

FOR SALE: 2,320 SF & 3,409 SF Attached Buildings

OWNER / USER -or- REDEVELOPMENT OPPORTUNITY in DOWNTOWN MILWAUKIE (Portland)

10900 SE 21ST Ave & 2120 SE Monroe St, Portland, OR 97222



FOR SALE | \$1,525,000 (\$266.18 PSF)

2 ATTACHED BUILDINGS - CORNER LOT PROPERTY FORMER BANK BUILDING - RETAIL or OFFICE USE with PARKING LOT

- Total Building Area: ±5,729 SF Total
- Total Land Area: ±16,117 SF (0.37 Acres)
- Year Built: 1965 (10900) / 1967 (2120)
- Zoning: DMU (Downtown Mixed Use)
- Floors: 10900 SE 21st: 2 Story (Basement)
2120 SE Monroe: Single Story
- On-Site Parking Lot - 22 Spaces / 3.8 : 1,000 SF
- Monument Sign in Place
- Easily Divisible For 2 Tenants
- Walkable to Schools, Parks & Riverfront Walk
- ±28,972 Average Daily Traffic
(2 Blocks away @ McLoughlin & Washington)

**FOR MORE INFORMATION
PLEASE CONTACT**

GARY GRIFF
Senior Director

+1 503 279 1756
gary.griff@cushwake.com

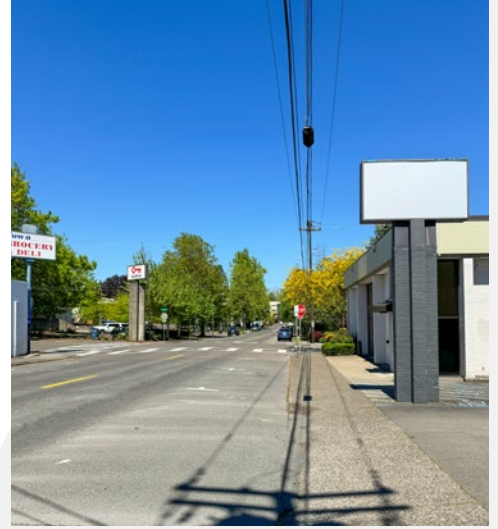
200 SW Market Ste 200 Portland, OR 97201
cushmanwakefield.com



