



FOR SALE

10415 SOUTHEAST MAIN STREET

MILWAUKIE, OR 97222

COOPER COLLINS

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



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PROPERTY DESCRIPTION

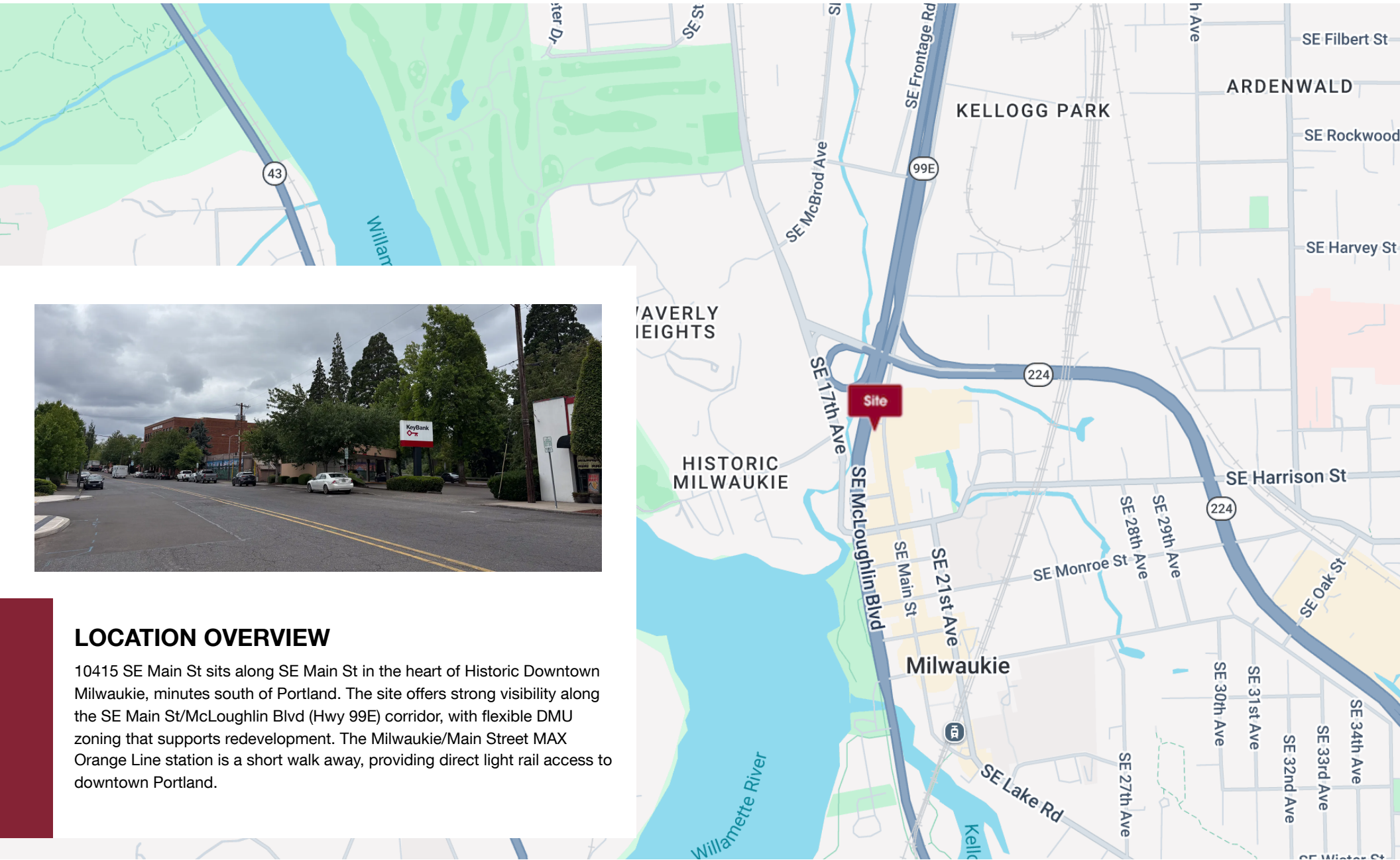
10415 SE Main St offers a rare covered-land investment opportunity in the heart of Historic Downtown Milwaukie. The site is improved with an existing drive-thru building leased to a credit tenant on an absolute NNN basis through 4/30/2027, delivering secure, management-free income while preserving long-term redevelopment upside. Favorable DMU zoning allows for flexible commercial and mixed-use reuse at lease expiration, positioning the property for value-add investors targeting both near-term cash flow and future development potential in a rapidly reinvesting downtown corridor.

PROPERTY HIGHLIGHTS

- NNN lease to investment-grade tenant through 4/30/2027 — low-maintenance, in-place income
- Redevelopment upside via DMU zoning, supporting future commercial or mixed-use build-out
- Located in Historic Downtown Milwaukie's main commercial corridor
- Convenient access to Hwy 99E and the Milwaukie/Main Street MAX Orange Line station

OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	0.23 Acres
Building Size:	352 SF
Zoning:	DMU



LOCATION OVERVIEW

10415 SE Main St sits along SE Main St in the heart of Historic Downtown Milwaukie, minutes south of Portland. The site offers strong visibility along the SE Main St/McLoughlin Blvd (Hwy 99E) corridor, with flexible DMU zoning that supports redevelopment. The Milwaukie/Main Street MAX Orange Line station is a short walk away, providing direct light rail access to downtown Portland.

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