

— FOR SALE OR LEASE —

# 19660 SE MCLOUGHLIN BLVD

HWY 99E | GLADSTONE, OREGON



► DRIVE-THRU ◀

## LOCATION

19660 SE McLoughlin Blvd  
Gladstone, OR

## AVAILABLE SPACE

2,200 SF building with drive-thru  
24,829 SF (0.57 AC) land

## PRICING

Sale: \$1,995,000  
Lease: Call for details

## HIGHLIGHTS

- Freestanding drive-thru opportunity on Hwy 99E/McLoughlin Blvd, just north of I-205. High traffic corridor surrounded by dense residential, schools and auto dealerships.
- Please do not disturb tenant.

## TRAFFIC COUNTS

McLoughlin Blvd — 34,834 ADT ('24)  
I-205 — 145,276 ('24)

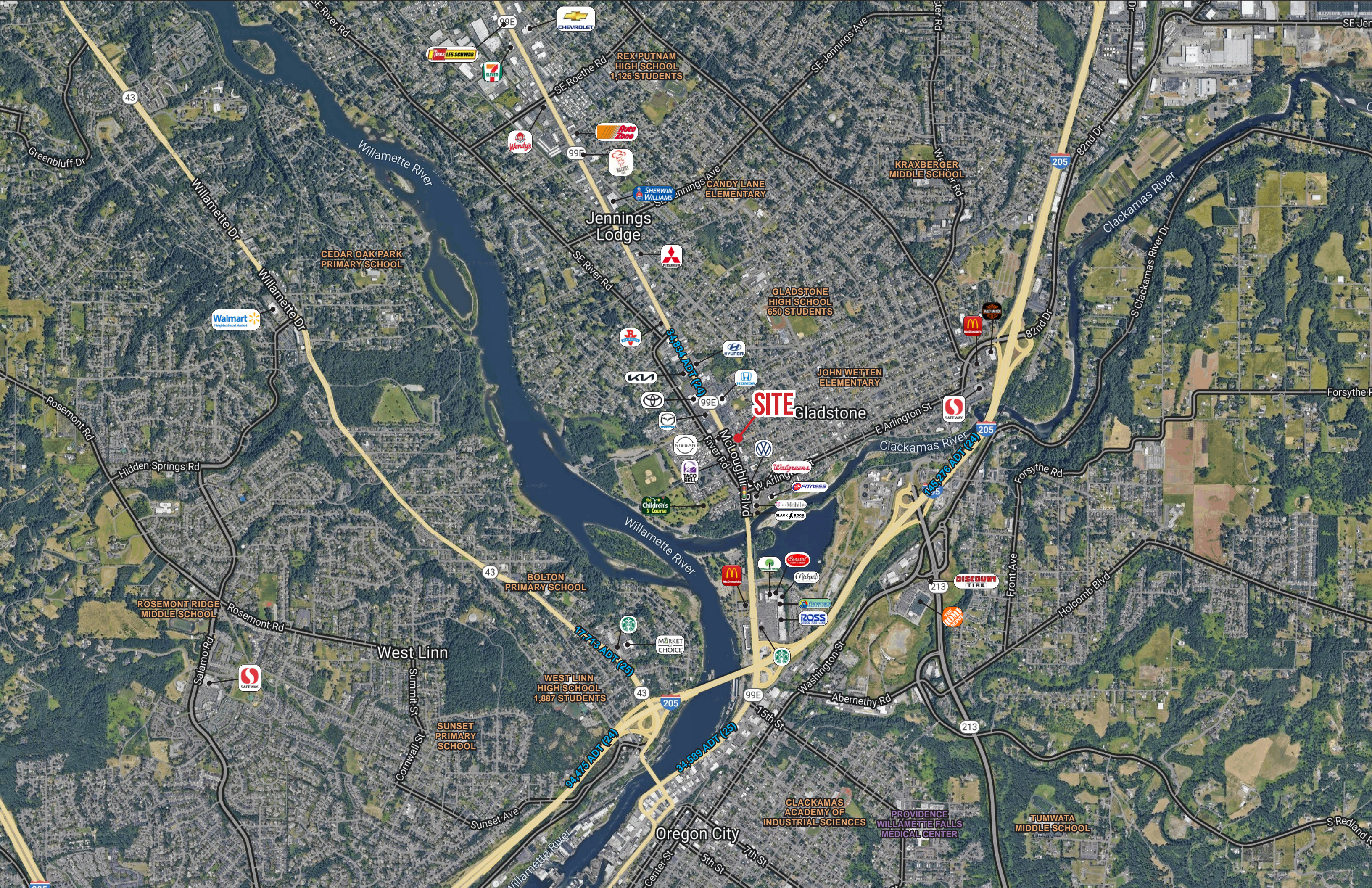


COMMERCIAL  
REALTY ADVISORS  
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REX PUTNAM  
HIGH SCHOOL  
1,126 STUDENTS