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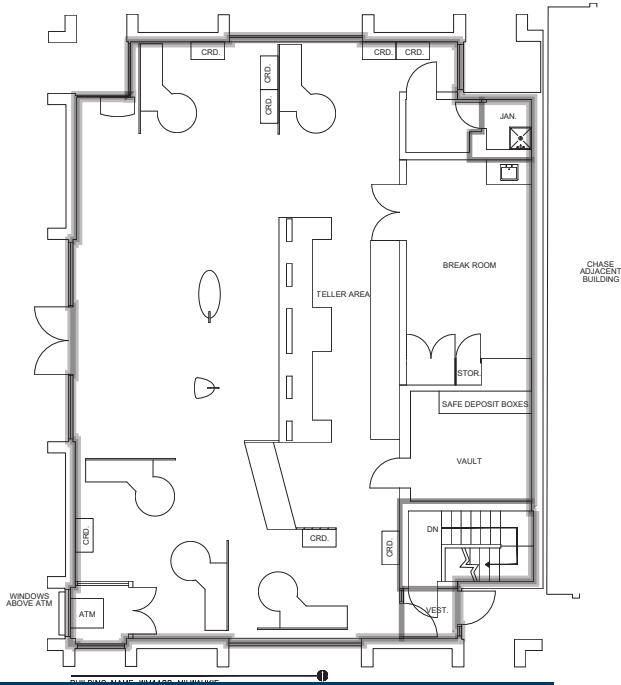
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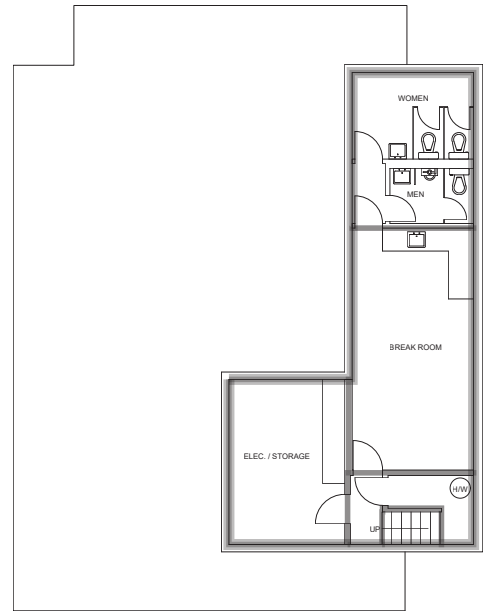
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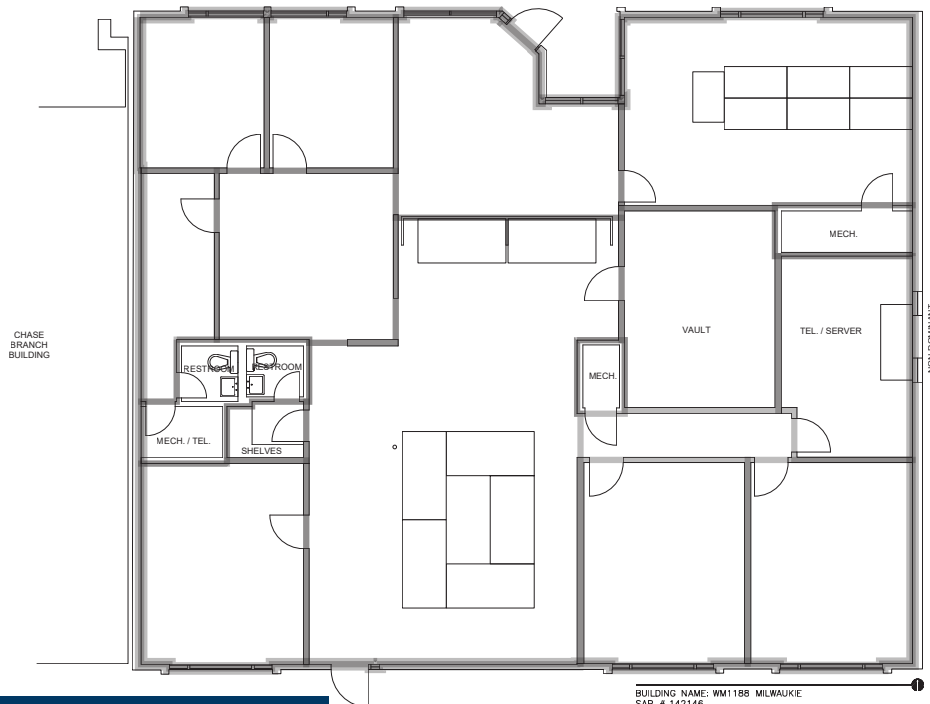


