

MILWAUKIE

DRIVE-THRU ATM AND REDEVELOPMENT OPPORTUNITY



► FOR SALE ◀

LOCATION

10415 SE Main St | Milwaukie, OR 97222

AVAILABLE SPACE

10,019 SF Lot

ZONING

Downtown Mixed Use Zoning (DMU) – City of Milwaukie (see pages 4-5 for more information)

PRICE

\$625,000

HIGHLIGHTS

A great opportunity to purchase an investment property with strong redevelopment potential! Credit tenant on an absolute net lease, existing drive-thru, and favorable / flexible DMU zoning.

- Covered drive-thru ATM
- Current tenant is Key Bank
 - » Term through 4/30/2027
 - » Absolute Net Lease

TRAFFIC COUNTS

SE McLoughlin Blvd – 31,329 ADT ('22)

SE Main St – 2,239 ADT ('18)

Milwaukie Expy (Hwy 224) – 27,816 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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EXTERIOR PHOTOS



MILWAUKIE DRIVE-THRU ATM

10415 SE MAIN STREET
MILWAUKIE, OR

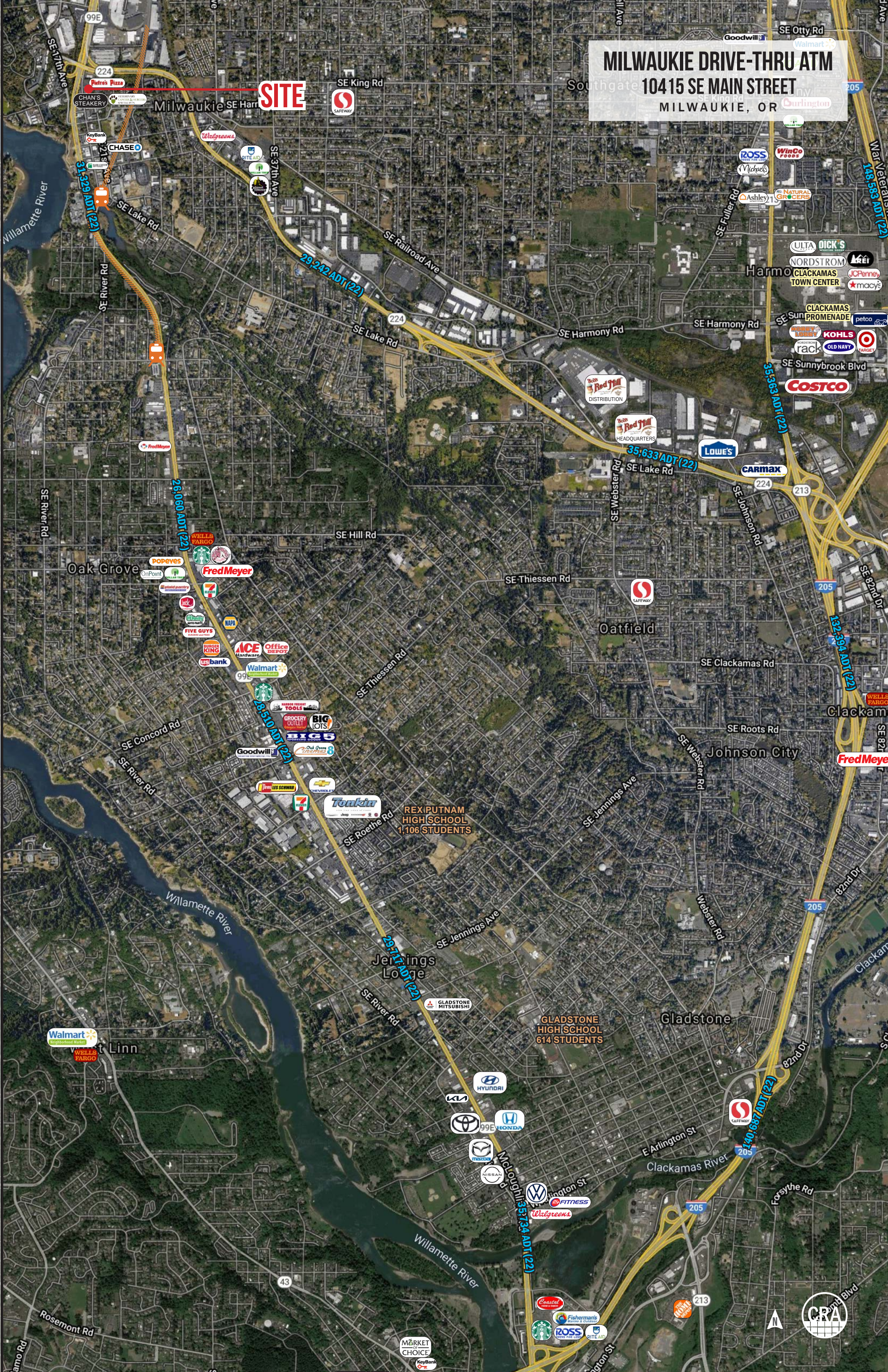
SITE



MILWAUKIE DRIVE-THRU ATM

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SITE



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ZONING

Table 19.304.2
Uses Allowed in Downtown Zones

Uses and Use Categories	DMU
Residential	
Boarding house	CU
Townhouse	P
Multifamily	P
Live/work units	P
Second-story housing	P
Senior and retirement housing	P
Commercial	
<p>Traditional office</p> <p>Traditional office uses are characterized by activities that generally focus on business, government, professional, medical, or financial services. These office uses generally involve a high level of face-to-face customer contact and are typically expected to generate foot traffic.</p> <p>Examples include: professional services such as lawyers, architects, or accountants; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; sales offices; government offices and public utility offices; and medical and dental clinics.</p>	P/CU