KRAXBERGER  
MIDDLE SCHOOL

GLADSTONE  
HIGH SCHOOL  
650 STUDENTS

JOHN WETTEN  
ELEMENTARY

**SITE** Gladstone

CEDAR OAK PARK  
PRIMARY SCHOOL

BOLTON  
PRIMARY SCHOOL

ROSEMONT RIDGE  
MIDDLE SCHOOL

West Linn

WEST LINN  
HIGH SCHOOL  
1,887 STUDENTS

SUNSET  
PRIMARY  
SCHOOL

Oregon City

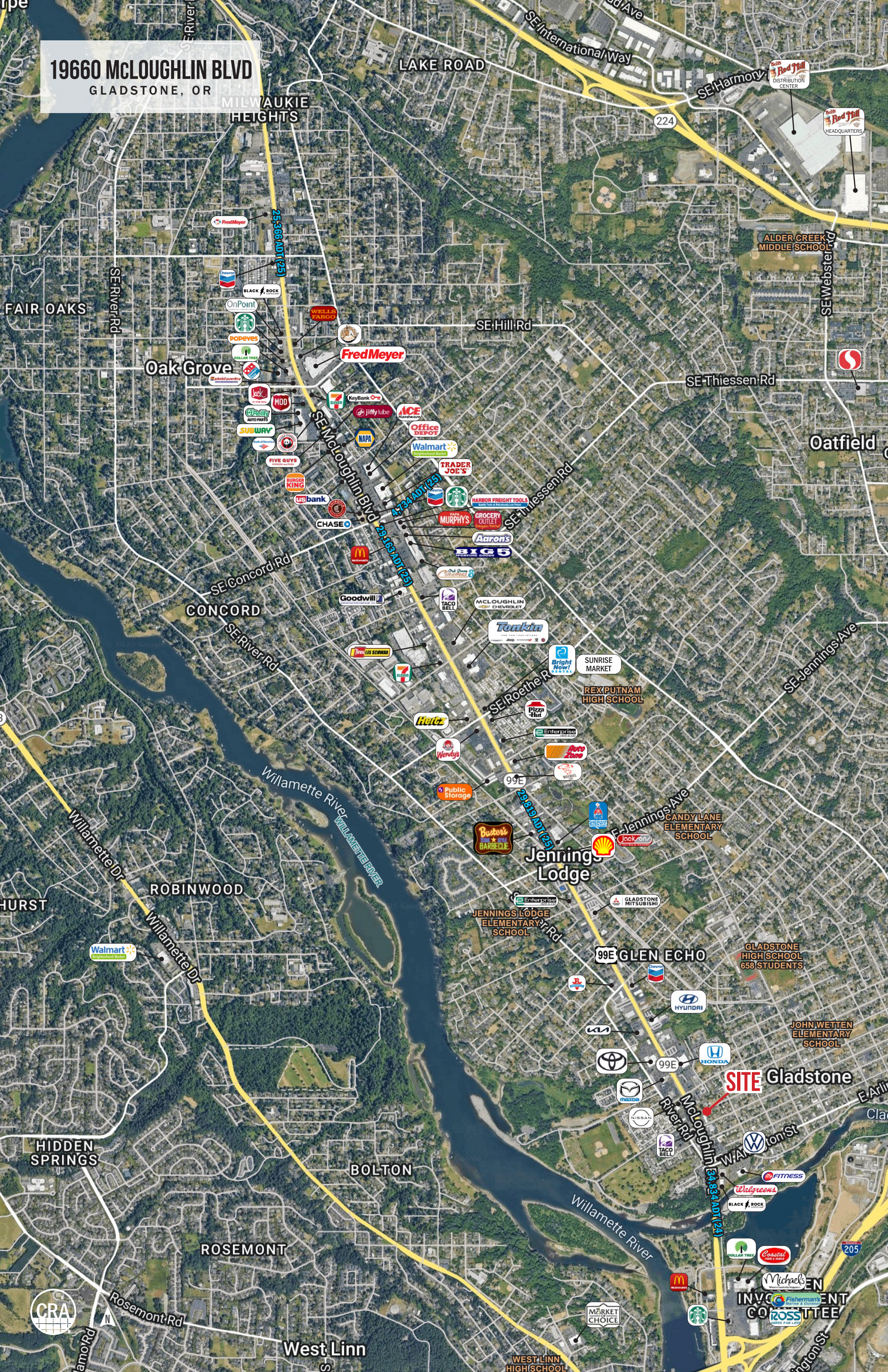
CLACKAMAS  
ACADEMY OF  
INDUSTRIAL SCIENCES

PROVIDENCE  
WILLAMETTE FALLS  
MEDICAL CENTER

TUMWATA  
MIDDLE SCHOOL



**19660 McLOUGHLIN BLVD**  
GLADSTONE, OR





## PHOTOS

**19660 McLOUGHLIN BLVD**  
GLADSTONE, OR





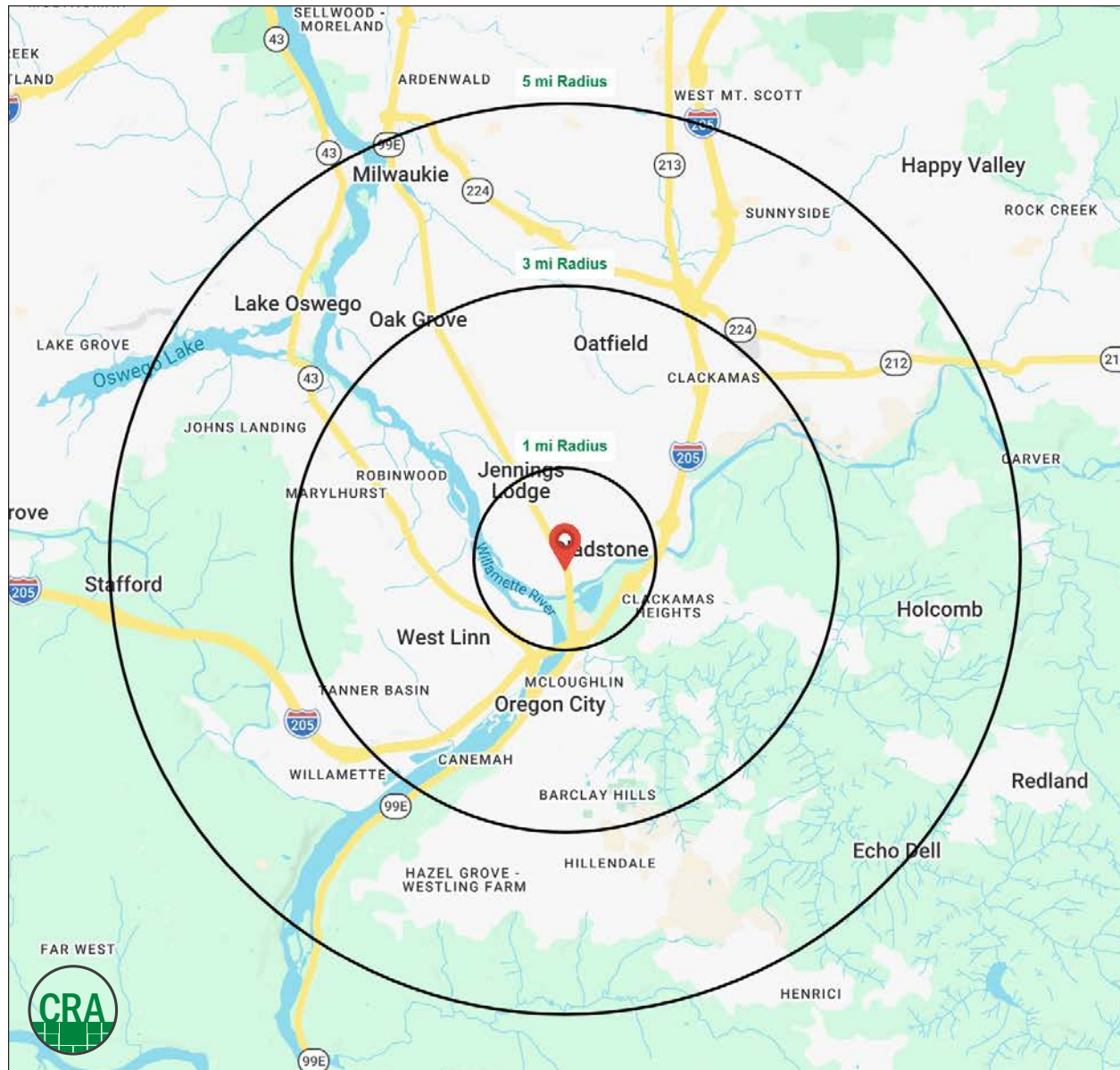
## DEMOGRAPHIC SUMMARY

## 19660 McLOUGHLIN BLVD GLADSTONE, OR

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	10,823	80,335	182,782
Estimated Households 2025	4,492	32,048	73,830
Average HH Income	\$112,649	\$140,598	\$139,279
Median Home Value	\$483,281	\$587,288	\$613,735
Daytime Demographics 16+	7,185	53,828	138,819
Some College or Higher	68.4%	75.4%	74.8%

**\$140,598**  
Average Household Income  
