

Oak Grove Retail/Flex

14623 SE MCLOUGHLIN BLVD, MILWAUKIE, OR 97267



Prime retail space with outstanding traffic counts

FOR LEASE - NEWLY REDUCED PRICING

CONTACT

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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

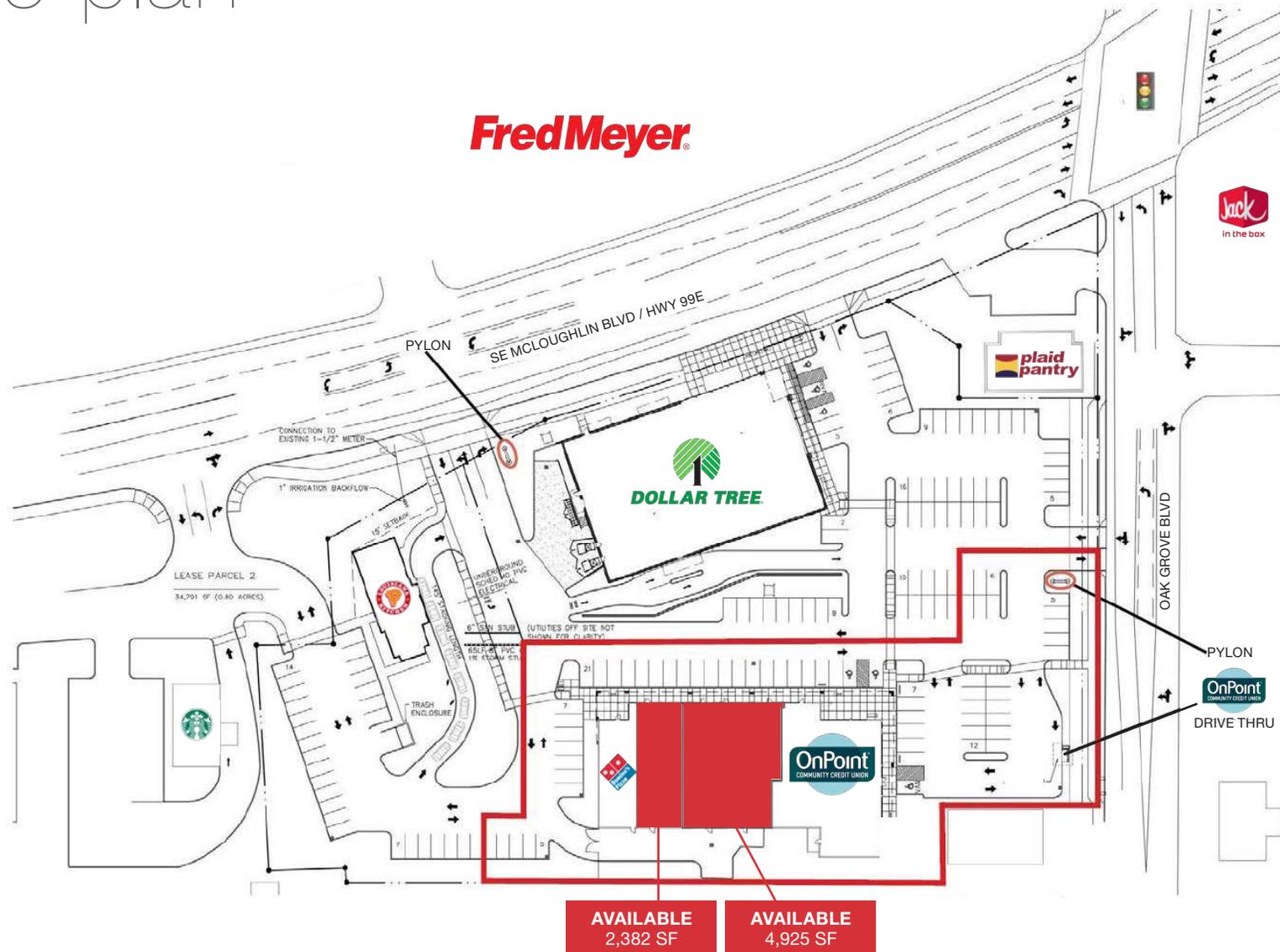


ADDRESS	14623 SE McLoughlin Blvd, Milwaukie, OR
AVAILABLE SF	4,925 SF 2,382 SF
RENT	For qualified tenants: 6 months free, \$10/SF/YR for months 7-12
LEASE TYPE	NNN
PARKING	Ample off-street parking available
TRAFFIC COUNT	SE McLoughlin Blvd - 26,053 ADT (2023)

