

# SELLWOOD MORELAND RETAIL

## SECOND GENERATION RESTAURANT SPACE



FOR LEASE > 6,102 RSF

### ADDRESS

7119 SE Milwaukie Avenue | Portland, OR

### AVAILABLE SPACE

6,102 RSF

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

SE Milwaukie Ave – 10,583 ADT ('21)

SE Bybee Blvd – 8,649 ADT ('22)

### HIGHLIGHTS

- Neighborhood 2nd generation restaurant space with expansive glass.
- All existing “first class” FF&E to remain.
- Meetinghouse features over 230 residential apartment units located above the ground floor retail with unique residential common area amenity space and underground residential parking.
- Join Pure Green Juice Bar and Holler Treats along with these other nearby retailers: Coco and Toulouse, Fuchsia, Stars Antique Mall, Starbucks, Collage, Pizzicato, PDX Sliders, and many more.



[CLICK HERE  
TO LEARN  
MORE ABOUT](#)

meetinghouse



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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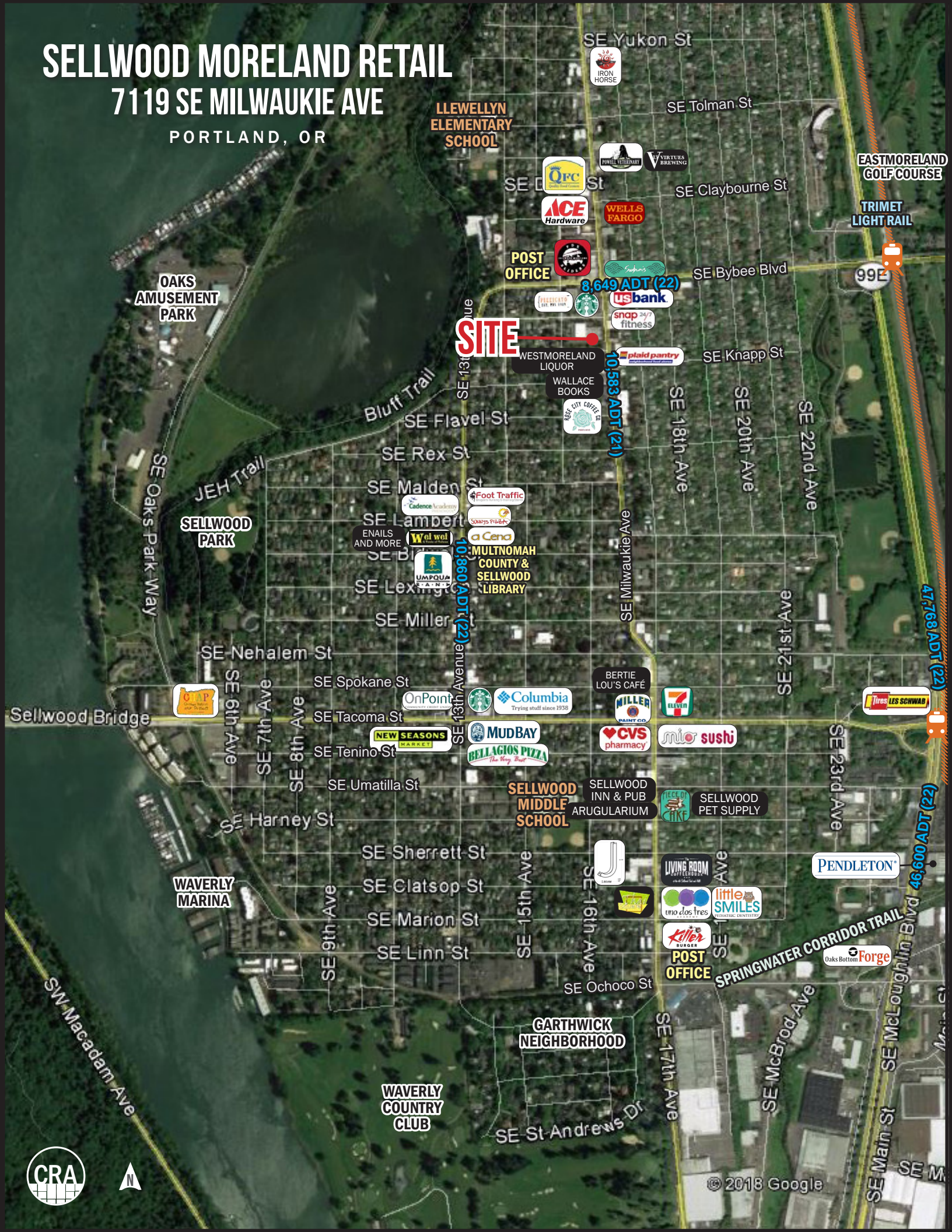
**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



