

FOR LEASE

10174 SE 82ND AVENUE

82ND & ORCHARD | CLACKAMAS, OREGON



ADDRESS

10174 SE 82nd Avenue, Clackamas, Oregon

AVAILABLE SPACE

40,160 SF building

RENTAL RATE

Please call for details

TRAFFIC COUNTS

82nd Ave/Hwy 213 » 35,625 ADT (18)

I-205 » 134,010 ADT (18)

Johnson Creek Blvd » 37,364 ADT (18)

HIGHLIGHTS

- Opportunity located at the NE corner of 82nd & Orchard, one mile north of Clackamas Town Center and just south of Walmart, adjacent to American Freight.
- Building has drive-up portico.
- Parking ratio is 4/1000.
- Area retailers include Fred Meyer, Trader Joe's, Home Depot, Walmart, WinCo, Burlington, Best Buy, and Sportsmans Warehouse.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

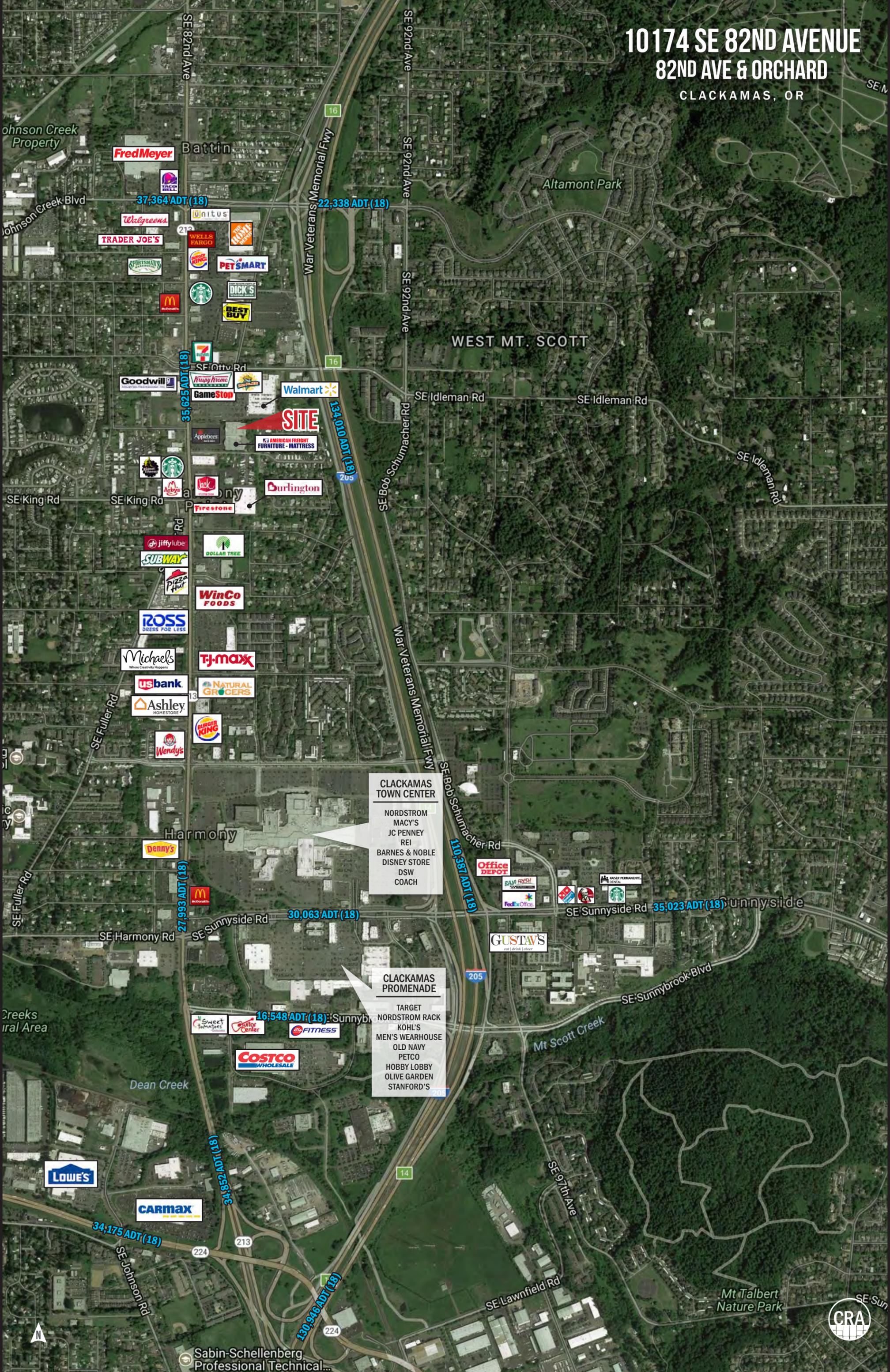
Alex MacLean

503.709.3563 | alex@cra-nw.com

503.274.0211

www.cra-nw.com

10174 SE 82ND AVENUE
