

82ND AVE & ORCHARD



FOR LEASE ► CLACKAMAS, OR

Fred Meyer

**TRADER
JOE'S**



Walmart

**WinCo
FOODS**

**BEST
BUY**



ADDRESS

10174 & 10176 SE 82nd Ave, Clackamas, OR

AVAILABLE SPACE

- 34,103 SF
- 40,259 SF

LEASE RATE

Call for details | NNN Rates Insurance \$.85;
Property Taxes \$1.74; CAM \$1.26.

TRAFFIC COUNTS

82nd Ave/Hwy 213 – 28,927 ADT ('22)

I-205 – 128,516 ADT ('22)

Johnson Creek Blvd – 26,875 ADT ('22)

HIGHLIGHTS

- Opportunity located at the NE corner of 82nd & Orchard, one mile north of Clackamas Town Center.
- Parking ratio is 3/1000.
- Area retailers include Fred Meyer, Trader Joe's, Home Depot, Walmart, WinCo, Best Buy, Sportsman's Warehouse, and more!
- Free-Standing Pole Sign located off 82nd Ave.
- Building is Fully sprinklered
- Loading dock at rear of building

34,103 SF Space:

- Showroom has a drop ceiling at 12' with a back warehouse at 13' 9"
- Interior Columns are spaced from side to side at 41' 9" and front to back at 34' 4"



