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For Sale or Lease

5035 SE McLoughlin

Portland, Oregon

- High Visibility Corner Property
- Single User or Multi-Tenant Opportunity
- Two (2) Glass Roll-Up Doors (10' X 10')
- Full HVAC Throughout

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5,994 SF Building
4,738 SF Available For Lease
Call for Pricing



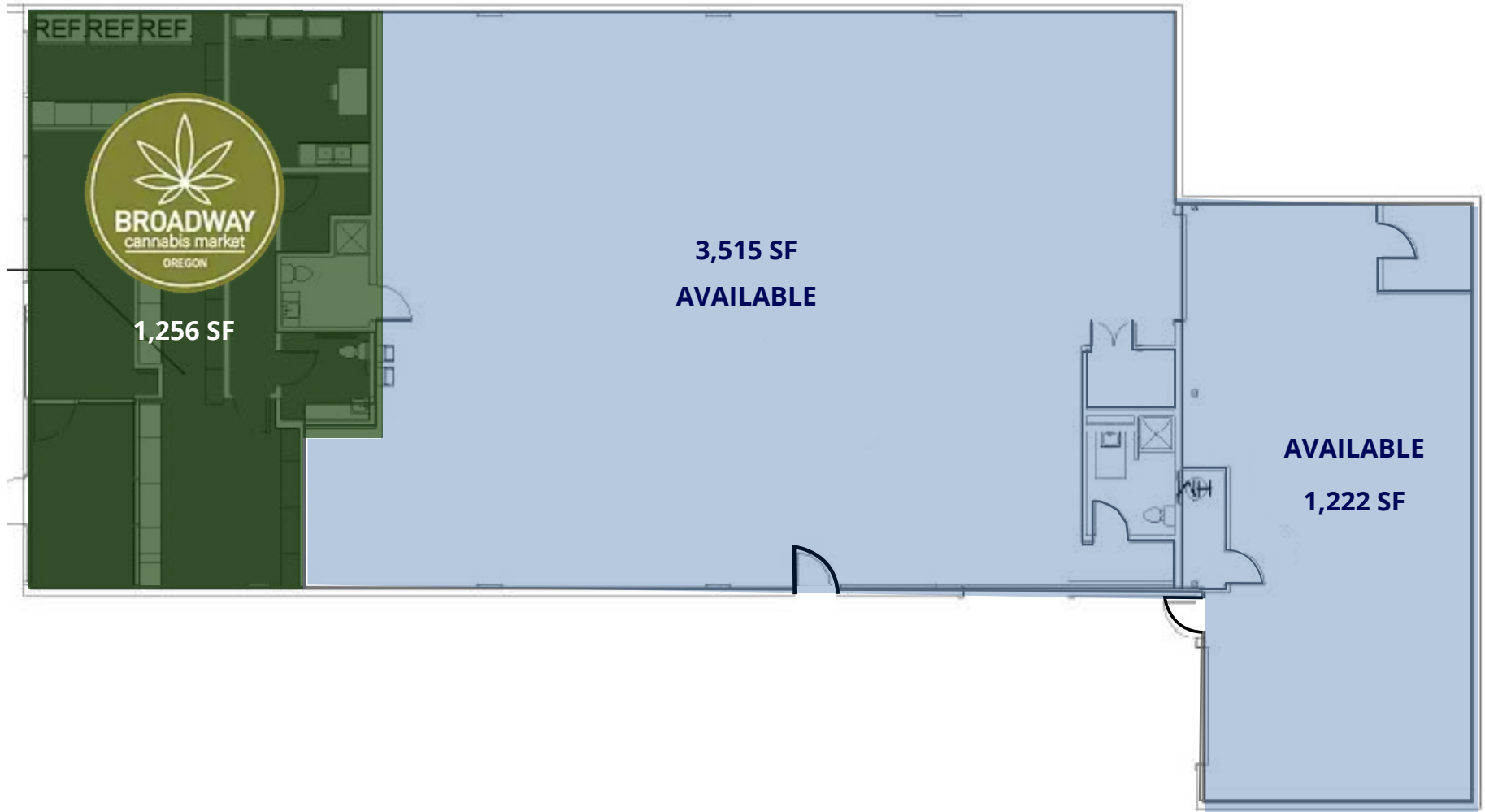
Nestled at the corner of SE 17th and Mcloughlin, this Flex/Retail property provides a fantastic opportunity for an owner-user or tenant. This property would function well for a growing business looking to expand their brand and gain significant visibility on a major commercial arterial. The property features a rare large electronic sign allowing tenants to fully take advantage of the high-traffick intersection. One tenant currently in place and two exterior billboards provides additional supplemental income to an owner-user. The vacant portion of the property features concrete floors with high ceilings and two glass roll-up doors, making the space suitable for a variety of uses.