82ND AVE & ORCHARD
CLACKAMAS, OR



Fred Meyer

37,364 ADT (18)

TRADER JOE'S

Goodwill

Walmart

SITE

AMERICAN FREIGHT
FURNITURE - MATTRESS

Durlington

Michael's

TJ-maxx

US bank

NATURAL GROCERS

Ashley HOMESTORE

BURGER KING

Wendy's

CLACKAMAS TOWN CENTER

- NORDSTROM
- MACY'S
- JC PENNEY
- REI
- BARNES & NOBLE
- DISNEY STORE
- DSW
- COACH

Office DEPOT

BAV FRESH

FedEx Office

WAGS PERMANENTLY

Starbucks

Denny's

McDonald's

30,063 ADT (18)

SE Bob Schumacher Rd

110,387 ADT (18)

SE Sunnyside Rd 35,023 ADT (18)

CLACKAMAS PROMENADE

- TARGET
- NORDSTROM RACK
- KOHL'S
- MEN'S WEARHOUSE
- OLD NAVY
- PETCO
- HOBBY LOBBY
- OLIVE GARDEN
- STANFORD'S

Sweet Tomatoes

Costco Center

EV FITNESS

COSTCO WHOLESALE

16,548 ADT (18)

GUSTAV'S

Mt Scott Creek

LOWE'S

CARMAX

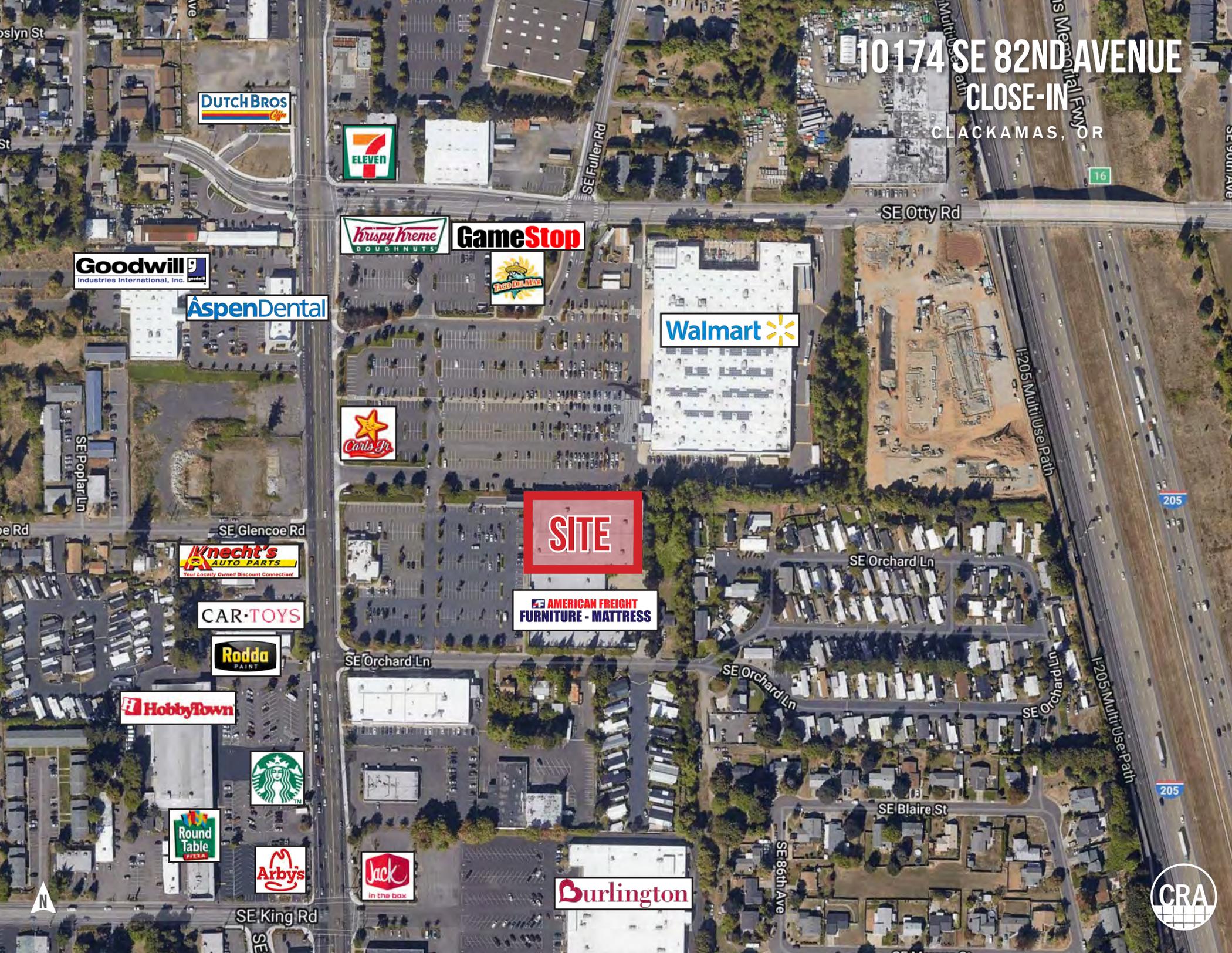
34,175 ADT (18)

