

ANCHOR SPACE AVAILABLE!

OAK GROVE MARKET CENTER

FOR LEASE IN MILWAUKIE, OREGON

ANCHOR NAME



LOCATION

McLoughlin Blvd and Silver Leaf Ln
in Milwaukie, Oregon

AVAILABLE SPACES

In-line 900 SF to 2,225 SF;
Anchor space 53,000 SF (divisible)

RENTAL RATE

Please call for details.

COMMENTS

- Center is anchored by Baxter Auto Parts with Panda Express, Bank of America, Five Guys, Subway, Great Clips, Verizon, T-Mobile and GNC as co-tenants.
- Visible from busy McLoughlin Blvd, a main north south arterial for this retail corridor.
- Dense residential area with over 13,000 people within a 1-mile radius.

TRAFFIC COUNT

McLoughlin Blvd | 32,716 ADT (15)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. 2016 Population	14,454	97,440	258,370
Est. Households	5,794	39,417	104,261
Average HH Income	\$72,762	\$91,575	\$94,239
Employees	3,978	49,484	123,361

Source: Regis - SitesUSA (2016)

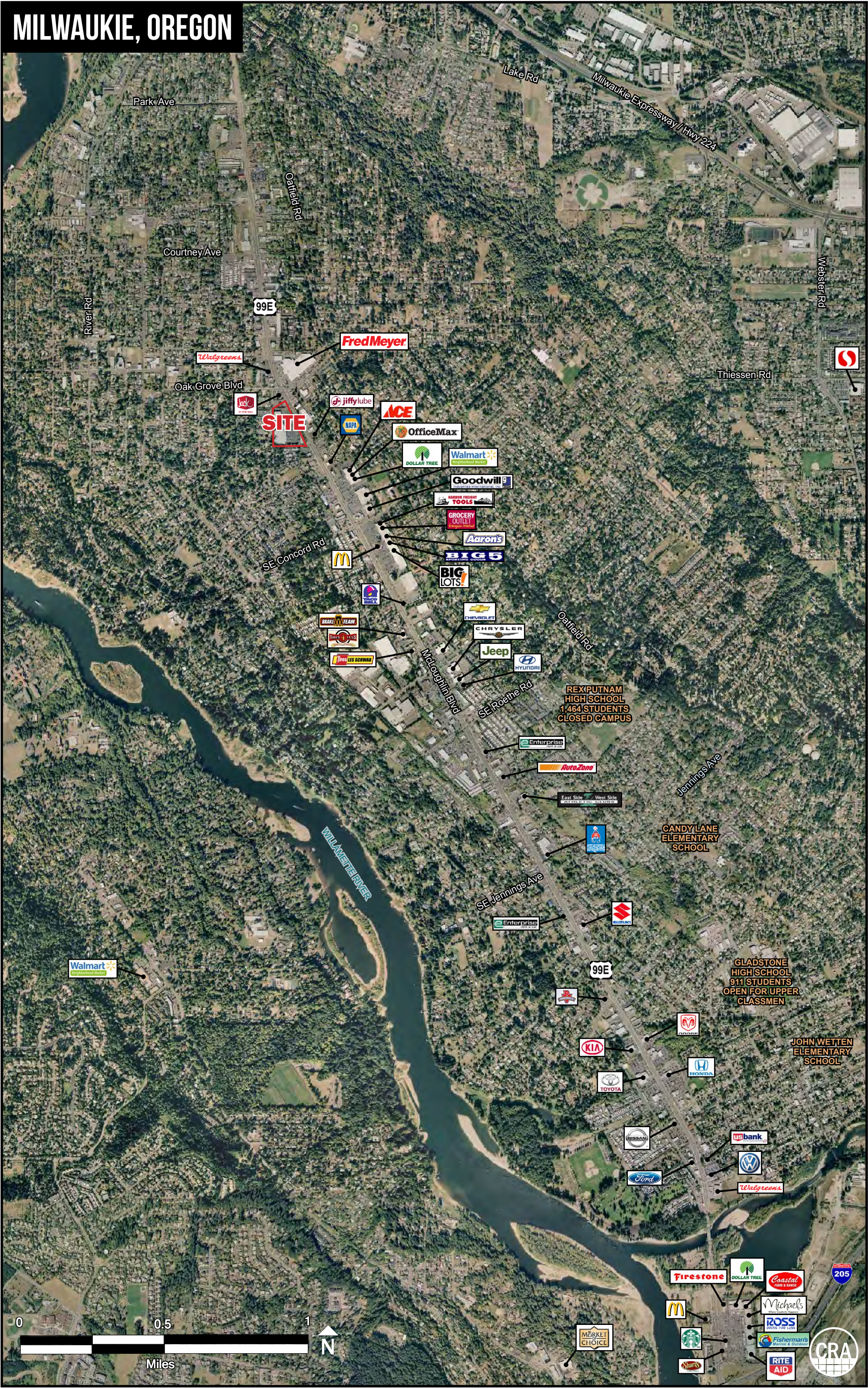
OWNED AND MANAGED BY
WEINGARTEN REALTY



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Licensed brokers in Oregon & Washington

MILWAUKIE, OREGON



SITE PLAN



TENANT LIST

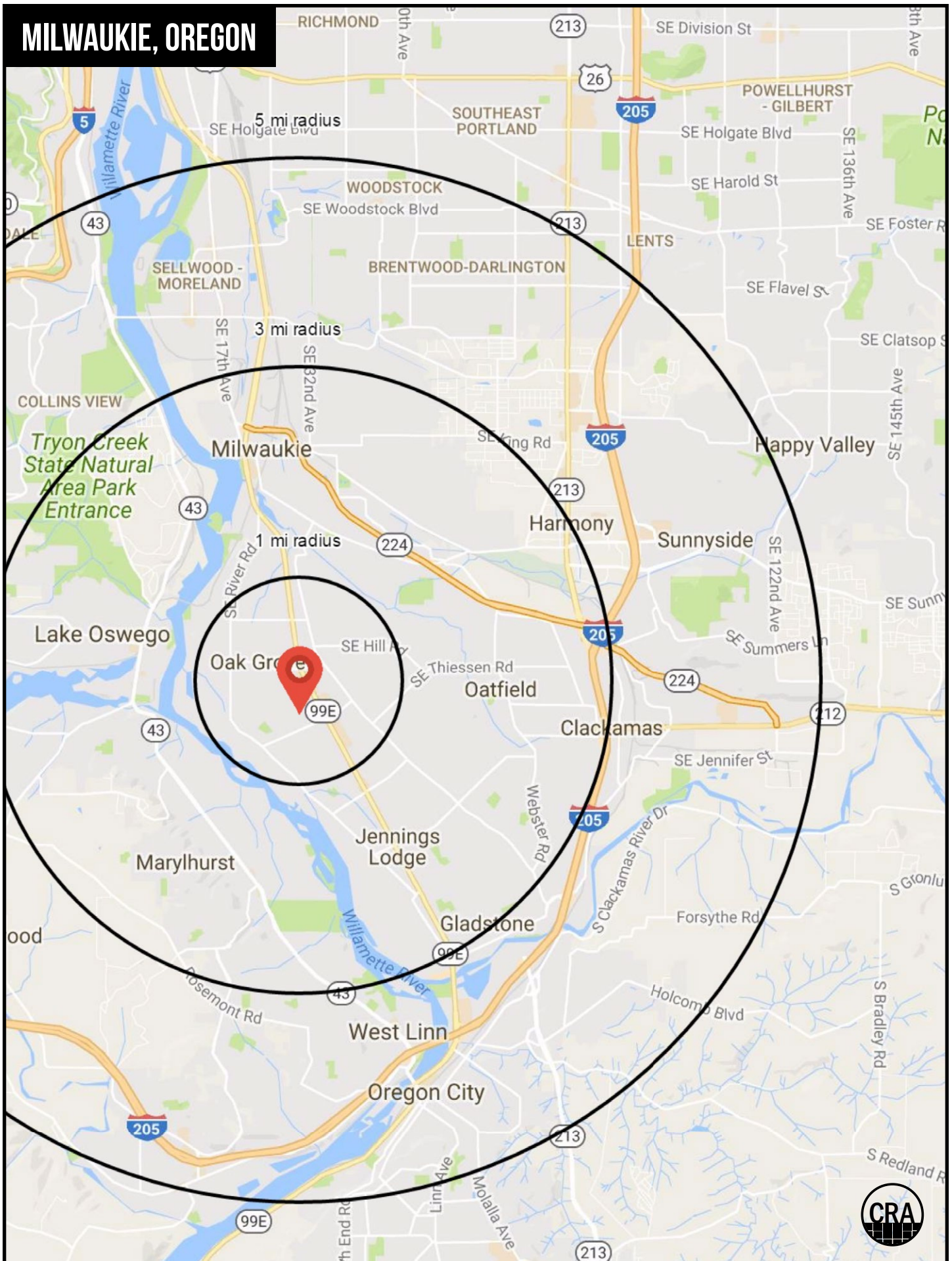
A0A	AVAILABLE	53,000 SF
B0A	AVAILABLE	2,500 SF
B0C	GNC	1,232 SF
B0D	AVAILABLE (17'4" x 57')	990 SF
B0E	AVAILABLE (14'11" x 67')	1,000 SF
B0F	DOTTY'S	1,350 SF
B0G	A-1 CLEANERS	1,350 SF
B0H	CD GAME EXCHANGE	1,260 SF
B0J	SUBWAY	1,320 SF
B0K	GREAT CLIPS	1,200 SF
B0L	AVAILABLE	2,225 SF
B0N	NAIL GARDEN & DELUXE SALON	1,750 SF
C0A	SUN'S UP TANNING	4,300 SF
C0F	BAXTER AUTO PARTS	8,260 SF
D0A	FIVE GUYS BURGERS & FRIES	2,500 SF
D0C	GENTLE DENTAL	3,500 SF
D0E	T-MOBILE	1,200 SF
F0A	PANDA EXPRESS	2,100 SF
F0C	TAX SERVICE	900 SF
F0D	BANK OF AMERICA	3,500 SF
R0A	VERIZON	1,740 SF

