

King Road Shopping Center

SE 44th Ave & King Road, Milwaukie OR 97222



This is a high traffic neighborhood center anchored by Safeway. The property sits at a lighted intersection and also has ingress and egress at all 4 sides of the shopping center. There is ample parking and signage with great co-tenants including Snap Fitness, Health Source Chiropractic, King Curry, Supper Burrito drive thru, Safeway Gas Station, Happy Tails Pet Supply and Nail Salon among others.

Available:

Suite 4216—1,320 SF

Suite 4220 - 1,928 SF*

**Can be divided*

\$22.00 SF/Year, NNN

Approximately \$9.97 NNN*

**Based on one restroom/sink units*



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www.barnardcommercial.com | 5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

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SPACE HIGHLIGHTS:

- **Waiting and reception area**
- **Two private offices**
- **Storage room**
- **One restroom**



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SPACE HIGHLIGHTS:

- **6 hair wash stations**
- **Space for 10 or more hair stations**
- **Mixing room with washer and dryer**
- **Two restrooms**

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Demographic Information

	1 Mile	3 Mile	5 Mile
Population:	15,125	132,501	356,722
Average HH Income:	\$65,162	\$76,913	\$86,865



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