Photos



Site plan

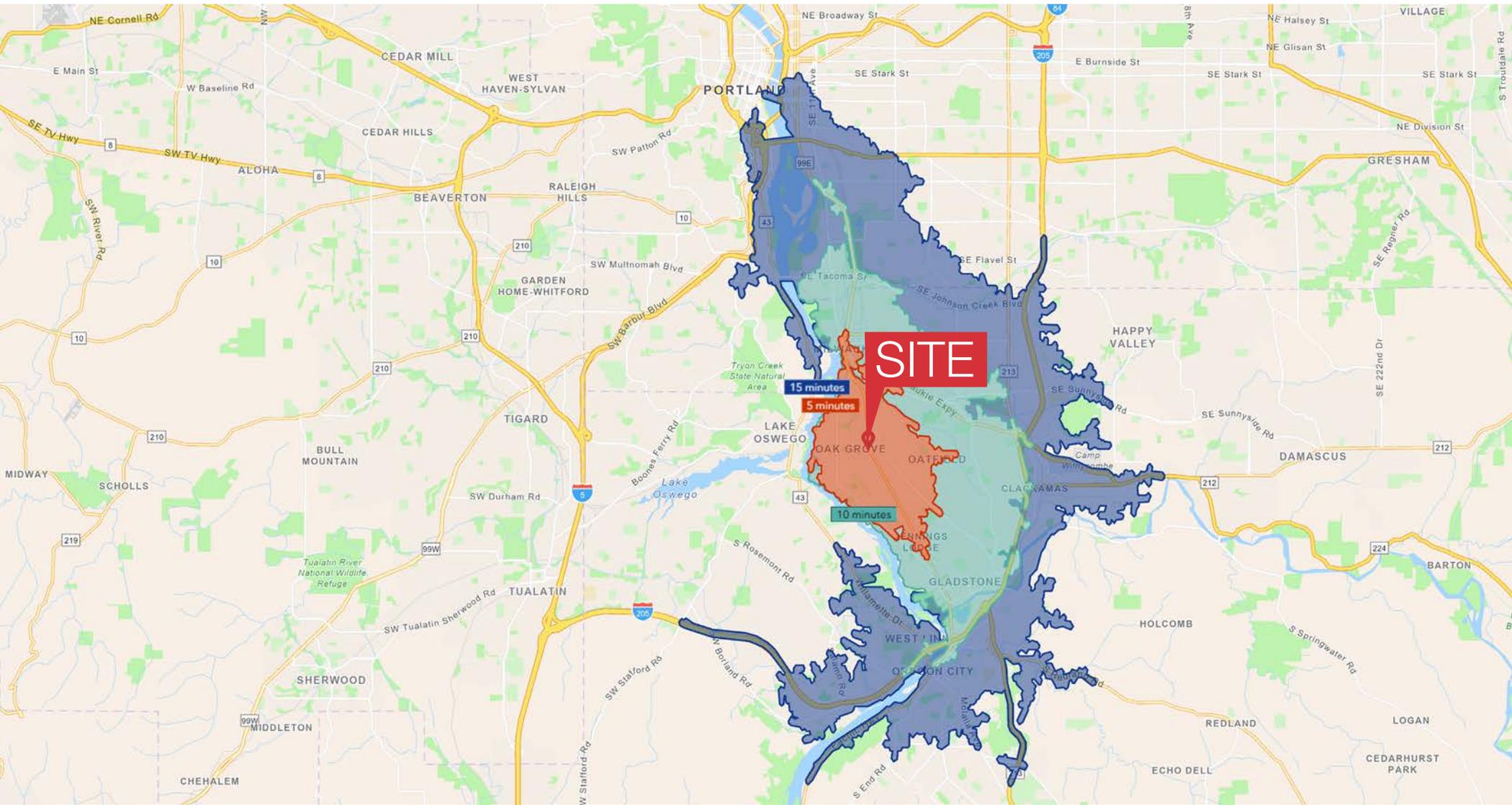


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Drive Time



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Trade Map



