

# 14110 SE McLOUGHLIN BLVD

MILWAUKIE, OR 97267

REDEVELOPMENT OPPORTUNITY | \$1,042,000



## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

JUNE 2021



## EXECUTIVE SUMMARY



### THE OFFERING

Norris & Stevens is pleased to present nearly 38,000 square feet of land on the highly traveled McLoughlin Blvd. A wide variety of uses are allowed per the Clackamas County C3 zoning designation, making this a fantastic opportunity for redevelopment.

### INVESTMENT HIGHLIGHTS

- 131 feet of frontage on McLoughlin Blvd
- Two existing pylon signs
- Two curb cuts
- 27,000+ vehicles per day on SE McLoughlin Blvd - US Highway 99E.
- Wide variety of uses allowed per zoning code
- The property is served by two Tri Met Bus lines and is approximately one half mile from the SE Park Max Light Rail Station
- Existing tenants are Month to Month

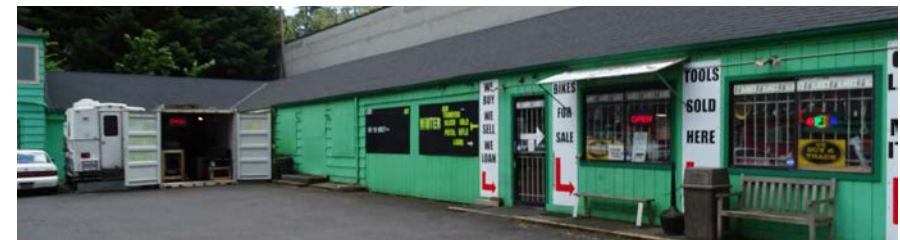


### PROPERTY SUMMARY

Asking Price:	\$1,042,000
Address:	14110 SE McLoughlin Blvd Milwaukie, OR 97267
Building Size:	± 8,771 SF
Land Area:	± 37,897 SF (0.87 AC)
Tax Lot Number(s):	21E01CD/00900
Zoning:	C3 General Commercial Jurisdiction of Clackamas County
County:	Clackamas

### DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2021 Population:	52,058	288,186	1,086,679
2026 Population Projection:	67,330	381,061	1,118,309
2021 Households:	22,027	117,641	451,649
2026 Households Projection:	22,967	121,167	464,576
Median HH Income:	\$71,230	\$81,313	\$79,411



