

FREESTANDING RETAIL FOR LEASE

Hollywood Plaza

17401 SE MCLOUGHLIN BLVD.

Portland, OR 97267

LANDLORD REPRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr
NNN:	\$5.80/sf/year
AVAILABLE SF:	2,100 - 4,968 SF
ZONING:	C3
PARKING STALLS:	8
COUNTY:	Clackamas
SUBMARKET:	Clackamas/Milwaukie

PROPERTY OVERVIEW

17401 SE McLoughlin is approximately 4,968sf of general retail space, previously occupied by Advanced Auto Parts. Premises include open floor plan, double door back access, private office, 2 ADA restrooms. Divisible to 2,100/2800sf.

PROPERTY HIGHLIGHTS

- Zoning - General Commercial (c3)
- 7 exclusive parking stalls plus 1 ADA stall
- McLoughlin Blvd & SE Ina Ave NW 30,013 Vehicles per Day in 2022
- Preferred lease term 5-10 years
- Pylon Sign : Top double panel available for visibility on SE McLoughlin
- NNNs do not include Water/Sewer, Trash, Interior Electricity.

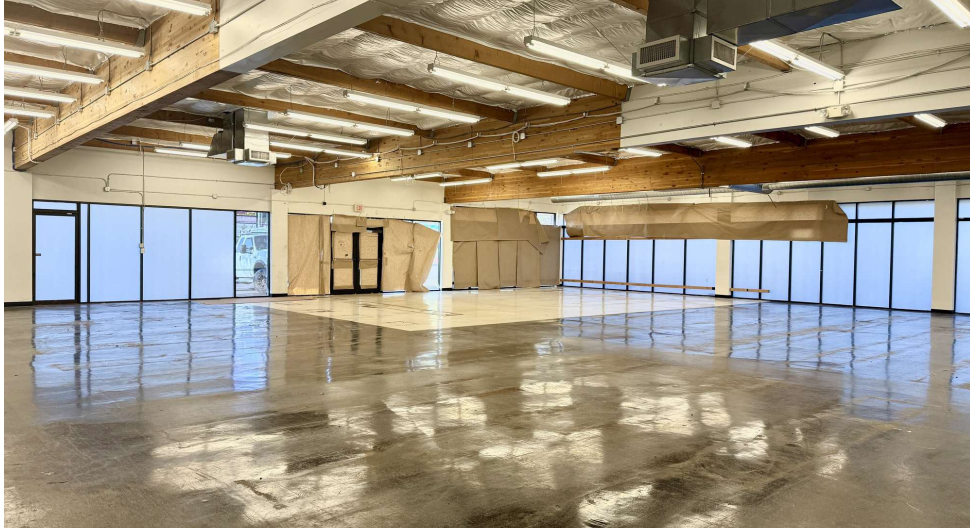
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ADDITIONAL PHOTOS



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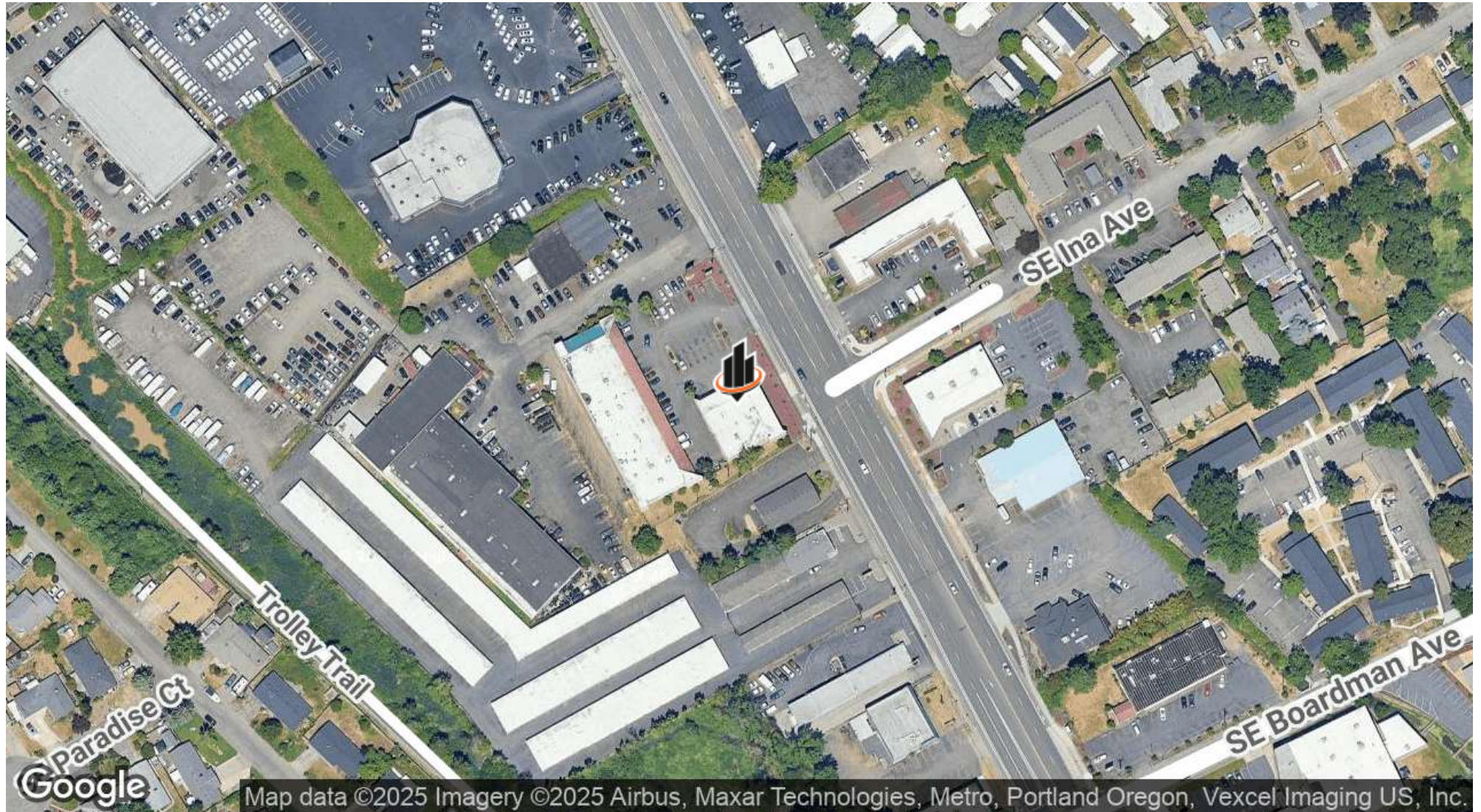
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HOLLYWOOD PLAZA | 17401 SE McLoughlin Blvd. Portland, OR 97267