 POTENTIALLY AVAILABLE



OWNED AND MANAGED BY
WEINGARTEN REALTY

MILWAUKIE, OREGON



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4139/-122.6319

RF1

15041 SE McLoughlin Blvd

Oak Grove, OR 97267

1 mi radius 3 mi radius 5 mi radius

POPULATION	2016 Estimated Population	14,454	97,440	258,370
	2021 Projected Population	15,662	105,185	278,765
	2010 Census Population	13,891	92,891	242,630
	2000 Census Population	13,385	90,725	228,118
	Projected Annual Growth 2016 to 2021	1.7%	1.6%	1.6%
	Historical Annual Growth 2000 to 2016	0.5%	0.5%	0.8%
HOUSEHOLDS	2016 Estimated Households	5,794	39,417	104,261
	2021 Projected Households	6,152	41,720	110,570
	2010 Census Households	5,621	37,924	98,869
	2000 Census Households	5,474	36,139	91,606
	Projected Annual Growth 2016 to 2021	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2016	0.4%	0.6%	0.9%
AGE	2016 Est. Population Under 10 Years	10.2%	10.1%	10.8%
	2016 Est. Population 10 to 19 Years	10.8%	12.0%	11.7%
	2016 Est. Population 20 to 29 Years	12.0%	11.5%	12.4%
	2016 Est. Population 30 to 44 Years	18.9%	17.7%	20.2%
	2016 Est. Population 45 to 59 Years	20.7%	21.1%	21.1%
	2016 Est. Population 60 to 74 Years	19.2%	18.8%	16.8%
	2016 Est. Population 75 Years or Over	8.2%	8.9%	6.9%
	2016 Est. Median Age	42.9	43.2	40.5
MARITAL STATUS & GENDER	2016 Est. Male Population	49.0%	48.1%	48.5%
	2016 Est. Female Population	51.0%	51.9%	51.5%
	2016 Est. Never Married	27.4%	27.3%	29.3%
	2016 Est. Now Married	49.9%	48.7%	48.6%
	2016 Est. Separated or Divorced	16.0%	17.0%	16.5%
	2016 Est. Widowed	6.7%	7.1%	5.6%
INCOME	2016 Est. HH Income \$200,000 or More	4.4%	7.8%	9.2%
	2016 Est. HH Income \$150,000 to \$199,999	5.6%	6.5%	7.2%
	2016 Est. HH Income \$100,000 to \$149,999	15.9%	15.0%	15.2%
	2016 Est. HH Income \$75,000 to \$99,999	13.1%	14.0%	13.3%
	2016 Est. HH Income \$50,000 to \$74,999	17.7%	18.2%	17.9%
	2016 Est. HH Income \$35,000 to \$49,999	15.5%	12.8%	12.0%
	2016 Est. HH Income \$25,000 to \$34,999	7.0%	7.9%	8.1%
	2016 Est. HH Income \$15,000 to \$24,999	11.1%	8.8%	8.0%
	2016 Est. HH Income Under \$15,000	9.8%	9.1%	9.1%
	2016 Est. Average Household Income	\$72,762	\$91,575	\$94,239
	2016 Est. Median Household Income	\$60,971	\$71,159	\$74,753
	2016 Est. Per Capita Income	\$29,343	\$37,211	\$38,178
