

— UNDER NEW OWNERSHIP —

# Milwaukie Marketplace



10840 SE Oak Street, Milwaukie, Oregon 97222



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OWNED IN PARTNERSHIP WITH LINCOLN PROPERTY, PCCP AND PARAGON





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MILWAUKIE MARKETPLACE, MILWAUKIE, OREGON

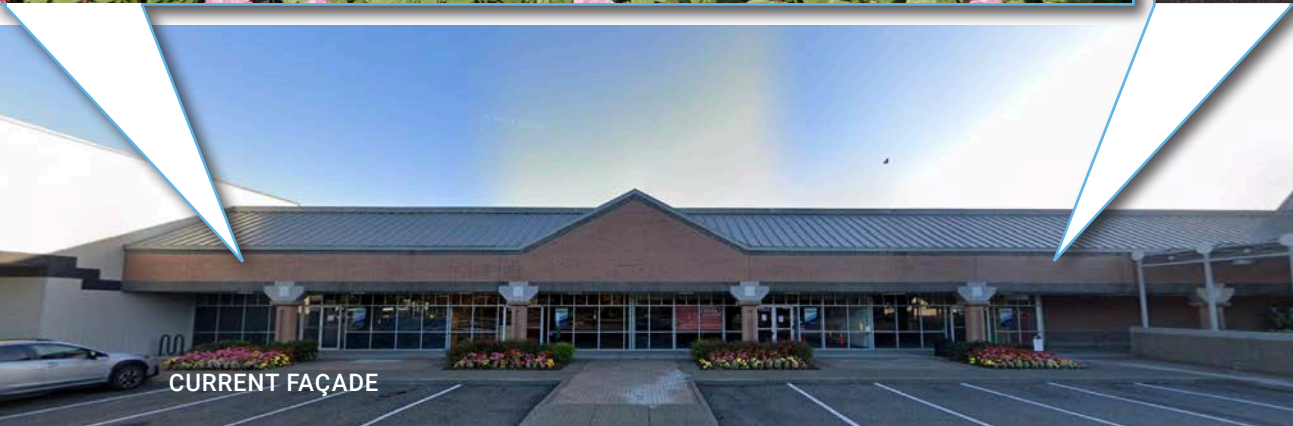
1,920 - 31,472 SF RETAIL SPACE AVAILABLE

CAN BE CONFIGURED TO TENANT NEEDS

## UNIQUE MIX OF NATIONAL AND LOCAL TENANTS

- Located along Hwy. 224, traveled by  $\pm 29,960$  VPD; primary route connecting Hwy. 99 and I-225
- Anchored by New Seasons; one of two major grocers catering to  $\pm 50k$  households within a 10-minute drive
- Strong Power Center serving the Milwaukie, SE Clackamas and Sellwood neighborhoods

### NEW FAÇADE UPGRADES COMING 2026



Façade upgrades provide enhanced signage opportunities, greatly increasing visibility.

High quality materials and improved color contrast will drive traffic and elevate the shopping experience.

503.245.1400





# SITE PLAN

Milwaukie Marketplace

10840 SE Oak Street | Milwaukie, Oregon



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	Milwaukie Liquor Store	3,525	9	Wong's Garden	2,073	17	Available	31,472	26	Luna's Ice Cream	1,200
2	Oak Street Cleaners	1,920	10	The UPS Store	1,000	18	Available	7,899	27	Total Wireless	1,200
3	Available	1,920	11	Starbucks	1,751	19	Available	3,260	28/29	Planet Fitness	25,000
4	Weight Watchers	1,440	12	New Seasons	42,630	20/21	Ace Hardware	13,161	NAP = Not a Part		
5	Sally Beauty	1,444	13	Available	4,000	22	Dollar Tree	10,059	MELISSA MARTIN   503.245.1400 melissa@hsm pacific.com  KARA PHELPS   503.245.1400 kara@hsm pacific.com		
6	Subway	1,598	14	Available	3,900	23	Taco Bell	2,270			
7	Available	2,378	15	Available	2,900	24	Available	3,909			
8	Amazing Nails & Spa	1,500	16	Available	3,123	25	Pietro's Pizza	6,000			



# TRADE AREA SNAPSHOT | Milwaukie Marketplace



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CHAINLINKS  
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## POPULATION

1 MILE: 14,112  
3 MILES: 121,01  
5 MILES: 337,818



## EMPLOYEES

1 MILE: 6,134  
3 MILES: 49,453  
5 MILES: 136,522



## AVERAGE HH INCOME

1 MILE: \$111,652  
3 MILES: \$129,293  
5 MILES: \$140,017

2024 Estimates | Data ©2025, Sites USA



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