

OAK GROVE MARKET CENTER

15099 SE McLOUGHLIN BLVD.
MILWAUKIE, OREGON

- 26,000 SF ANCHOR SPACE AVAILABLE
- NEARBY ANCHORS INCLUDE FRED MEYER AND WALMART
- HIGH TRAFFIC COMMUTING CORRIDOR
- 36,900 CPD ON McLOUGHLIN BLVD.
- CALL FOR RATES

*BUYER IS UNDER CONTRACT TO PURCHASE

ANCHOR BOX FOR LEASE



CONTACT



BROCK SWITZER
503-245-1400 EXT 518 • BROCK@HSPACIFIC.COM



CHAIN.LINKS
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.
0612 SW IDAHO ST, SUITE 2
PORTLAND, OR 97239
WWW.HSPACIFIC.COM

DEMOGRAPHICS

	2017 ESTIMATED	1 MILE	3 MILE	5 MILE
POPULATION		14,135	96,160	253,982
AVE. H.H. INCOME		\$80,531	\$91,606	\$97,140
DAYTIME EMPLOYEES		4,085	41,740	107,952



TENANT LIST

A0A	Available	26,000 SF	B0H	CD Game Exchange	1,260 SF	D0A	Five Guys Burgers & Fries	2,500 SF
B0A	Available	2,500 SF	B0J	Subway	1,320 SF	D0C	Gentle Dental	3,500 SF
B0C	GNC	1,232 SF	B0K	Great Clips	1,200 SF	D0E	T-Mobile	1,200 SF
B0D	Available	990 SF	B0L	Available	2,255 SF	F0A	Panda Express	2,100 SF
B0E	Available	1,000 SF	B0N	Nail Garden & Deluxe Salon	1,750 SF	F0C	B & K Tax Service	900 SF
B0F	Dotty's	1,350 SF	C0A	SunsUp Tanning	4,300 SF	F0D	Bank of America	3,500 SF
B0G	A-1 Cleaners	1,350 SF	C0F	Baxter Auto Parts	8,260 SF	R0A	Verizon	1,740 SF

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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4130/-122.6296

RF1

Se Mcloughlin Blvd & Se Silver Leaf Ln

Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2017 Estimated Population	14,135	98,160	253,982
	2022 Projected Population	15,262	106,225	274,290
	2010 Census Population	13,562	93,624	238,748
	2000 Census Population	13,038	91,186	224,280
	Projected Annual Growth 2017 to 2022	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2017	0.5%	0.4%	0.8%
	HOUSEHOLDS	2017 Estimated Households	5,669	39,857
2022 Projected Households		6,000	42,309	108,486
2010 Census Households		5,482	38,369	96,861
2000 Census Households		5,364	36,443	89,705
Projected Annual Growth 2017 to 2022		1.2%	1.2%	1.3%
Historical Annual Growth 2000 to 2017		0.3%	0.6%	0.8%
AGE	2017 Est. Population Under 10 Years	10.0%	9.9%	10.7%
	2017 Est. Population 10 to 19 Years	10.8%	11.8%	11.8%
	2017 Est. Population 20 to 29 Years	11.9%	11.5%	12.2%
	2017 Est. Population 30 to 44 Years	18.6%	17.7%	20.0%
	2017 Est. Population 45 to 59 Years	20.6%	20.9%	21.0%
	2017 Est. Population 60 to 74 Years	19.4%	19.0%	17.1%
	2017 Est. Population 75 Years or Over	8.7%	9.2%	7.1%
	2017 Est. Median Age	43.3	43.5	40.8
MARITAL STATUS & GENDER	2017 Est. Male Population	48.9%	48.2%	48.5%
	2017 Est. Female Population	51.1%	51.8%	51.5%
	2017 Est. Never Married	28.6%	28.6%	29.3%
	2017 Est. Now Married	44.6%	47.2%	48.7%
	2017 Est. Separated or Divorced	20.8%	18.1%	17.1%
	2017 Est. Widowed	6.1%	6.1%	5.0%
INCOME	2017 Est. HH Income \$200,000 or More	6.1%	9.0%	11.1%
	2017 Est. HH Income \$150,000 to \$199,999	5.6%	6.4%	7.5%
	2017 Est. HH Income \$100,000 to \$149,999	17.4%	15.6%	16.2%
	2017 Est. HH Income \$75,000 to \$99,999	14.2%	14.1%	13.5%
	2017 Est. HH Income \$50,000 to \$74,999	19.6%	19.0%	18.0%
	2017 Est. HH Income \$35,000 to \$49,999	14.7%	12.3%	11.2%
	2017 Est. HH Income \$25,000 to \$34,999	7.3%	7.5%	7.8%
	2017 Est. HH Income \$15,000 to \$24,999	9.0%	8.1%	7.0%
	2017 Est. HH Income Under \$15,000	6.2%	8.1%	7.6%
	2017 Est. Average Household Income	\$80,531	\$91,606	\$97,140
	2017 Est. Median Household Income	\$68,459	\$74,209	\$80,801
	2017 Est. Per Capita Income	\$32,494	\$37,352	\$39,186
2017 Est. Total Businesses	549	4,196	11,429	
2017 Est. Total Employees	4,085	41,740	107,952	

