



FOR SALE



IMPROVED PRICING!



## MCLOUGHLIN DELI MARKET

**2nd-Generation Freestanding Retail / Restaurant Space**

**± 3,182 SF Building on a ± 5,809 SF Lot | Sale Price: \$499,500**

**18893 SE McLoughlin Blvd, Milwaukie, OR 97267**

- Retail Building with Floor-to-Ceiling Windows
- Proforma cap rate of 9.28% if leased at \$18/SF + NNN
- 6 Striped Parking Spots (2:1000)
- Pylon Signage with Frontage on Oregon Route 99E
- Constructed in 1963
- **Zoning:** General Commercial (C-3), Clackamas County Zoning

**JASON VANABRAMS**

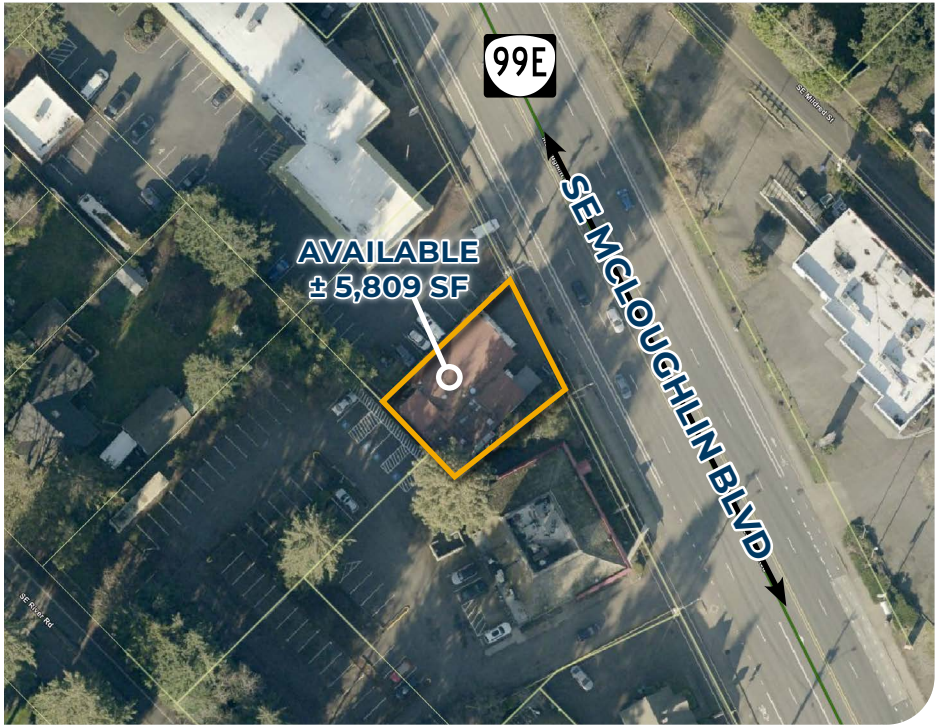
**Sr. Associate Broker | Licensed in OR**

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# PROPERTY SUMMARY



FOR  
SALE

## PROPERTY DETAILS

Address	18893 SE McLoughlin Blvd, Milwaukie, OR 97267
Building Size	± 3,182 SF
Lot Size	± 5,809 SF
Sale Price	\$499,500 (\$157/SF Building) (\$86/SF Land)
Parking	6 Striped Parking Spots (2:1000)
Power	Heavy 3-Phase Power
Construction	1963
Potential Cap Rate	9.28% (If leased at \$18 psf + NNN)
Use Type	Retail, Service, Market, Restaurant
Zoning	<a href="#">General Commercial (C-3) - View Online</a>
Availability	With 30 Days' Notice
Space Condition	2nd-Generation

## Location Features

- The business can vacate or be included in the sale.
- Easily converted into a variety of retail uses including: restaurant, commercial kitchen, neighborhood grocery
- **Traffic Counts:** 99E (NW+SE) - ±28.2k ADTV\*
- **FE&E:**
  - Two Large Built-in Smokers
  - Four Walk-in Refrigerators
  - Two Walk-in Freezer