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# ZONING

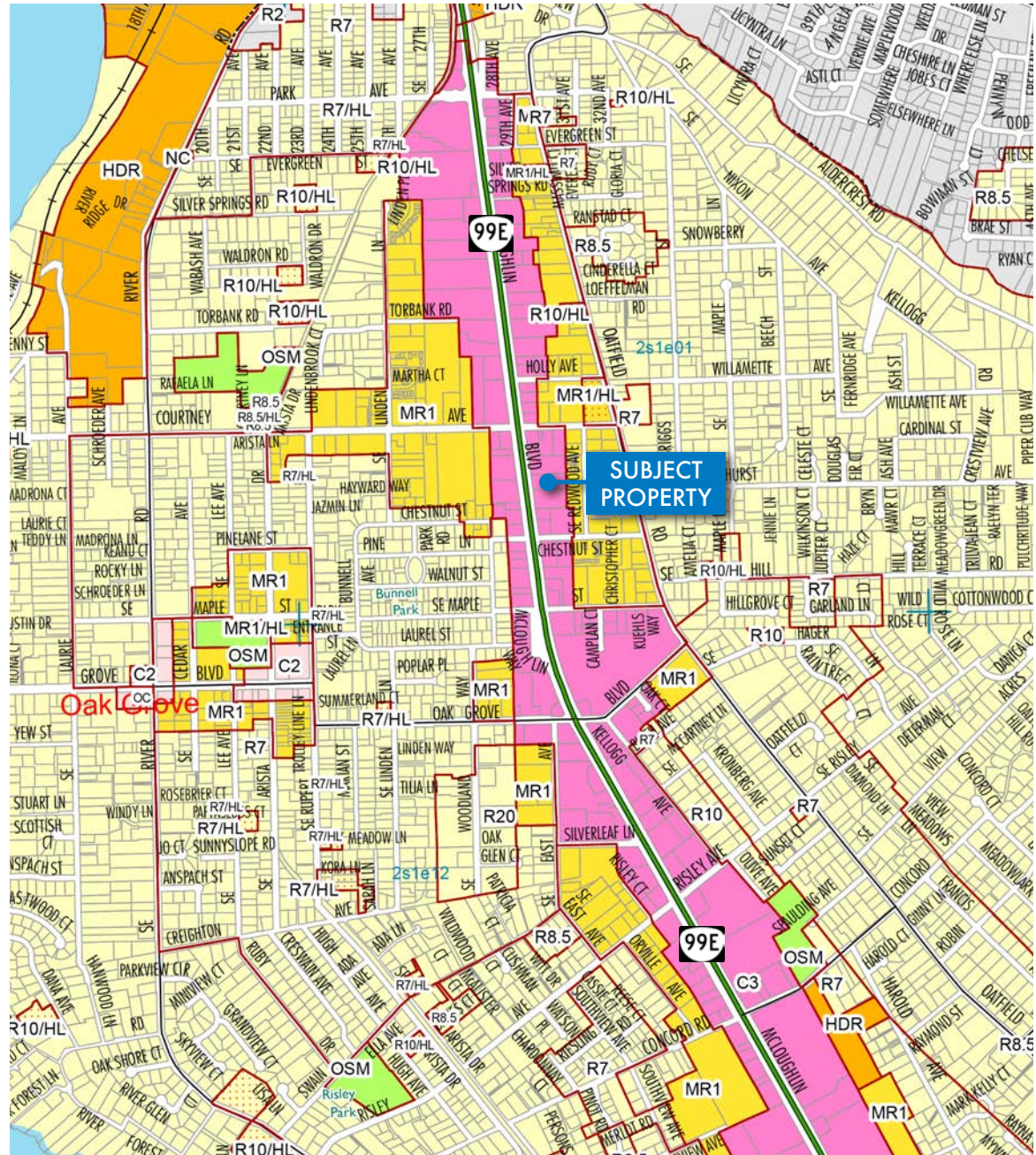
## JURISDICTION OF CLACKAMAS COUNTY

The subject property is located within the broad category of General Commercial (C3)

The following are Permitted Uses in C3:

- Assembly Facilities
- Child Care Facilities
- Adult Daycare facilities
- Multifamily Dwellings
- Farmers' Markets
- Financial Institutions
- Fitness Facilities
- Government Uses
- Hotels & Motels
- Manufacturing
- Marijuana Retailing & Processing
- Offices
- Out Patient Facilities
- Recreational Sports Facilities
- Retailing
- Schools
- Service Stations
- Commercial Services Business