	2016 Est. Total Businesses	581	4,042	11,761
	2016 Est. Total Employees	3,978	49,484	123,361

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1 mi radius 3 mi radius 5 mi radius

RACE	2016 Est. White	88.3%	88.0%	85.0%
	2016 Est. Black	1.0%	1.2%	1.5%
	2016 Est. Asian or Pacific Islander	2.3%	3.3%	5.7%
	2016 Est. American Indian or Alaska Native	0.8%	0.8%	0.7%
	2016 Est. Other Races	7.5%	6.8%	7.0%
HISPANIC	2016 Est. Hispanic Population	1,341	7,829	20,839
	2016 Est. Hispanic Population	9.3%	8.0%	8.1%
	2021 Proj. Hispanic Population	10.1%	8.8%	8.8%
	2010 Hispanic Population	8.4%	7.3%	7.5%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	10,573	70,338	184,536
	2016 Est. Elementary (Grade Level 0 to 8)	2.6%	2.0%	2.1%
	2016 Est. Some High School (Grade Level 9 to 11)	5.7%	4.6%	4.2%
	2016 Est. High School Graduate	25.2%	22.6%	19.8%
	2016 Est. Some College	31.7%	27.7%	25.4%
	2016 Est. Associate Degree Only	10.2%	9.0%	8.3%
	2016 Est. Bachelor Degree Only	15.0%	21.5%	24.5%
	2016 Est. Graduate Degree	9.5%	12.7%	15.7%
HOUSING	2016 Est. Total Housing Units	5,992	40,685	107,489
	2016 Est. Owner-Occupied	64.7%	63.2%	62.1%
	2016 Est. Renter-Occupied	31.9%	33.7%	34.9%
	2016 Est. Vacant Housing	3.3%	3.1%	3.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	4.7%	4.7%	5.2%
	2010 Homes Built 2000 to 2004	4.3%	5.3%	6.4%
	2010 Homes Built 1990 to 1999	10.0%	13.1%	15.7%
	2010 Homes Built 1980 to 1989	10.3%	12.0%	12.7%
	2010 Homes Built 1970 to 1979	29.7%	24.1%	20.2%
	2010 Homes Built 1960 to 1969	15.2%	14.9%	11.6%
	2010 Homes Built 1950 to 1959	9.1%	11.1%	9.5%
	2010 Homes Built Before 1949	16.8%	14.9%	18.8%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.1%	2.7%	2.6%
	2010 Home Value \$500,000 to \$999,999	3.9%	10.9%	14.7%
	2010 Home Value \$400,000 to \$499,999	4.8%	7.4%	9.3%
	2010 Home Value \$300,000 to \$399,999	22.1%	20.9%	21.2%
	2010 Home Value \$200,000 to \$299,999	40.8%	36.0%	29.9%
	2010 Home Value \$150,000 to \$199,999	12.1%	10.6%	10.8%
	2010 Home Value \$100,000 to \$149,999	3.5%	3.9%	4.5%
	2010 Home Value \$50,000 to \$99,999	1.8%	1.7%	2.1%
	2010 Home Value \$25,000 to \$49,999	2.7%	1.8%	1.5%
	2010 Home Value Under \$25,000	7.3%	4.0%	3.4%
	2010 Median Home Value	\$255,171	\$298,542	\$320,901
	2010 Median Rent	\$749	\$833	\$825