34,952 ADT (18)

130,946 ADT (18)



10174 SE 82ND AVENUE CLOSE-IN CLACKAMAS, OR



DUTCH BROS
Cafe

7
ELEVEN

Krispy Kreme
DOUGHNUTS

GameStop

Face It Max

Walmart

Carls Jr.

SITE

AMERICAN FREIGHT
FURNITURE - MATTRESS

Goodwill
Industries International, Inc.

AspenDental

Knecht's
AUTO PARTS
Your Locally Owned Discount Connection

CAR TOYS

Rodda
PAINT

HobbyTown

Starbucks

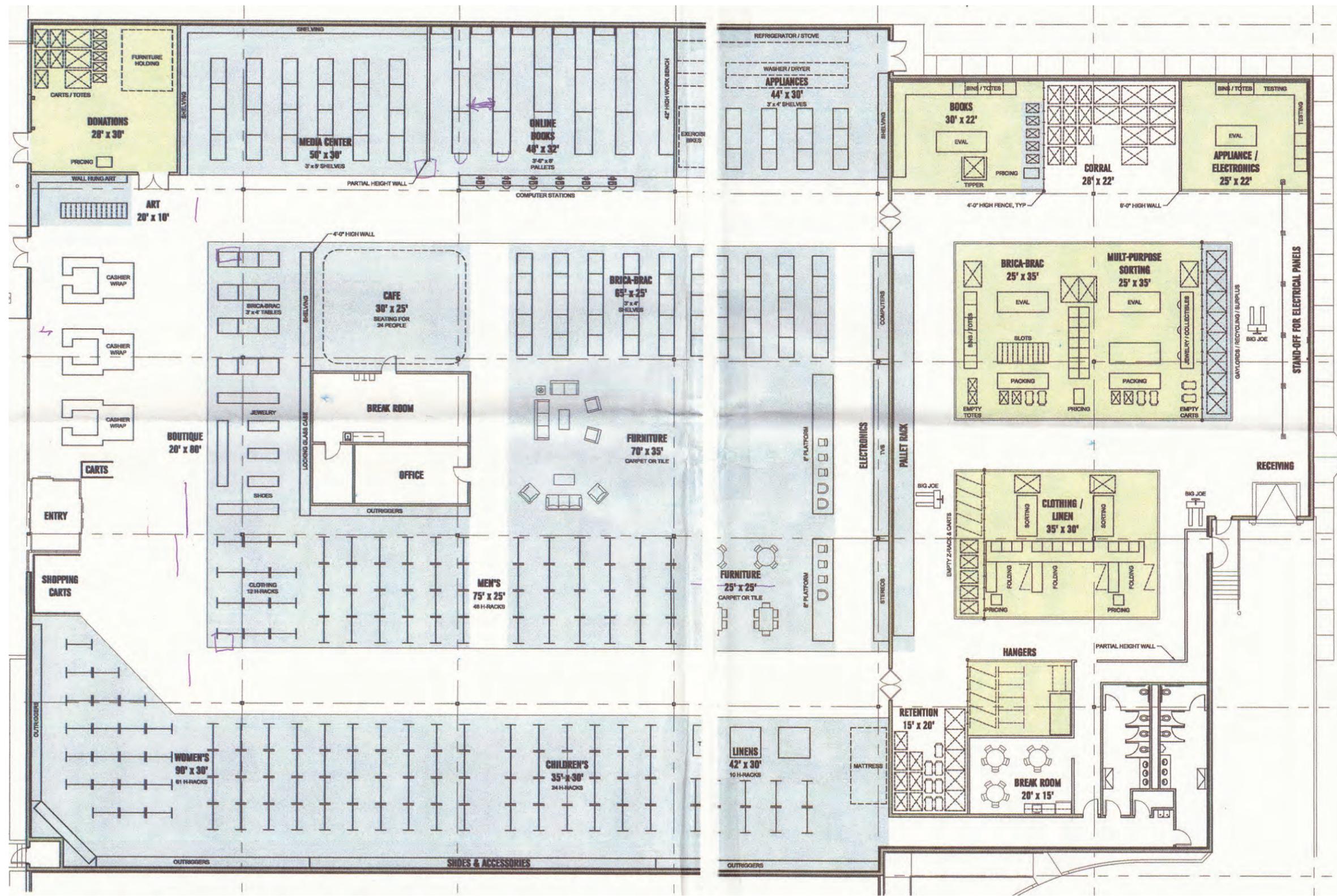
