

BUSINESS OPPORTUNITIES IN MILWAUKIE, OREGON



ADVANTAGES OF DOWNTOWN MILWAUKIE

- **Strategic Location:** Along McLoughlin Blvd (HWY 99E) and the Willamette River just 12 minutes south of Portland
- **Transit**
 - Connected to Portland and Oregon City via the MAX Orange Line (Main St. MAX Station)
 - Trolley Trail multi-use path
 - 1 mile to the Springwater Corridor multi-use path
- **Amenities**
 - Milwaukie Station Food Cart Pod
 - Milwaukie Bay Park
 - South Downtown Plaza
 - Ledding Library
- **Community Events**
 - Downtown Milwaukie Business Association: First Friday Art Walk, Halloween Trick or Treat, Bunny Hop
 - Downtown Concerts at Scott Park
 - Umbrella Parade, Winter Solstice, Christmas Ships
- **New Downtown Development**
 - Axletree Apartments
 - Coho Point at Kellogg Creek
 - Harrison & Main

INCENTIVES & PROGRAMS

- **Available Programs:** Enterprise zone property tax abatements available, vertical housing development tax credits, EB-5, urban renewal funds
- **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.
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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 and rhythm 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