SVN | BLUESTONE 3

LOCATION MAP



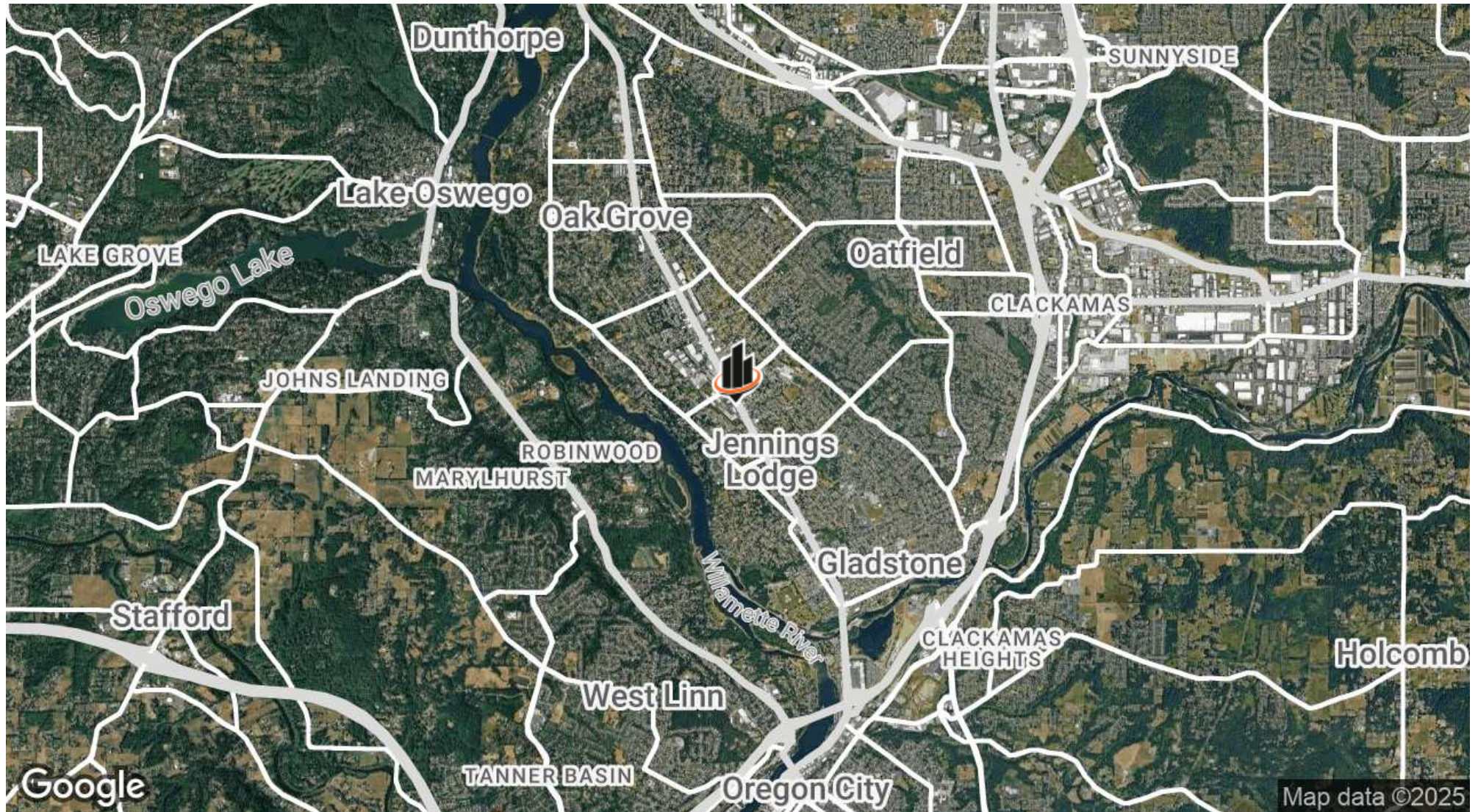
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AERIAL MAP



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