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Se McLaughlin Blvd & Se Silver Leaf Ln		1 Mile	3 Miles	5 Miles
Portland, OR				
RACE	2017 Est. White	88.3%	87.9%	84.9%
	2017 Est. Black	1.0%	1.1%	1.5%
	2017 Est. Asian or Pacific Islander	2.3%	3.2%	5.8%
	2017 Est. American Indian or Alaska Native	0.8%	0.8%	0.7%
	2017 Est. Other Races	7.6%	7.0%	7.1%
HISPANIC	2017 Est. Hispanic Population	1,330	8,181	20,637
	2017 Est. Hispanic Population	9.4%	8.3%	8.1%
	2022 Proj. Hispanic Population	10.3%	9.1%	8.9%
	2010 Hispanic Population	8.4%	7.5%	7.5%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	10,347	71,122	181,703
	2017 Est. Elementary (Grade Level 0 to 8)	2.9%	2.2%	2.1%
	2017 Est. Some High School (Grade Level 9 to 11)	5.4%	4.7%	4.2%
	2017 Est. High School Graduate	25.0%	21.9%	18.9%
	2017 Est. Some College	30.1%	27.4%	24.7%
	2017 Est. Associate Degree Only	8.7%	8.6%	8.2%
	2017 Est. Bachelor Degree Only	17.8%	22.3%	26.0%
	2017 Est. Graduate Degree	10.1%	12.9%	16.0%
HOUSING	2017 Est. Total Housing Units	5,841	41,188	105,470
	2017 Est. Owner-Occupied	65.1%	62.5%	62.3%
	2017 Est. Renter-Occupied	32.0%	34.3%	34.5%
	2017 Est. Vacant Housing	2.9%	3.2%	3.2%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	-	0.4%	0.6%
	2010 Homes Built 2000 to 2004	7.7%	8.4%	10.3%
	2010 Homes Built 1990 to 1999	10.9%	15.0%	16.6%
	2010 Homes Built 1980 to 1989	11.9%	11.4%	12.0%
	2010 Homes Built 1970 to 1979	30.4%	27.9%	22.5%
	2010 Homes Built 1960 to 1969	15.4%	14.5%	11.5%
	2010 Homes Built 1950 to 1959	11.4%	11.4%	10.8%
2010 Homes Built Before 1949	14.0%	12.9%	18.7%	
HOME VALUES	2010 Home Value \$1,000,000 or More	0.9%	2.6%	2.7%
	2010 Home Value \$500,000 to \$999,999	7.9%	14.2%	19.6%
	2010 Home Value \$400,000 to \$499,999	11.3%	10.8%	14.9%
	2010 Home Value \$300,000 to \$399,999	25.0%	24.6%	24.3%
	2010 Home Value \$200,000 to \$299,999	40.2%	33.9%	27.5%
	2010 Home Value \$150,000 to \$199,999	7.8%	7.4%	6.8%
	2010 Home Value \$100,000 to \$149,999	0.9%	1.4%	2.0%
	2010 Home Value \$50,000 to \$99,999	0.4%	0.9%	1.1%
	2010 Home Value \$25,000 to \$49,999	1.9%	1.8%	1.4%
	2010 Home Value Under \$25,000	5.8%	3.6%	2.8%
	2010 Median Home Value	\$288,697	\$339,524	\$368,094
	2010 Median Rent	\$1,011	\$982	\$987