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025

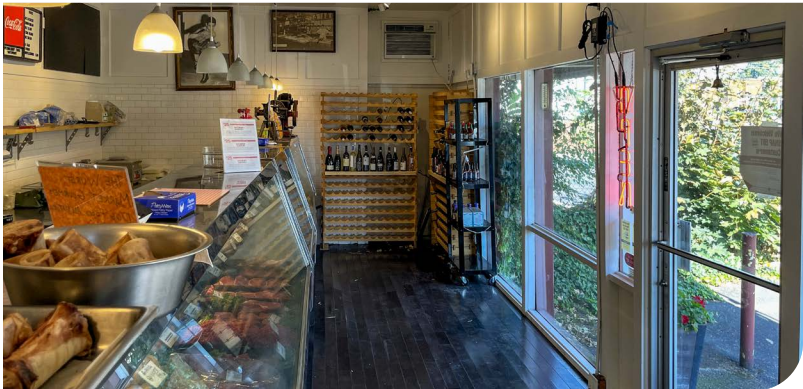
## Nearby Highlights

- Burgerville
- Chang's Mongolian Grill
- Coasters Brew Pub
- Ranch Tavern
- Mai Wah Restaurant
- Roake's Hot Dog
- Buster's Texas Style Barbecue
- Clemens Marina
- Tonkin Gladstone Hyundai
- Mattress Warehouse USA
- Taco Bell
- Roadrunner Pizza
- Stanley's Corner
- Armstrong Volkswagen
- Black Rock Coffee
- 24 Hour Fitness
- DC Tectronix





