

BUSINESS OPPORTUNITIES IN MILWAUKIE, OREGON



ADVANTAGES OF CENTRAL MILWAUKIE

Strategic Location

- Just 1 mile from downtown, with a trade area of over 44,000 people and an employee market of over 21,000 people within a 5-minute drive
- Adjacent to Highway 224 with quick connections to McLoughlin Boulevard and I-205
- 1.5 miles to Springwater Corridor
- Two MAX Orange Line light rail stops within 1.5 miles (Main Street in Downtown and Tacoma Station in North Milwaukie Industrial Area)

Employment District

- Proximity to large employers
- International Way Industrial Area – home to large industrial employers like Blount International, Bob's Red Mill, Dave's Killer Bread, Oeco, and Breakside Brewing
- Milwaukie Marketplace: large shopping center with a variety of tenants and grocery anchor

Housing Pipeline

- New multifamily development projects are in the pipeline, bringing 150 units immediately adjacent to the site and a total of 250-400 new units within a 2-mile radius

INCENTIVES & PROGRAMS

- **Tax Incentives:** Enterprise zone property tax abatements available
- **Workforce Development Resources** available through Clackamas Workforce Partnership
- **Lower Cost of Doing Business:** No sales or inventory tax; no City of Milwaukie business income or payroll tax; no country business income tax
- **Affordable** rents
- **Business friendly** local government

THE WORKFORCE

- 300,000+ labor force within a 7-mile radius; 10 Colleges and Universities nearby
- Population: 20,000+ in City; 40,000+ retail market area
- Median household incomes are projected to be over \$56,000
- Milwaukie has more than 850 businesses and is a **net importer** of talented and skilled employees from around the region
- The current labor force is 12,473 with an unemployment rate of 4.3 percent



CITY OF MILWAUKIE

Community Development Dept.
CommunityDevelopment@
milwaukieoregon.gov
503.786.7600





WHY CHOOSE MILWAUKIE?

COMMUNITY FEATURES

- Culinary delights at our very own food cart pod in downtown Milwaukie
- First Friday events showcasing the creative talents of local artists
- Holiday celebrations including the annual Umbrella Parade and Winter Solstice Ships Viewing, Earth Day and Arbor Day
- Free summer concerts
- Weekly Sunday Farmers Market with over 75 vendors
- Plans for over 400 new housing units in Downtown and Central Milwaukie
- 17 parks and 2 multi-use paths
- Two volunteer-led community gardens
- City Hall rotating art exhibits and sculpture garden
- Offers a small town feel with proximity to regional amenities, dining, and entertainment

COMMUNITY VISION PRIORITIES

- An opportunity to be part of the unique heartbeat of the Milwaukie family, a place that co-created a community-centered vision for the future
- Milwaukie's neighborhoods are the centers of daily life, with each containing amenities and community-minded local businesses that meet residents' needs. They form a network of unique, interconnected local hubs that together make Milwaukie a livable, equitable, and sustainable community
- City Council goals reflect the values of the community. They include: increasing affordable housing development, implementing a Climate Action Plan, and finishing construction of Milwaukie Bay Park