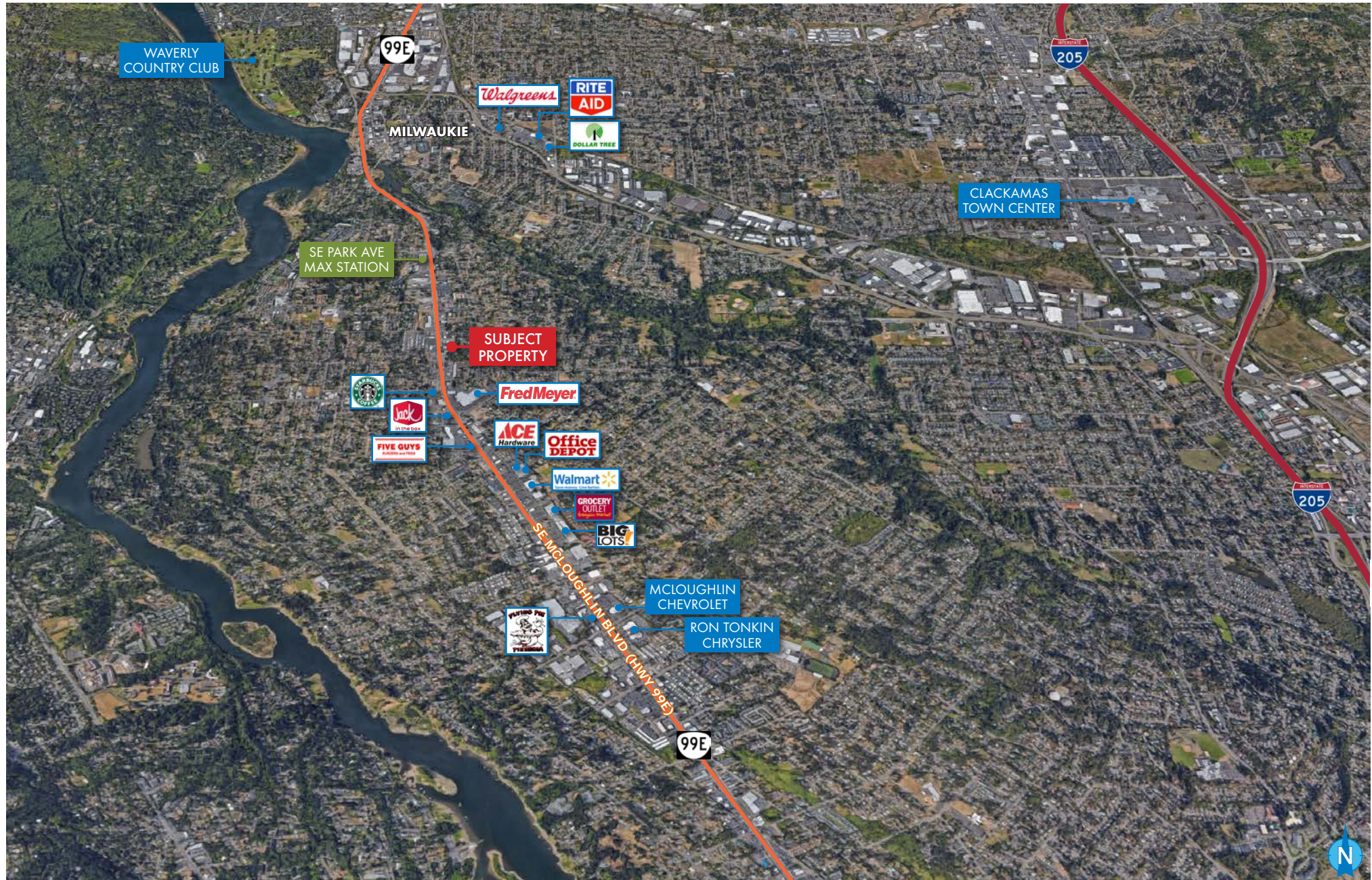
Legend	
Commercial Zoning Districts	Residential Zoning Districts
Neighborhood Commercial (NC) Community Commercial (C-2)	Future Urban, 10-Acre (FU-10)
Office Apartment (OA) Office Commercial (OC) Regional Center Office (RCO) Village Office (VO)	Urban Low Density Residential (R-2.5, R-5, R-7, R-8.5, R-10, R-15, R-20, R-30) Village Small Lot Residential (VR-4/5) Village Standard Lot Residential (VR-5/7)
Corridor Commercial (CC) General Commercial (C-3) Regional Center Commercial (RCC) Retail Commercial (RTL)	Medium Density Residential (MR-1) Medium High Density Residential (MR-2) Planned Medium Density Residential (PMD) Village Townhouse (VTH)
Village Community Service (VCS)	High Density Residential (HDR) Special High Density Residential (SHD) Regional Center High Density Residential (RCHDR) Village Apartment (VA)
Planned Mixed Use (PMU-1, PMU-2, PMU-3, PMU-4) Station Community Mixed Use (SCMU)	Special Zoning Districts
Industrial Zoning Districts	Limited Use Zone (LUZ)
Business Park (BP) Campus Industrial (CI) Light Industrial (LI)	Historic District (HD) Overlay Historic Landmark (HL) Overlay
General Industrial (GI)	Open Space Management (OSM)
Boundaries	
Clackamas County	
Urban Growth Boundary	
City Boundaries	