3 MILE RADIUS

**40.9**  
Median Age  
1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.3784/-122.6027

19660 SE McLoughlin Blvd Gladstone, OR 97027	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	10,823	80,335	182,782
2030 Projected Population	10,443	77,857	179,035
2020 Census Population	11,271	82,819	185,282
2010 Census Population	10,776	77,031	170,111
Projected Annual Growth 2025 to 2030	-0.7%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	-	0.3%	0.5%
2025 Median Age	40.9	43.0	42.1
<b>Households</b>			
2025 Estimated Households	4,492	32,048	73,830
2030 Projected Households	4,426	31,684	73,882
2020 Census Households	4,562	32,240	72,571
2010 Census Households	4,415	30,310	67,628
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.1%	0.4%	0.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	81.6%	81.7%	80.2%
2025 Estimated Black or African American	2.2%	1.8%	2.1%
2025 Estimated Asian or Pacific Islander	4.2%	5.2%	6.1%
2025 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2025 Estimated Other Races	11.4%	10.7%	11.0%
2025 Estimated Hispanic	10.9%	10.0%	10.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$112,649	\$140,598	\$139,279
2025 Estimated Median Household Income	\$89,732	\$109,384	\$108,097
2025 Estimated Per Capita Income	\$46,946	\$56,286	\$56,419
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.0%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	4.2%	2.8%	2.9%
2025 Estimated High School Graduate	25.3%	19.7%	20.4%
2025 Estimated Some College	28.2%	24.2%	23.2%
2025 Estimated Associates Degree Only	10.2%	9.1%	9.1%
2025 Estimated Bachelors Degree Only	20.9%	27.3%	27.4%
2025 Estimated Graduate Degree	9.0%	14.9%	15.1%
<b>Business</b>			
2025 Estimated Total Businesses	589	4,393	11,179
2025 Estimated Total Employees	3,803	27,093	79,695
2025 Estimated Employee Population per Business	6.5	6.2	7.1
2025 Estimated Residential Population per Business	18.4	18.3	16.4



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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