BANK BUILDING - MAIN FLOOR



BUILDING NAME: WM1188 MILWAUKIE
SAP # 142146
FLOOR # L1

BANK BUILDING - BASEMENT



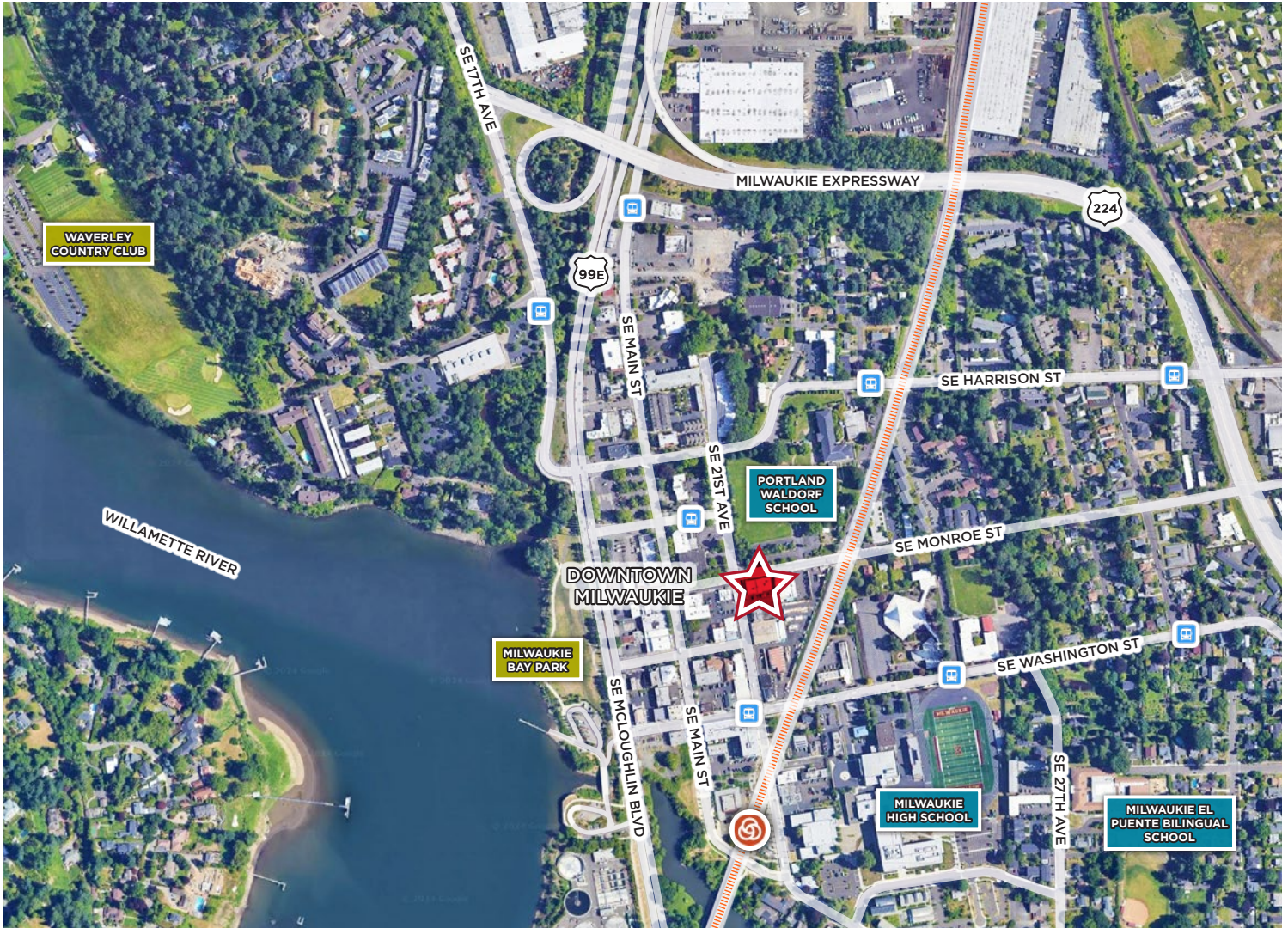
ADJACENT OFFICE BUILDING

BUILDING NAME: WM1188 MILWAUKIE
SAP # 142146
FLOOR # L1
ADDRESS: 10900 SE 21ST AVE, MILWAUKIE, OR, 97222
SCALE: NOT TO SCALE

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AREA DEMOGRAPHICS REPORT

POPULATION	1 MILE	2 MILE	3 MILE	HOUSEHOLD & INCOME	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	10,445	46,641	108,593	TOTAL HOUSEHOLDS	4,738	19,835	44,794
DAYTIME EMPLOYEES	7,100	24,719	46,594	OWNER OCCUPIED	43.5%	58.5%	64.9%
BUSINESSES	935	2,503	5,296	AVERAGE H.H. INCOME	\$85,214	\$103,608	\$111,053
MEDIAN AGE	41.6	42.2	41.8	MEDIAN HOME VALUE	\$401,859	\$427,704	\$441,886

* 2023 Demographics data derived from CoStar

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