



Moving Forward Milwaukie

Opportunity Site Information Sheet

Monroe Block Site

Commercial District:
Downtown

2036 SE Monroe St &
10951 SE 21st Ave



<p>Lot Size</p>	<ul style="list-style-type: none"> • North lot (21st and Monroe): 0.12 acres • South lot (21st and Jefferson): 0.12 acres • Total: 0.24 acres
<p>Features</p>	<ul style="list-style-type: none"> • Entire block of frontage on 21st Ave • Two corner sites for high visibility • Same block as Dark Horse Comics
<p>Opportunity Type</p>	<p>Redevelopment or adaptive reuse</p>
<p>Current Zoning (likely to change)</p>	<p>Permits mixed uses with retail or service businesses on ground floor and residential on upper floors.</p>
<p>Transportation</p>	<ul style="list-style-type: none"> • Two blocks to future light rail station • Potential Neighborhood Greenway street treatment on Monroe • On-street parking on all frontages
<p>Environmental</p>	<p>None</p>