<p>Production-related office</p> <p>Production-related office uses are characterized by activities that, while conducted in an office-like setting, involve less face-to-face customer contact and do not tend to generate foot traffic. Their operations are less service-oriented than traditional office uses and focus on the development, testing, research, production, processing, packaging, or assembly of goods and products.</p> <p>Examples include: software and internet content development and publishing; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; call centers, marijuana testing and research facilities, and medical and dental labs.</p>	P/CU

Commercial (continued)	
<p>Eating and drinking establishment</p> <p>Eating and drinking establishments primarily involve the sale of prepared food and beverages for on-site consumption or takeaway.</p> <p>Examples include restaurants, delicatessens, retail bakeries, taverns, brewpubs, coffee shops, concession stands, wine bars, and espresso bars.</p>	P/CU
<p>Indoor recreation</p> <p>Indoor recreation consists of facilities providing active recreational uses of a primarily indoor nature.</p> <p>Examples include gyms; dance studios; tennis, racquetball, and soccer centers; recreational centers; skating rinks; bowling alleys; arcades; shooting ranges; and movie theaters.</p>	P/CU
<p>Retail-oriented sales</p> <p>Sales-oriented retail firms are involved in the sale, leasing, and rental of new or used products to the general public.</p> <p>Examples include stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronics, fabric, gifts, groceries, hardware, household products, jewelry, pets and pet products, pharmaceuticals, plants, printed materials, stationery, and printed and electronic media.</p>	P/CU
<p>Personal/business services</p> <p>Personal/business services are involved in providing consumer services.</p> <p>Examples include hair, tanning, and spa services; pet grooming; photo and laundry drop-off; dry cleaners; and quick printing.</p>	P/CU
<p>Repair-oriented</p> <p>Repair-oriented uses are establishments providing product repair of consumer and business goods.</p> <p>Examples include repair of televisions and radios, bicycles, clocks, jewelry, guns, small appliances, office equipment, tailors and seamstresses, shoe repair, locksmiths, upholsterers, and some automobile service and repair.</p>	P/CU

Table 19.304.2
Uses Allowed in Downtown Zones (continued)