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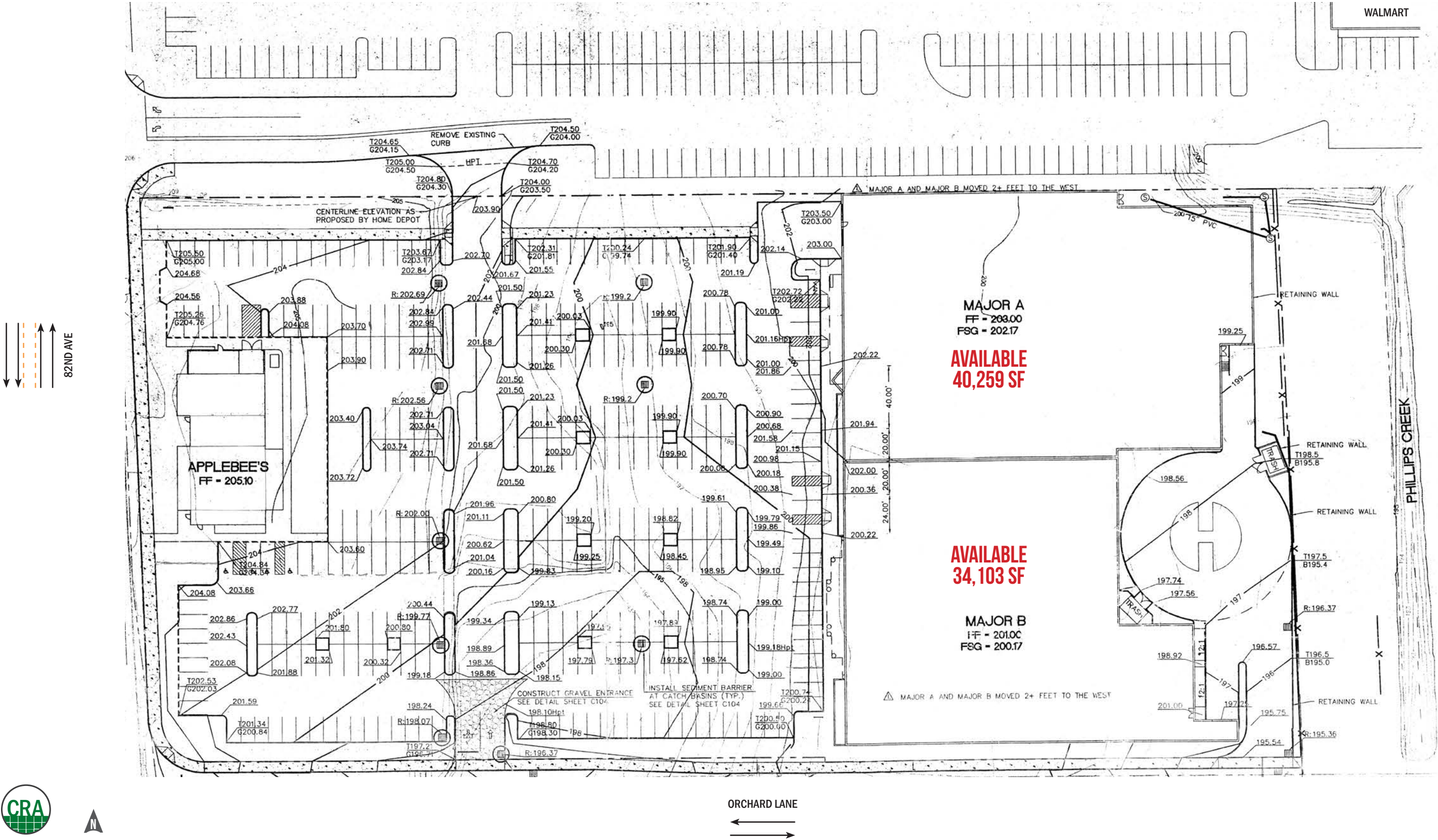
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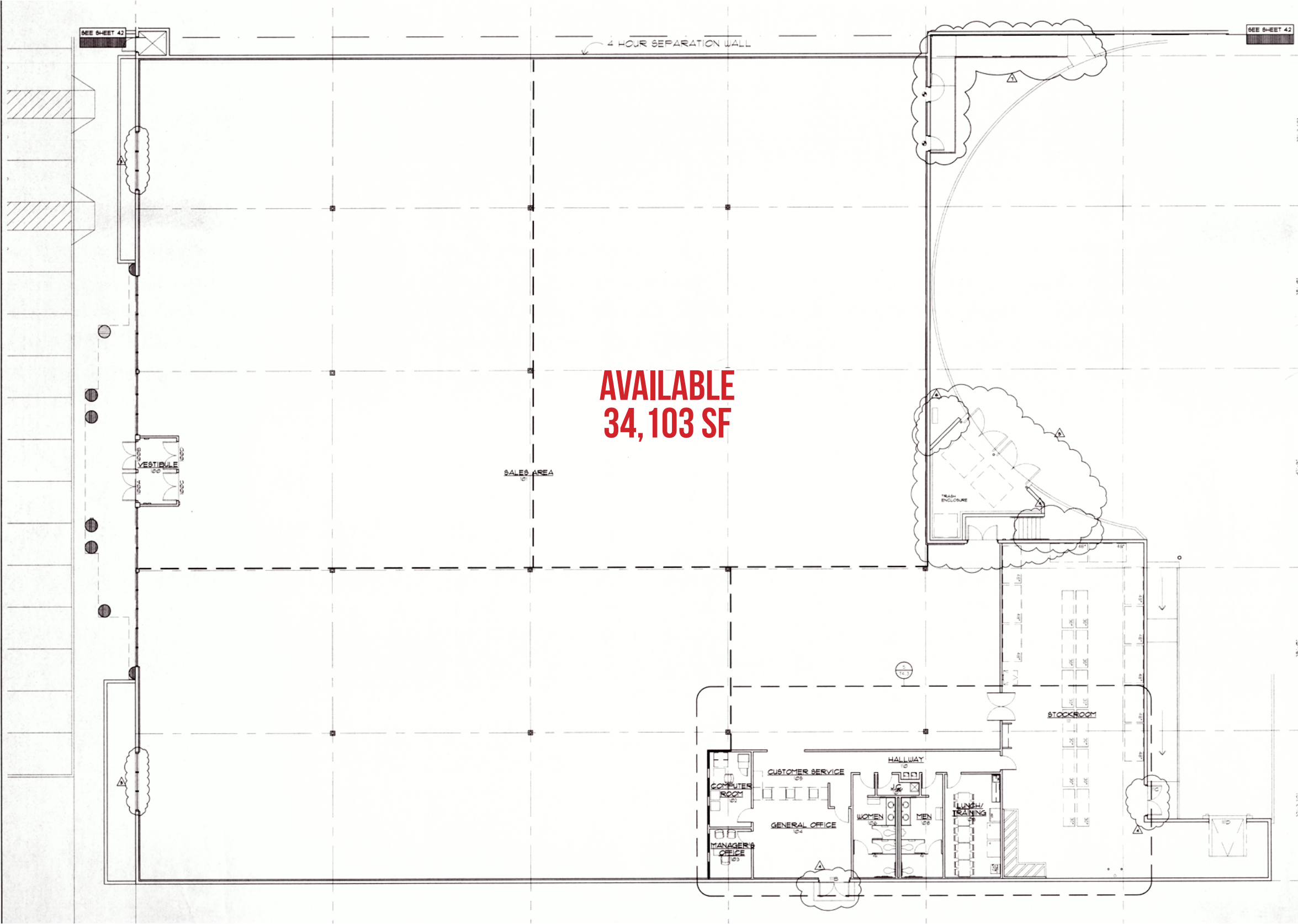