Round Table
PIZZA

Arbys

Jack
in the box

Burlington





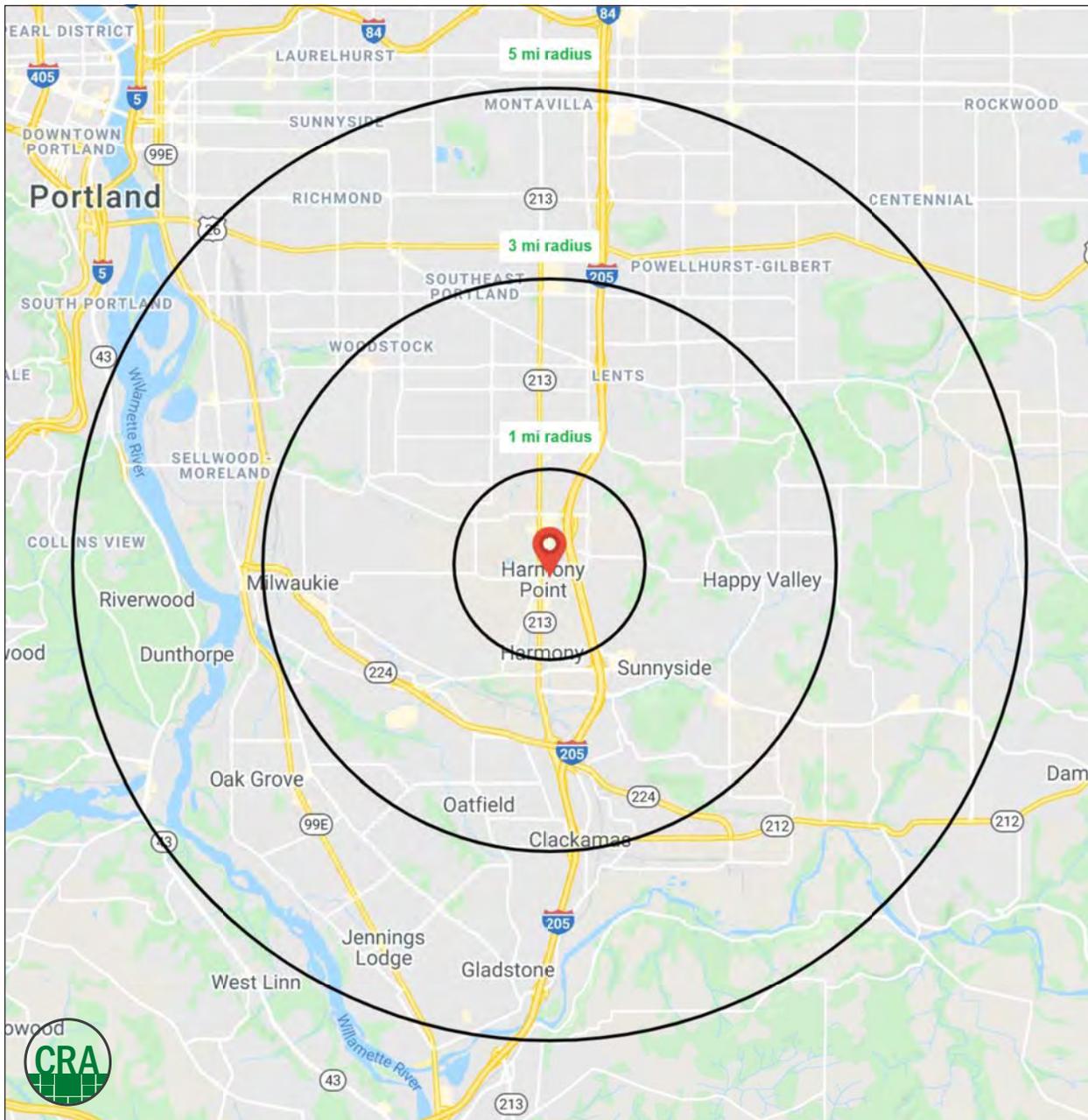
10174 SE 82ND AVENUE 82ND AVE & ORCHARD CLACKAMAS, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	19,643	133,362	348,812
Projected Population 2025	20,405	136,691	356,294
Average HH Income	\$77,675	\$96,716	\$97,717
Median Home Value	\$372,409	\$393,839	\$419,897
Daytime Demographics 16+	14,548	92,017	227,226

