

The Colliers logo is a blue square with rounded corners, containing the word "Colliers" in white serif font. Below the text are three horizontal stripes: a yellow one on top, a red one in the middle, and a blue one on the bottom.

Colliers

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



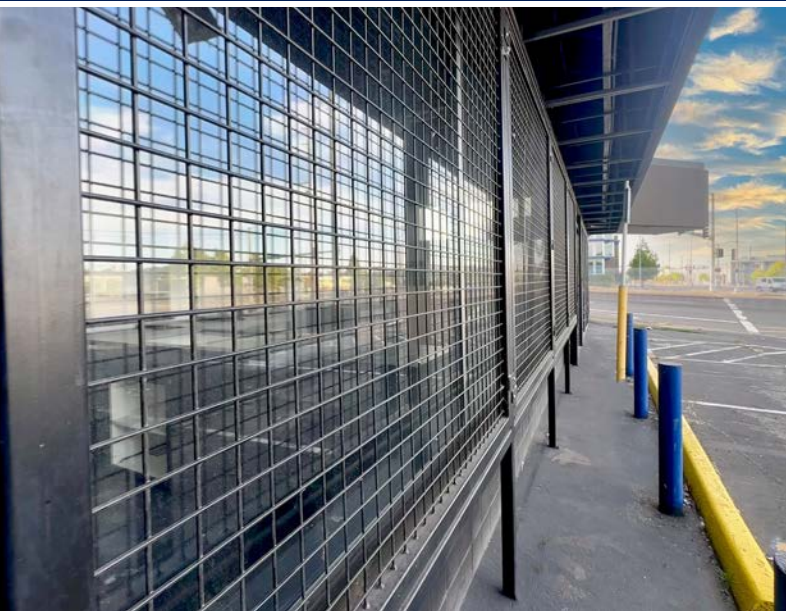
4 min
to Ruse
Brewing



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

