

FOR LEASE

APEX
REAL ESTATE PARTNERS

7227 SE MILWAUKIE AVE · PORTLAND, OREGON 97202



SELLWOOD STOREFRONT

MOVE-IN READY | 1,325 RSF | \$23 PSF + NNN

RETAIL

STUDIO / WELLNESS

OFFICE / SHOWROOM

DAN OSTRANDER | +1.646.872.8766

dan.ostrander@apexcre.com · apexcre.com · 7227milwaukie.com



ADDRESS	AREA	SPACE
7227 SE Milwaukie Ave	Sellwood-Moreland	1,325 RSF
LEASE RATE	DELIVERY	ZONING
\$23 PSF + NNN	Move-In Ready	CM2 – Commercial Mixed Use
FRONTAGE	USES	CO-TENANT
51' on SE Milwaukie Ave	Retail / Studio / Office	The Pool & Spa House
SIGNAGE		
Awning panel available		

ABOUT THE BUILDING

7227 SE Milwaukie Ave is a classic 1953 masonry storefront in the heart of Sellwood-Moreland, one of Portland's most established and walkable neighborhood retail districts. The available suite delivers a bright, open sales floor behind a full-width glass line, plus a private office with interior display window, dedicated storage, an accessible restroom, and plumbing in place for studio or wellness uses. Freshly painted and truly move-in ready — no build-out required — with prominent awning signage available and an established, long-term co-tenant anchoring the building.

10,360
CPD

ON SE MILWAUKIE AVE
(2025)

94

WALK SCORE
WALKER'S PARADISE

99

BIKE SCORE
BIKER'S PARADISE



OPEN SALES FLOOR — FULL GLASS LINE



BRIGHT, MOVE-IN-READY INTERIOR



PRIVATE OFFICE + SINK



ACCESSIBLE RESTROOM



NEIGHBORHOOD CHARACTER

SPACE HIGHLIGHTS

- Open retail floor (±985 SF) with excellent natural light
- Dedicated storage room + accessible restroom
- Dedicated street entrance with transom and mail slot
- Private office (±206 SF) with interior display window
- Sink and plumbing in place
- New paint, wood-look flooring, drop-ceiling lighting

DAN OSTRANDER | +1.646.872.8766 | dan.ostrander@apexcre.com

APEX REAL ESTATE PARTNERS · apexcre.com · 7227milwaukie.com

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
2025 Population	15,854	60,127	145,986
Daytime Employment	6,825	29,354	170,251
Total Businesses	1,000	4,087	14,797
Median Household Income	\$93,904	\$101,535	\$99,442
Median Age	42.9	40.9	40.8
Bachelor's Degree or Higher	63%	59%	55%

\$255M

ANNUAL CONSUMER SPENDING
WITHIN 1 MILE

\$746K

MEDIAN HOME VALUE
WITHIN 1 MILE

1957

MEDIAN YEAR BUILT — ESTABLISHED,
CHARACTER-RICH NEIGHBORHOOD

DEMOGRAPHICS: COSTAR, 2025 ESTIMATES. WALK/BIKE SCORE: WALKSCORE.COM.



AMENITY MAP