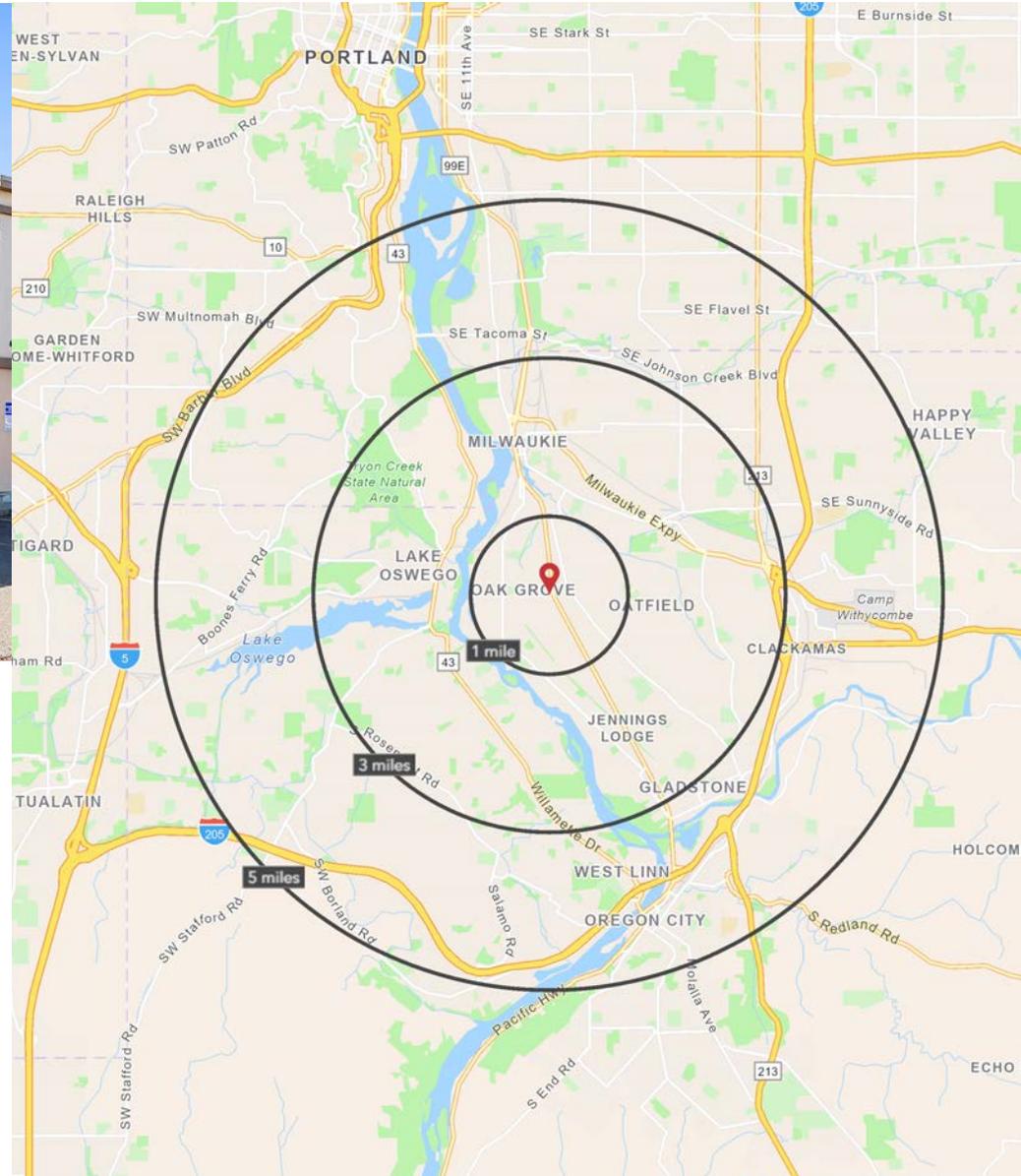
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Demographics



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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