# LOCATION OVERVIEW

14110 SE McLOUGHLIN BLVD | MILWAUKIE, OR 97267  
OFFERING MEMORANDUM



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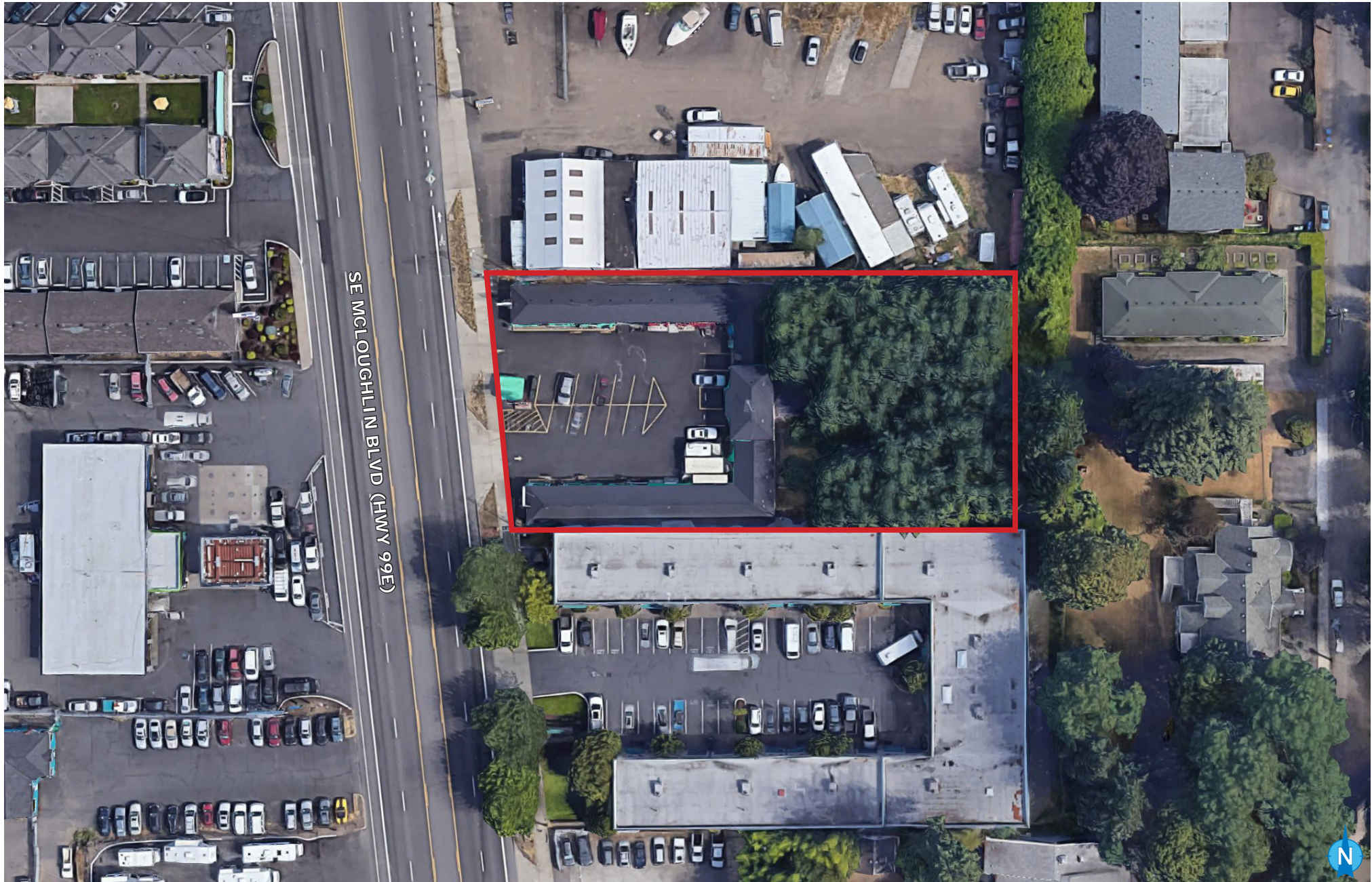
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## PROPERTY PHOTOS



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OFFERING MEMORANDUM



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MANAGEMENT  
ORGANIZATION

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