

EXCELLENT MILWAUKIE LOCATION

DEVELOPMENT OPPORTUNITY

SE LLEWELLYN ST & SE 34TH AVE
MILWAUKIE, OR 97222



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FOR SALE

Apex Real Estate Partners is pleased to present the opportunity to acquire SE Llewellyn St & SE 34th Ave (the "Property").

The Property consists of 6 contiguous tax lots that are adjacent to the Providence Milwaukie Hospital. The land is split between two zonings, General Mixed Use and Residential High Density. The area would be ideal for a multifamily, mixed-use, or medical user.

SE Llewellyn St & SE 34th Ave is in a prime location to take advantage of Milwaukie's growing community.

Address	SEC of SE Llewellyn St & SE 34th Ave Milwaukie, OR 97222
Property Type	Land
Land Size	± 0.96 AC / ± 41,817 SF
Submarket	Milwaukie
Zoning	GMU (General Mixed Use) R-HD (Residential High Density)
Parcel	00014059, 00014068, 00014077, 00014086, 00014095, 00014102
Sale Terms	Contact broker for pricing guidance



Excellent Location

Milwaukie's strategic location within the Portland metropolitan area makes it a prime destination for investors and developers. The city offers a more affordable alternative to the higher-priced real estate markets in the central city, attracting a diverse population seeking to plant roots in the area without the exorbitant price tag of the more expensive urban core. With a small town feel and ease of access to the amenities of Portland central, Milwaukie is an attractive option for investors, developers, and business owners.

Moreover, Milwaukie's economy has been steadily growing, with a strong job market and a diverse range of employment opportunities. The city's proximity to major employers, including Providence Milwaukie Hospital, Bob's Red Mill, Moda, and Dark Horse Comics, further enhances its appeal.

Milwaukie offers all manner of shops, activities, and outdoor spaces. Main Street is a gold mine of vintage and consignment wares, including Main Street Collectors Mall and Soda Fountain, which features antique toys and a vintage milkshake counter. The Milwaukie farmers market has over 80 vendors of fresh produce, flowers, and gifts from May to October, and North Clackamas Aquatic Park is a great spot for kids and families year-round. Finally, April is the peak season for the Crystal Springs Rhododendron Garden, which contains over 1,000 species of rhododendron.

Milwaukie's old school charm and accessible location makes it one of the most desirable locations in the Portland metro.



Crystal Springs Rhododendron Garden



North Clackamas Aquatic Park



Milwaukie Saturday Market

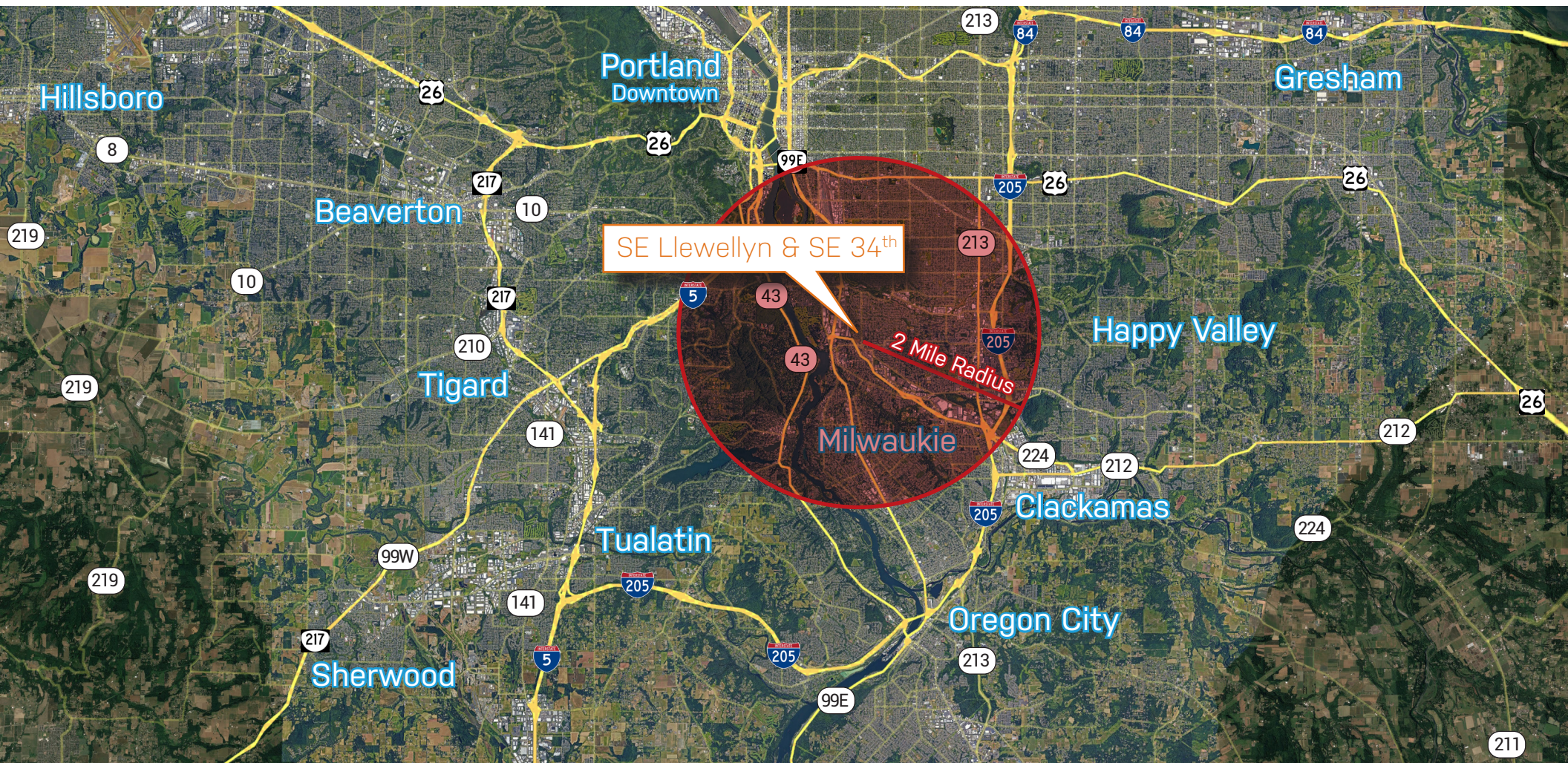


Milwaukie

Excellent Amenities



Strong Demographics



Trends - 2 Mile Radius

	2010 Population	52,167		Avg Household Size	2.3		Total Employees	56,418
	2023 Population	55,006		Owner Occupied	62.4%		Total Businesses	8,818
	Median Age	41.7		Renter Occupied	37.6%			
	2010 Households	21,906		Avg Household Income	\$101,999			
	2023 Households	23,027		Median Household Income	\$79,978			
				Total Consumer Spending	\$800 M			