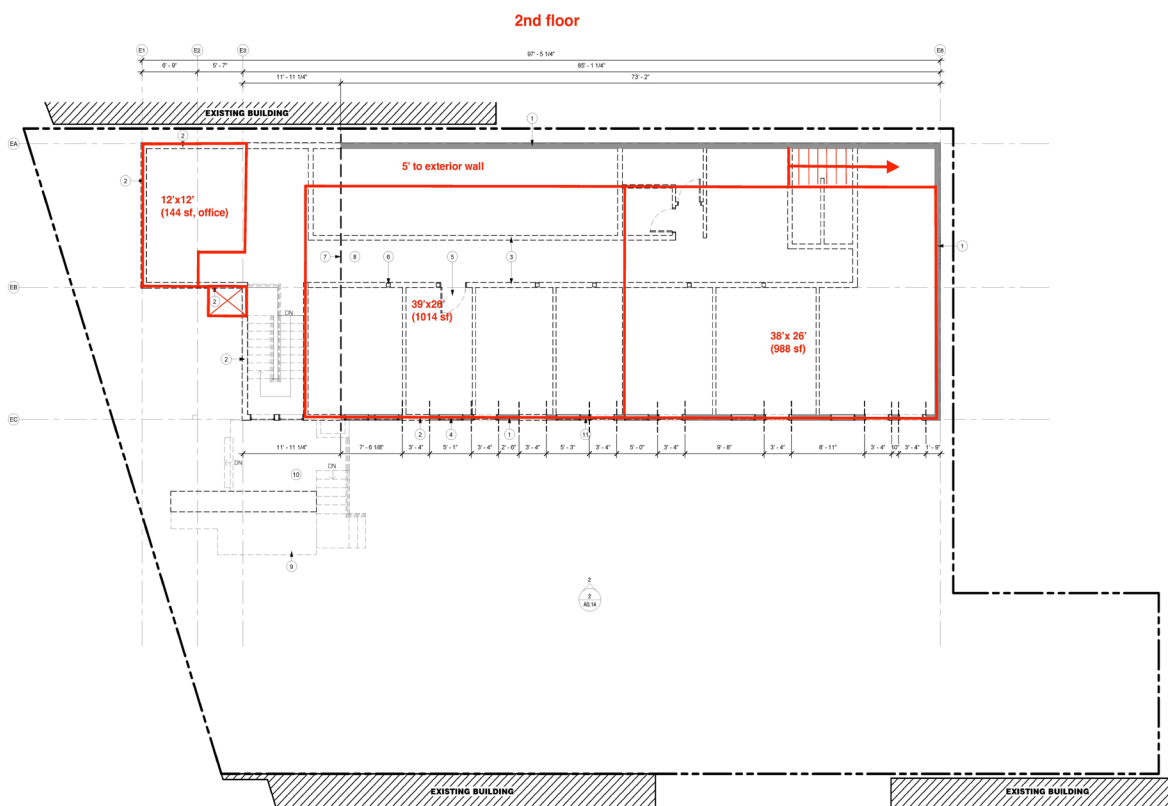
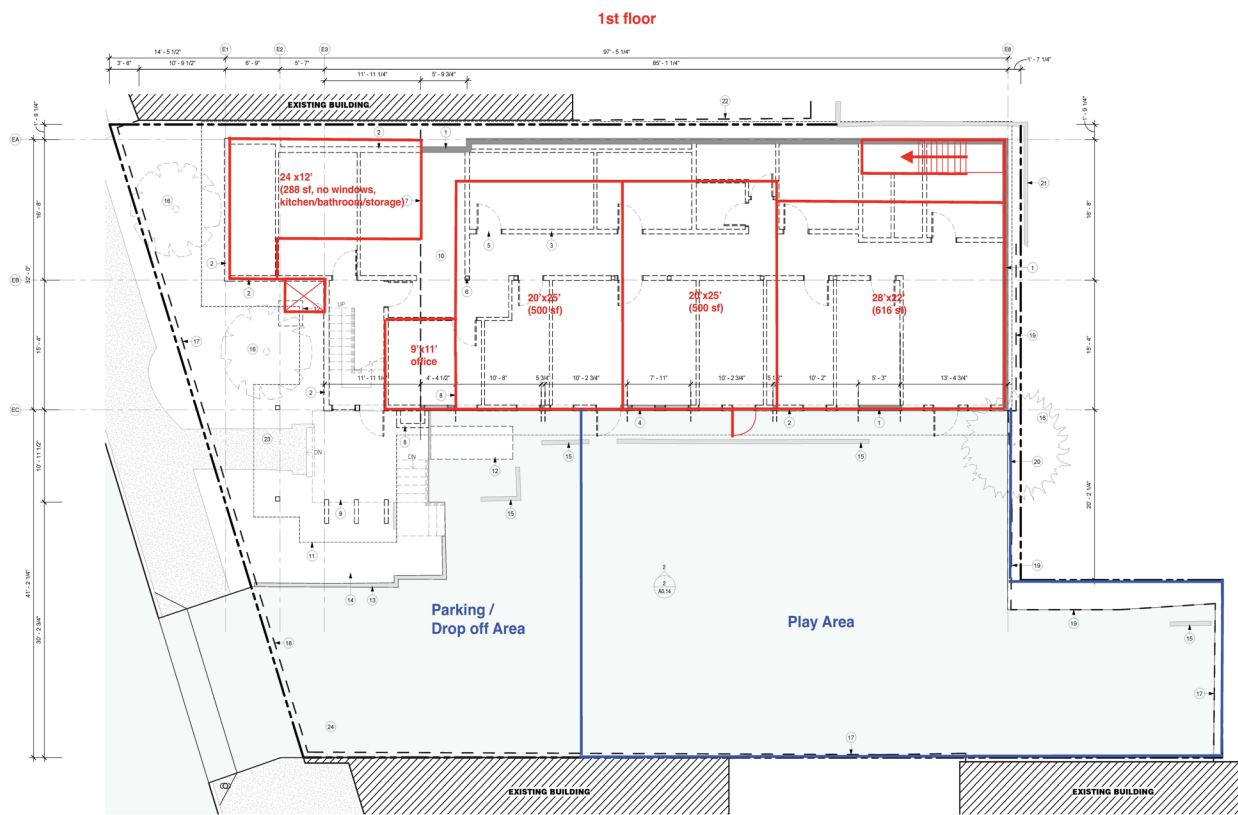