Commercial (continued)	
<p>Day care</p> <p>Day care is the provision of regular child care, with or without compensation, to 4 or more children by a person or person(s) who are not the child's parent, guardian, or person acting in place of the parent, in a facility meeting all State requirements. Examples include nursery schools, before- and after-school care facilities, and child development centers.</p>	P
<p>Commercial lodging</p> <p>Commercial lodging includes for-profit residential facilities where tenancy is typically less than 1 month. Examples include hotels, motels, vacation rentals, and bed-and-breakfast establishments. Does not include senior and retirement housing.</p>	P/CU
<p>Parking facility</p> <p>Parking facilities provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a parking facility. Examples include short- and long-term fee parking facilities, commercial district shared parking lots, and commercial shuttle parking.</p>	CU
<p>Marijuana retailer</p> <p>Marijuana retailer means a state-licensed business that sells or distributes marijuana and marijuana-derived products to consumers. A marijuana retailer may sell or distribute recreational or medical marijuana.</p>	P/CU

Manufacturing	
<p>Manufacturing and production</p> <p>Uses are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Examples include processing of food and related products; catering establishments; breweries, distilleries, and wineries; marijuana processors; weaving or production of textiles or apparel; woodworking, including cabinet makers; manufacture or assembly of machinery, equipment, instruments (including musical instruments), vehicles, appliances, precision items, and other electrical items; and production of artwork and toys.</p>	P
Institutional	
<p>Parks and open space</p> <p>Parks and open space uses are lands focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few buildings. Examples include parks, public squares, plazas, recreational trails, botanical gardens, farmers markets, boat launching areas, nature preserves, and community gardens.</p>	P
Community service uses	CSU
Accessory and Other	
Accessory use	P
Home occupation	P
Short-term rentals	P

P = Permitted.
N = Not permitted.
CSU = Permitted with community service use approval subject to provisions of Section 19.904. Type III review required to establish a new CSU or for major modification of an existing CSU. Type I review required for a minor modification of an existing CSU.
CU = Permitted with conditional use approval subject to the provisions of Section 19.905. Type III review required to establish a new CU or for major modification of an existing CU. Type I review required for a minor modification of an existing CU.