# SELLWOOD MORELAND RETAIL

## 7119 SE MILWAUKIE AVE

PORTLAND, OR



**SITE**

10,860 ADT (22)

8,649 ADT (22)

10,583 ADT (21)

47,768 ADT (22)

46,000 ADT (22)





# SELLWOOD MORELAND RETAIL

7119 SE MILWAUKIE AVE  
PORTLAND, OR

## INTERIOR IMAGES





**SELLWOOD MORELAND RETAIL**  
**7119 SE MILWAUKIE AVE**  
PORTLAND, OR

**OVERALL SITE PLAN**

SE MILWAUKIE AVE ← →

10,583 ADT (2021)

188' - 6"

OUTSIDE SEATING

**puregreen**  
NOW OPEN!

SPACE A

**AVAILABLE  
6,102 RSF**

BAR

SEATING  
AREA

KITCHEN

EXISTING ARCADE  
SHARED SPACE



RESTROOMS

TRASH

Str B

DN

SE RURAL ST

34'-1 1/4"

ENTRANCE TO RESIDENTIAL  
APARTMENT LOBBY

SE OGDEN ST

44'-11"



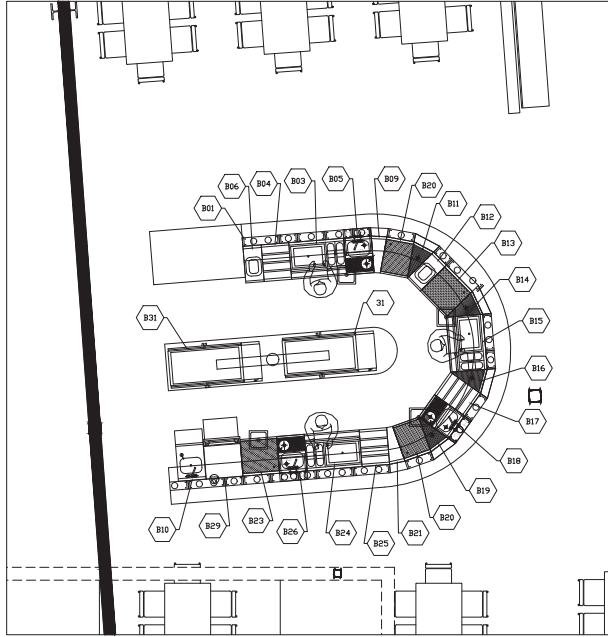
SITE PLAN SHOWN IS FOR MARKETING PURPOSES ONLY.