# INTERIOR PHOTOS

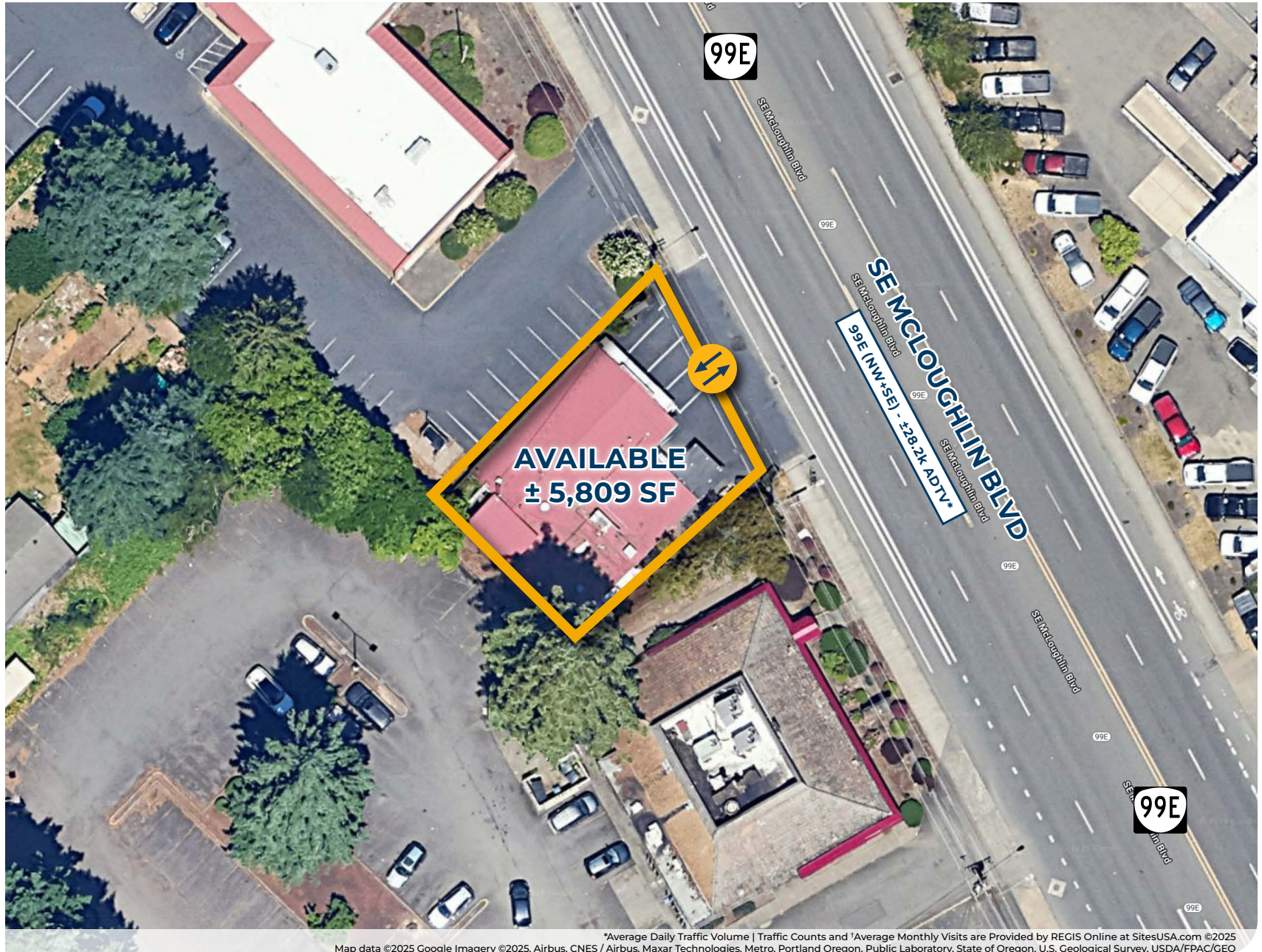






# SITE PLAN

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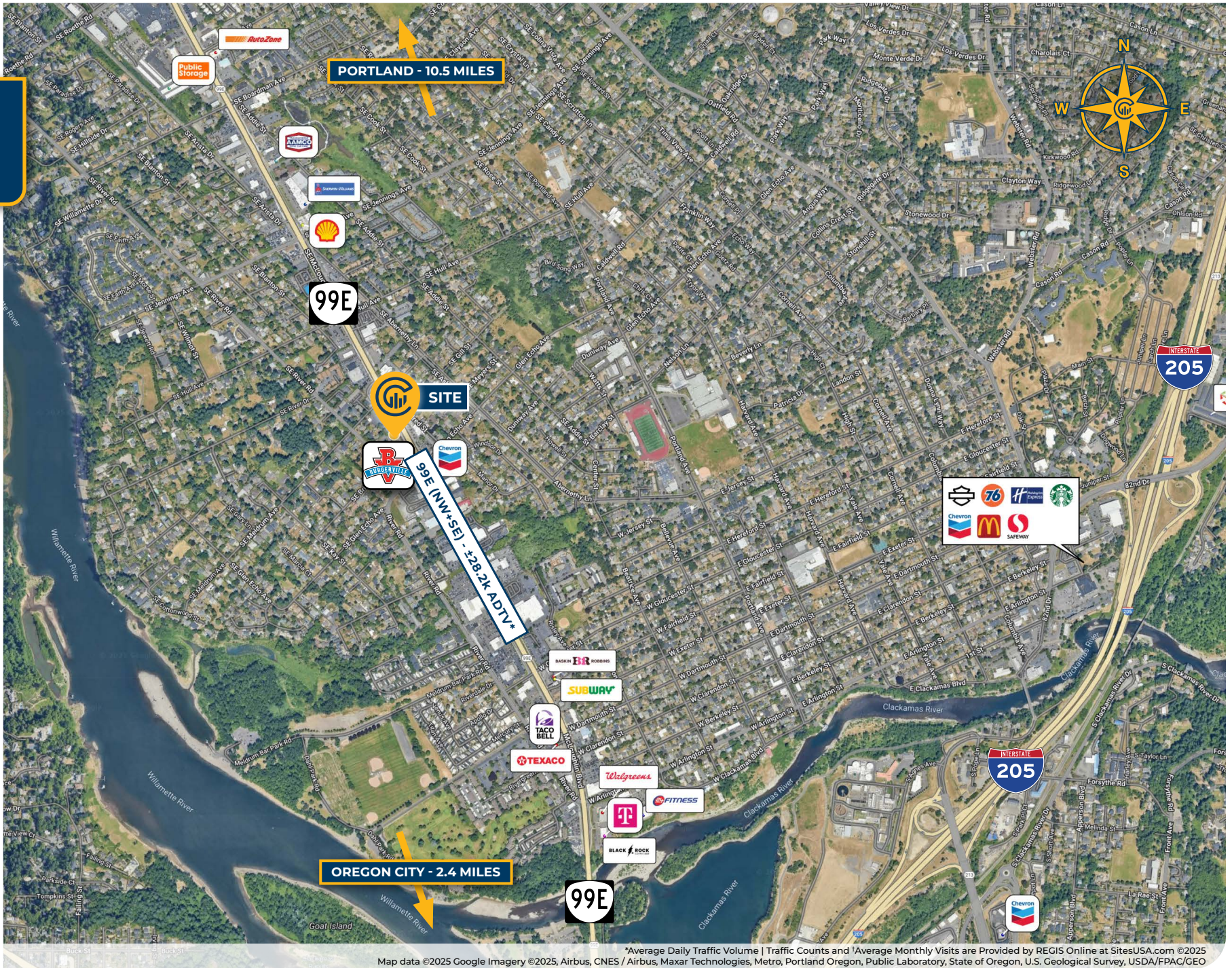