Features & Amenities

- Remodeled 2022
- New HVAC throughout
- High traffic & visibility corner
- Two billboards on site
- Rare electronic signage opportunity
- Two glass-paned roll-up doors 10x10
- Two ADA Restrooms with showers
- High ceilings with exposed beams
- Smooth concrete floors
- Skylight provides great natural light
- Open Layout
- On-site parking



Floor Plan



Consumer Expenditures

Annual Food & Alcohol Spending



\$76,686,105
Food Total



\$48,085,809
Food at Home



\$28,600,295
Food Away



4,769,526
Total Alcoholic
Beverages



\$16,795,263
Apparel &
Services



\$25,897,554
Entertainment/
Recreation

*within 1 mile radius (2025)



Walk Times



10 min
Papa Haydn



7 min
to 24 Hour
Fitness



4 min
to Ruse
Brewing



11 min
to Houndogs
Bar & Grill



6 min
to Coco Donuts
& Coffee



Walk Score
66



Bike Score
75



Transit Score
71



Traffic Counts (ADT)
57,957 (2025)

Wealth & Income



\$91,360
Median Household



\$55.6K
Per capita



\$66,911
Median Disposable



\$678,625
Median Home Value



\$106,215
Median Net Worth



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5035 SE McLoughlin Blvd



2025 TRAFFIC COUNT
57,957 ADT

Nearby Amenities

Food & Drinks

- 1 Process PDX
- 2 The MAC'D Window
- 3 Papa Haydn
- 4 Bastion PDX
- 5 The Last Rodeo & Matt's BBQ Tacos
- 6 Fetch Coffee Roasters
- 7 Saburos | Sushi House
- 8 808 Grinds
- 9 Heretic Coffee Co.
- 10 Portland Cà Phê
- 11 Dutch Bros
- 12 Hopworks Urban Brewery
- 13 Portland Juice Co.
- 14 Original Hotcake House
- 15 Rose City Coffee Co.

Retail

- 16 Meta Pizza
- 17 Away Days Brewing Co
- 18 Houndogs Bar & Grill
- 19 GOODBAR
- 20 Coco Donuts & Coffee
- 1 Mobil
- 2 Garnish Music Production
- 3 Trackers Earth Annex
- 4 Aqua Terra Massage
- 5 Hollywood Lights
- 6 LazyCat Massage
- 7 Stick-To-It Fit
- 8 Bee Newspaper
- 9 Banfield Pet Hospital

- 10 Oodles Kids
- 11 QFC
- 12 Ace Hardware
- 13 IRIS
- 14 Snap Fitness
- 15 Starbucks
- 16 Spice Pilgrim
- 17 7-Eleven
- 18 Blue Butler Studios
- 19 Merchants Paper Co
- 20 Portland Leather Goods
- 21 Strength Union Gym
- 22 24 Hour Fitness
- 23 USPS

Local Highlights

- 1 Oaks Bottom Wildlife Refuge
- 2 Eastmoreland Golf Course
- 3 Reed College
- 4 Crystal Springs Rhododendron Garden
- 5 Aladdin Theater

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