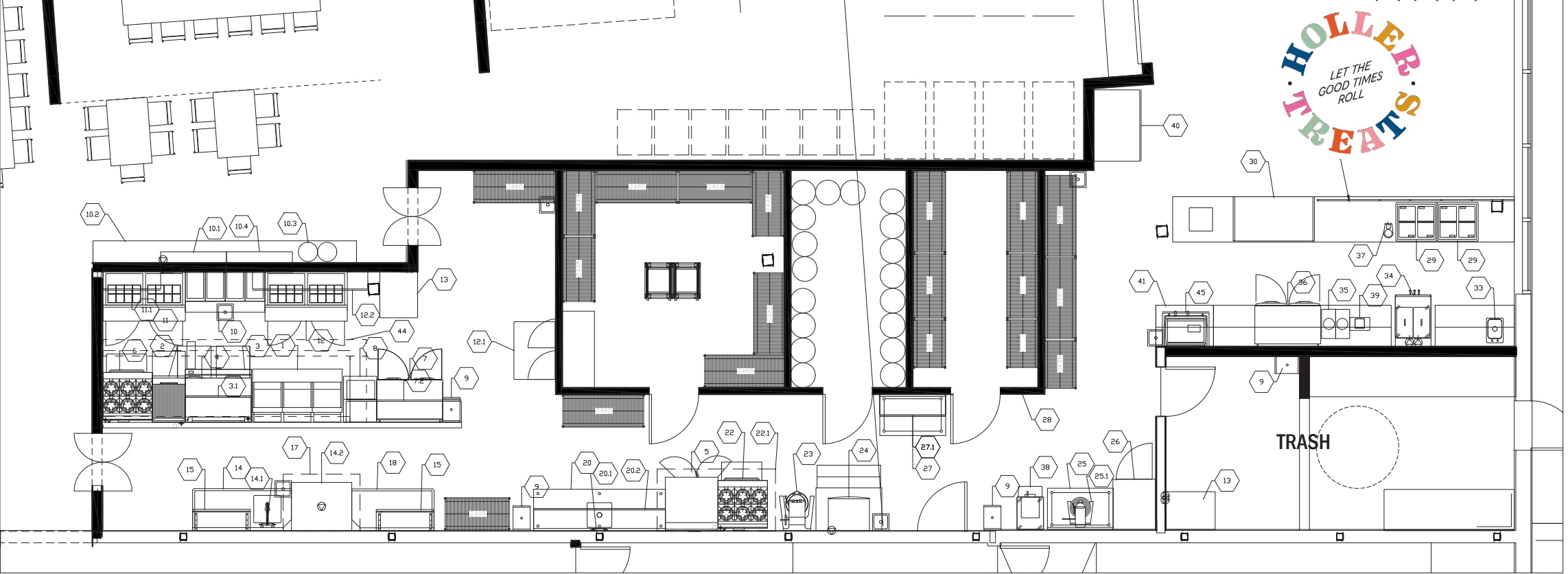
**SELLWOOD MORELAND RETAIL**  
**7119 SE MILWAUKIE AVE**  
PORTLAND, OR

**FLOOR PLAN**

**BAR LAYOUT**



**SAMPLE GENERAL FLOOR PLAN**



# SELLWOOD MORELAND RETAIL

## 7119 SE MILWAUKIE AVE

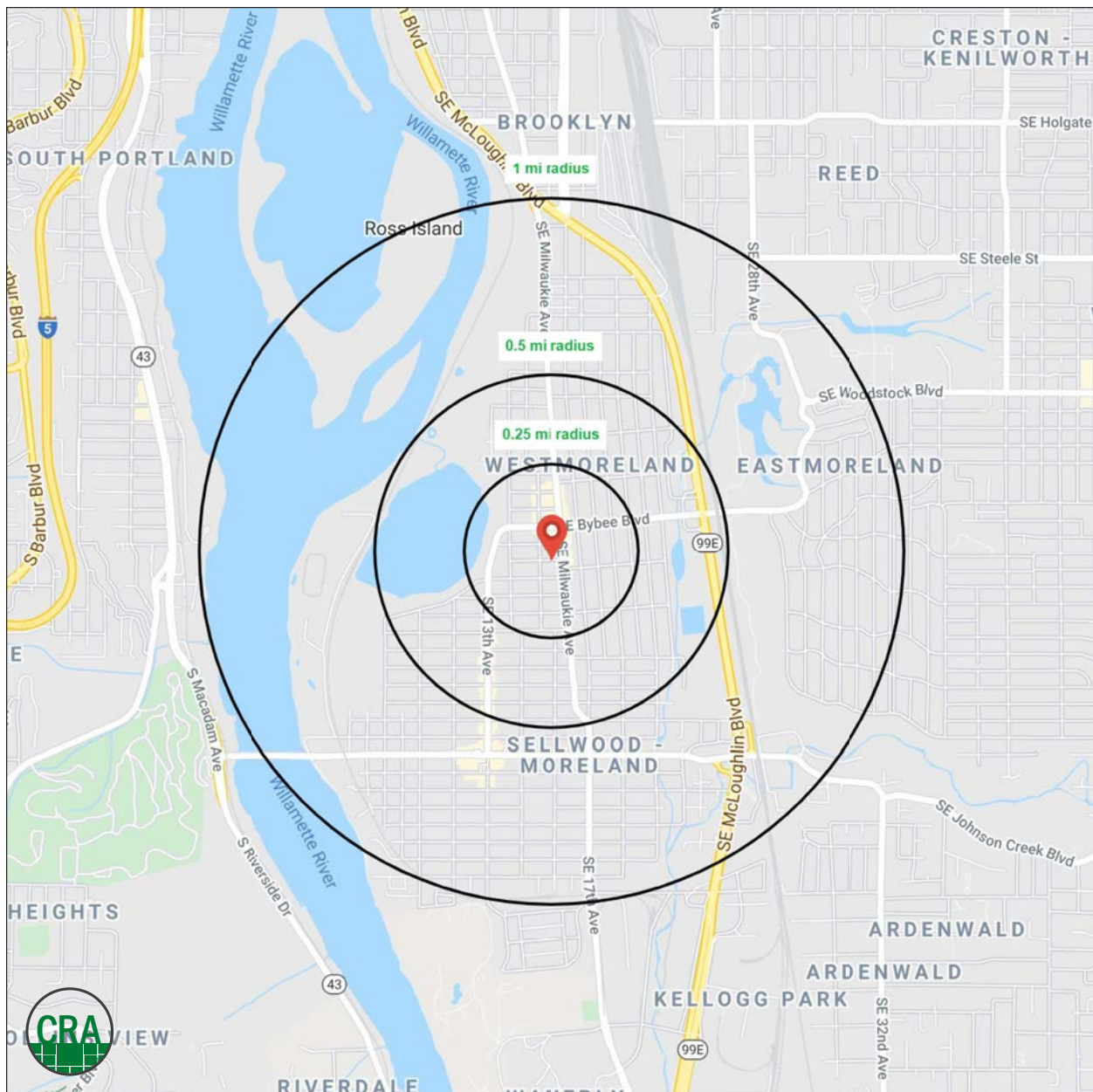
### DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2023)	¼ MILE	½ MILE	1 MILE
Estimated Population 2023	2,129	6,102	16,384
Projected Population 2028	2,318	6,589	17,060
Average HH Income	\$144,759	\$134,546	\$137,301
Median Home Value	\$622,882	\$606,190	\$617,650
Daytime Demographics 16+	1,456	3,605	11,388
Some College or Higher	88.5%	86.6%	87.0%