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	12,049	80,812	212,579
	2016 Est. Civilian Employed	61.3%	60.4%	63.0%
	2016 Est. Civilian Unemployed	2.7%	2.5%	2.6%
	2016 Est. in Armed Forces	-	0.1%	-
	2016 Est. not in Labor Force	35.9%	37.0%	34.4%
	2016 Labor Force Males	48.7%	47.4%	47.9%
	2016 Labor Force Females	51.3%	52.6%	52.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,285	42,699	116,224
	2010 Mgmt, Business, & Financial Operations	15.5%	16.3%	17.0%
	2010 Professional, Related	16.7%	21.3%	24.4%
	2010 Service	16.3%	16.9%	15.6%
	2010 Sales, Office	32.3%	27.2%	26.5%
	2010 Farming, Fishing, Forestry	0.3%	0.5%	0.5%
	2010 Construction, Extraction, Maintenance	7.9%	6.9%	6.1%
	2010 Production, Transport, Material Moving	11.1%	11.0%	9.9%
	2010 White Collar Workers	64.5%	64.7%	67.9%
	2010 Blue Collar Workers	35.5%	35.3%	32.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	73.1%	74.8%	72.9%
	2010 Drive to Work in Carpool	10.0%	8.8%	8.7%
	2010 Travel to Work by Public Transportation	5.4%	4.5%	5.6%
	2010 Drive to Work on Motorcycle	0.3%	0.4%	0.3%
	2010 Walk or Bicycle to Work	3.7%	3.7%	4.7%
	2010 Other Means	0.2%	0.4%	0.4%
	2010 Work at Home	7.3%	7.4%	7.4%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	21.8%	25.4%	24.8%
	2010 Travel to Work in 15 to 29 Minutes	41.1%	40.9%	42.1%
	2010 Travel to Work in 30 to 59 Minutes	32.3%	29.6%	29.1%
	2010 Travel to Work in 60 Minutes or More	4.8%	4.2%	4.1%
	2010 Average Travel Time to Work	22.9	21.9	21.9
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$328 M	\$2.59 B	\$6.99 B
	2016 Est. Apparel	\$11.4 M	\$90.5 M	\$245 M
	2016 Est. Contributions, Gifts	\$22.1 M	\$187 M	\$514 M
	2016 Est. Education, Reading	\$12.6 M	\$106 M	\$292 M
	2016 Est. Entertainment	\$18.4 M	\$146 M	\$394 M
	2016 Est. Food, Beverages, Tobacco	\$50.2 M	\$389 M	\$1.05 B
	2016 Est. Furnishings, Equipment	\$11.3 M	\$90.3 M	\$245 M
	2016 Est. Health Care, Insurance	\$28.8 M	\$223 M	\$599 M
	2016 Est. Household Operations, Shelter, Utilities	\$101 M	\$800 M	\$2.16 B
	2016 Est. Miscellaneous Expenses	\$4.87 M	\$37.7 M	\$101 M
	2016 Est. Personal Care	\$4.25 M	\$33.4 M	\$90.3 M
	2016 Est. Transportation	\$62.3 M	\$483 M	\$1.30 B

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