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		1 Mile	3 Miles	5 Miles
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	11,812	81,602	209,348
	2017 Est. Civilian Employed	61.7%	59.7%	62.8%
	2017 Est. Civilian Unemployed	4.0%	3.3%	3.0%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	34.3%	37.0%	34.1%
	2017 Labor Force Males	48.6%	47.4%	47.9%
	2017 Labor Force Females	51.4%	52.6%	52.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,285	48,720	131,454
	2010 Mgmt, Business, & Financial Operations	12.8%	15.4%	17.3%
	2010 Professional, Related	20.6%	21.9%	25.0%
	2010 Service	19.8%	17.9%	16.5%
	2010 Sales, Office	26.3%	27.2%	25.2%
	2010 Farming, Fishing, Forestry	0.2%	0.4%	0.6%
	2010 Construction, Extraction, Maintenance	7.5%	6.4%	5.7%
	2010 Production, Transport, Material Moving	12.8%	11.0%	9.6%
	2010 White Collar Workers	59.7%	64.4%	67.6%
	2010 Blue Collar Workers	40.3%	35.6%	32.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.2%	77.2%	73.5%
	2010 Drive to Work in Carpool	8.2%	8.8%	8.5%
	2010 Travel to Work by Public Transportation	3.9%	3.6%	5.7%
	2010 Drive to Work on Motorcycle	0.3%	0.5%	0.4%
	2010 Walk or Bicycle to Work	4.7%	3.5%	4.8%
	2010 Other Means	0.5%	0.4%	0.4%
	2010 Work at Home	4.2%	6.0%	6.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	22.4%	21.9%	21.5%
	2010 Travel to Work in 15 to 29 Minutes	36.6%	36.3%	38.5%
	2010 Travel to Work in 30 to 59 Minutes	37.9%	35.4%	34.8%
	2010 Travel to Work in 60 Minutes or More	6.0%	5.7%	7.0%
	2010 Average Travel Time to Work	25.0	24.6	24.6
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$345 M	\$2.62 B	\$6.99 B
	2017 Est. Apparel	\$12.0 M	\$91.8 M	\$246 M
	2017 Est. Contributions, Gifts	\$23.7 M	\$191 M	\$524 M
	2017 Est. Education, Reading	\$13.5 M	\$108 M	\$298 M
	2017 Est. Entertainment	\$19.4 M	\$148 M	\$396 M
	2017 Est. Food, Beverages, Tobacco	\$52.4 M	\$393 M	\$1.04 B
	2017 Est. Furnishings, Equipment	\$12.0 M	\$91.9 M	\$247 M
	2017 Est. Health Care, Insurance	\$30.0 M	\$225 M	\$594 M
	2017 Est. Household Operations, Shelter, Utilities	\$107 M	\$810 M	\$2.16 B
	2017 Est. Miscellaneous Expenses	\$5.10 M	\$38.1 M	\$101 M
	2017 Est. Personal Care	\$4.46 M	\$33.8 M	\$90.2 M
2017 Est. Transportation	\$65.4 M	\$489 M	\$1.29 B	

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