34.9

Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4491/-122.5769

RS1

10174 SE 82nd Ave

Happy Valley, OR 97086

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	19,643	133,362	348,812
	2025 Projected Population	20,405	136,691	356,294
	2010 Census Population	16,970	121,608	311,765
	2000 Census Population	15,137	109,084	277,357
	Projected Annual Growth 2020 to 2025	0.8%	0.5%	0.4%
	Historical Annual Growth 2000 to 2020	1.5%	1.1%	1.3%
	2020 Median Age	34.9	37.9	38.3
HOUSEHOLDS	2020 Estimated Households	8,099	52,009	138,916
	2025 Projected Households	8,508	54,704	146,088
	2010 Census Households	6,913	46,917	122,743
	2000 Census Households	6,237	42,070	109,775
	Projected Annual Growth 2020 to 2025	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	1.5%	1.2%	1.3%
RACE AND ETHNICITY	2020 Estimated White	69.5%	75.4%	75.6%
	2020 Estimated Black or African American	4.3%	3.0%	3.5%
	2020 Estimated Asian or Pacific Islander	9.5%	10.7%	10.8%
	2020 Estimated American Indian or Native Alaskan	1.3%	1.0%	0.9%
	2020 Estimated Other Races	15.4%	9.9%	9.2%
	2020 Estimated Hispanic	19.8%	11.4%	10.4%
INCOME	2020 Estimated Average Household Income	\$77,675	\$96,716	\$97,717
	2020 Estimated Median Household Income	\$64,733	\$77,197	\$76,627
	2020 Estimated Per Capita Income	\$32,120	\$37,836	\$39,083
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	5.0%	3.9%	3.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.2%	5.7%	5.3%
	2020 Estimated High School Graduate	22.5%	20.9%	19.2%
	2020 Estimated Some College	24.5%	24.6%	23.5%
	2020 Estimated Associates Degree Only	12.2%	9.2%	8.9%
	2020 Estimated Bachelors Degree Only	19.4%	23.3%	24.5%
	2020 Estimated Graduate Degree	9.2%	12.4%	14.7%
BUSINESS	2020 Estimated Total Businesses	810	5,192	13,700
	2020 Estimated Total Employees	8,545	55,491	130,156
	2020 Estimated Employee Population per Business	10.6	10.7	9.5
	2020 Estimated Residential Population per Business	24.3	25.7	25.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

ALEX MACLEAN 503.709.3563 | alex@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



www.cra-nw.com



503.274.0211

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