MILWAUKIE DRIVE-THRU ATM

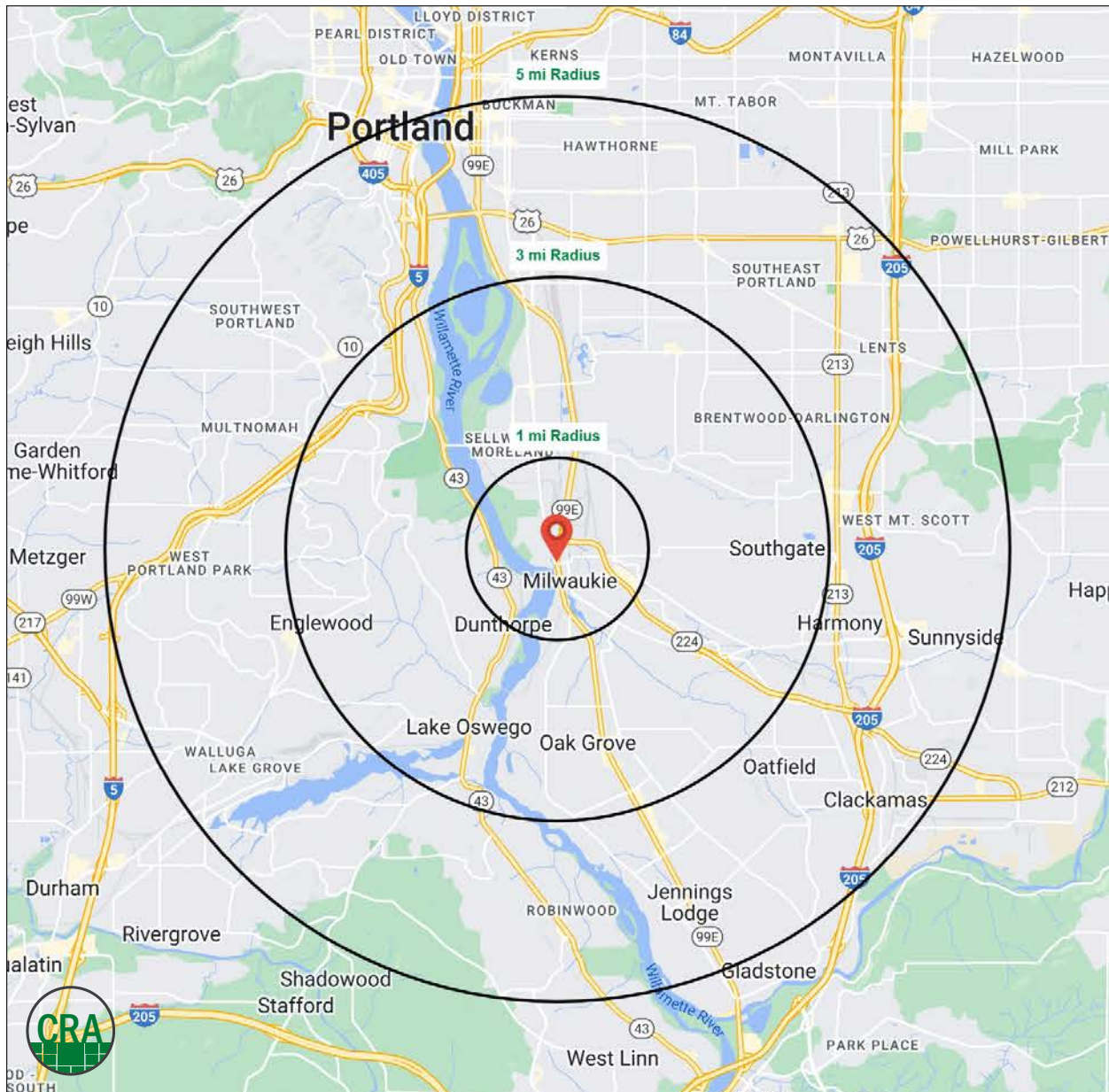
10415 SE MAIN STREET

MILWAUKIE, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	9,490	113,621	361,053
Projected Population 2028	9,685	115,950	365,039
Estimated Households	4,384	48,126	156,367
Average HH Income	\$120,452	\$144,306	\$144,853
Median Home Value	\$575,377	\$567,010	\$563,958
Daytime Demographics 16+	8,160	78,527	276,715
Some College or Higher	78.8%	78.7%	80.6%

\$120,452
Average Household Income
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.4475/-122.6423

10415 SE Main St Milwaukie, OR 97222	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,490	113,621	361,053
2028 Projected Population	9,685	115,950	365,039
2020 Census Population	9,324	113,909	362,897
2010 Census Population	8,752	105,820	332,386
Projected Annual Growth 2023 to 2028	0.4%	0.4%	0.2%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.7%
2023 Median Age	40.5	40.6	39.7
Households			
2023 Estimated Households	4,384	48,126	156,367
2028 Projected Households	4,672	50,700	162,208
2020 Census Households	4,270	47,622	155,277
2010 Census Households	3,999	44,348	142,108
Projected Annual Growth 2023 to 2028	1.3%	1.1%	0.7%
Historical Annual Growth 2010 to 2023	0.7%	0.7%	0.8%
Race and Ethnicity			
2023 Estimated White	82.7%	80.4%	77.7%
2023 Estimated Black or African American	1.9%	1.8%	2.5%
2023 Estimated Asian or Pacific Islander	6.1%	6.7%	8.2%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2023 Estimated Other Races	8.7%	10.5%	10.9%
2023 Estimated Hispanic	7.9%	9.4%	9.7%
Income			
2023 Estimated Average Household Income	\$120,452	\$144,306	\$144,853
2023 Estimated Median Household Income	\$80,202	\$105,575	\$105,149
2023 Estimated Per Capita Income	\$55,960	\$61,410	\$62,969
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.0%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	3.7%	2.9%	2.7%
2023 Estimated High School Graduate	16.1%	16.4%	14.4%
2023 Estimated Some College	22.8%	19.9%	19.8%
2023 Estimated Associates Degree Only	7.7%	7.3%	6.9%
2023 Estimated Bachelors Degree Only	29.3%	29.9%	31.8%
2023 Estimated Graduate Degree	19.0%	21.6%	22.1%
Business			
2023 Estimated Total Businesses	720	6,572	24,184
2023 Estimated Total Employees	5,221	43,738	171,930
2023 Estimated Employee Population per Business	7.3	6.7	7.1
2023 Estimated Residential Population per Business	13.2	17.3	14.9

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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