**\$144,759**  
Average Household Income  
¼ MILE RADIUS

**40.0**  
Median Age  
¼ MILE RADIUS





## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4728/-122.6488

Sellwood Moreland Retail - Meetinghouse Portland, OR 97202	0.25 mi radius	0.5 mi radius	1 mi radius
<b>Population</b>			
2023 Estimated Population	2,129	6,102	16,384
2028 Projected Population	2,318	6,589	17,060
2020 Census Population	1,944	6,014	16,465
2010 Census Population	1,420	4,815	13,686
Projected Annual Growth 2023 to 2028	1.8%	1.6%	0.8%
Historical Annual Growth 2010 to 2023	3.8%	2.1%	1.5%
2023 Median Age	40.0	40.1	40.2
<b>Households</b>			
2023 Estimated Households	964	2,847	7,572
2028 Projected Households	1,059	3,102	7,976
2020 Census Households	868	2,755	7,495
2010 Census Households	641	2,234	6,270
Projected Annual Growth 2023 to 2028	2.0%	1.8%	1.1%
Historical Annual Growth 2010 to 2023	3.9%	2.1%	1.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	85.5%	85.3%	83.9%
2023 Estimated Black or African American	0.8%	0.8%	1.3%
2023 Estimated Asian or Pacific Islander	3.9%	4.1%	5.4%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2023 Estimated Other Races	9.5%	9.4%	9.0%
2023 Estimated Hispanic	6.5%	6.7%	6.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$144,759	\$134,546	\$137,301
2023 Estimated Median Household Income	\$129,574	\$117,096	\$108,138
2023 Estimated Per Capita Income	\$65,568	\$62,809	\$63,687
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.0%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.5%	2.2%
2023 Estimated High School Graduate	7.9%	8.9%	9.6%
2023 Estimated Some College	14.6%	14.5%	15.8%
2023 Estimated Associates Degree Only	4.3%	3.7%	3.7%
2023 Estimated Bachelors Degree Only	40.0%	38.0%	37.7%
2023 Estimated Graduate Degree	29.6%	30.4%	29.8%
<b>Business</b>			
2023 Estimated Total Businesses	212	471	1,190
2023 Estimated Total Employees	880	1,936	6,470
2023 Estimated Employee Population per Business	4.2	4.1	5.4
2023 Estimated Residential Population per Business	10.1	12.9	13.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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