# ADDITIONAL PHOTOS



# FLOOR PLAN







## KEY AMENITIES

- Brooklyn School Park
- Sellwood Riverfront Park
- Oaks Amusement Park
- Winterhaven Elementary School
- Brooklyn Park
- Aladdin Theater

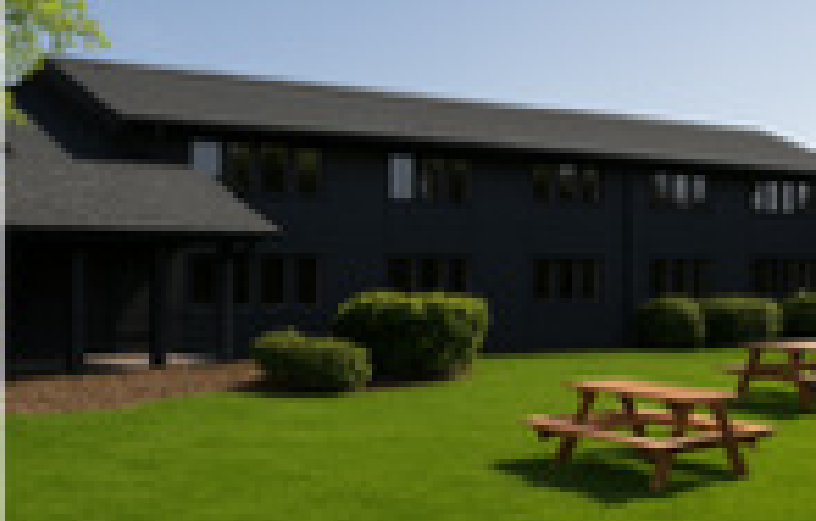
## LOCAL AMENITIES

- Away Days Brewing
- Houndogs Bar & Grill
- Array Bottle Shop
- The Lightening Society Salon
- Kids Playground Gym
- Brooklyn Carreta Bar & Carts
- Enthea Teahouse
- Sturctural Healing Massage
- Ruse Brewing
- Coco Donuts & Coffee
- 503 Distilling
- GOODBAR
- CorksCru Wine Merchants
- The MAC'D Window
- Gigantic Brewing - Taproom
- Portland Ca Phe

## LOCATION HIGHLIGHTS

- Located in a desirable Southeast Portland neighborhood with flexible commercial use potential.
- Close to Bus Station (SE Milwaukie & Mall) and MAX Station (SE 17th & Holate)
- Only 10 Minutes to Downtown Portland
- Easy access to other parts of SE Portland and connections to downtown and other





## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	17,432	198,596	463,856
Households:	8,464	98,273	213,236
Median Age:	38.3	39.1	40
Median HH Income:	\$90,517	\$82,160	\$86,471
Daytime Employees:	13,784	298,439	442,337

## TRAFFIC

Streets	Traffic Volume	Count Year	Property Distance
SE Milwaukie Ave & SE Cora St (N)	8,663	2022	0.05 mi
SE Milwaukie Ave & SE Kelly St (S)	13,568	2025	0.06 mi
SE Milwaukie Ave & SE Boise St (S)	9,321	2025	0.08 mi
SE Mall St & SE Milwaukie Ave (E)	217	2025	0.08 mi
SE Mall St & SE 15th Ave (E)	394	2025	0.09 mi
SE Reynolds St & SE 12th Ave (W)	295	2023	0.13 mi
SE Reynolds St & SE 12th Ave (W)	297	2025	0.13 mi
SE Milwaukie Ave & SE Reynolds St (N)	9,106	2025	0.13 mi
SE Holgate Blvd & SE 12th Ave (W)	13,024	2025	0.15 mi
SE Holgate Blvd & SE 15th Ave (E)	14,166	2025	0.16 mi





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