\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
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# LOCAL AERIAL MAP

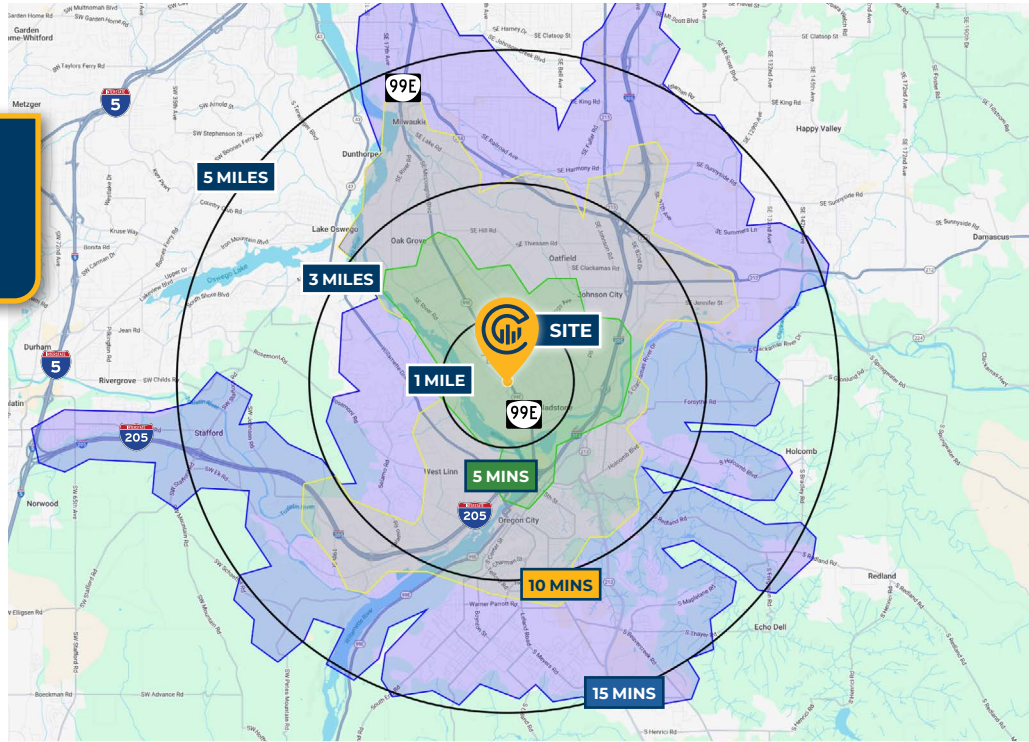


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# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	13,362	85,100	196,892
2030 Projected Population	12,900	82,938	194,233
2020 Census Population	13,858	87,055	198,322
2010 Census Population	13,495	80,695	182,662
Projected Annual Growth 2025 to 2030	-0.7%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2025	-	0.4%	0.5%
Households & Income			
2025 Estimated Households	5,587	34,028	79,462
2025 Est. Average HH Income	\$101,640	\$139,305	\$140,763
2025 Est. Median HH Income	\$78,576	\$108,388	\$107,465
2025 Est. Per Capita Income	\$42,632	\$55,902	\$56,972
Businesses			
2025 Est. Total Businesses	520	4,768	11,933
2025 Est. Total Employees	3,324	31,548	85,247

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

## Neighborhood Scores



67

Walk Score®  
"Somewhat Walkable"



72

Bike Score®  
"Very Bikeable"

Ratings provided by <https://www.walkscore.com>

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