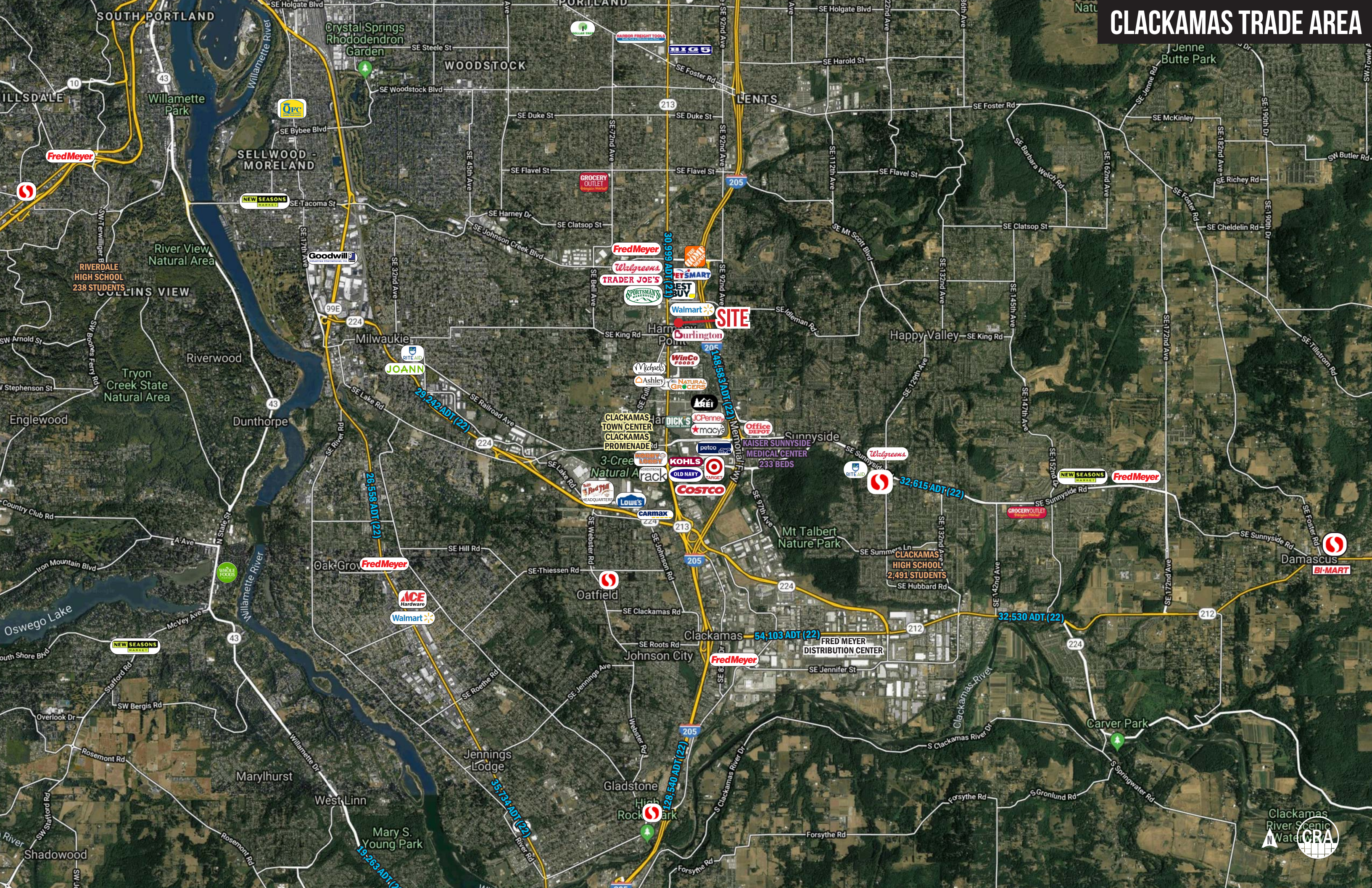
SITE PLAN

82ND AVE & ORCHARD
10174-10176 SE 82ND AVE
Clackamas, OR





CLACKAMAS TRADE AREA



82ND AVE & ORCHARD

10176 SE 82ND AVE

Clackamas, OR

SE 82nd Ave

SE Lindy St

SE Hinkley Ave

SE Johnson Creek Blvd

SE Battin Rd

SE Clackamas St

SE Con Battin Rd

SE Beatice St

SE Lamphier St

SE Roslyn St

SE Otty St

SE Otty Rd

SE Glencoe Rd

SE Orchard Ln

War Veterans Memorial Fwy

205

205

34,358 ADT (22)

213
30,999 ADT (22)

Fred Meyer

FIVE GUYS

CHASE

UMPQUA BANK

76

TACO BELL

unitus

390 HOG WILD

Walgreens

Bank of America

TRADER JOE'S

MURPHY'S

MATTRESS FIRM

LEGACY HEALTH

WELLS FARGO

THE HOME DEPOT

SPORTSMAN'S WAREHOUSE

PIZZA HUT

BURGER KING

PET SMART

Banfield PET HOSPITAL

Oregon Hot Tub

MOD

HomeGoods

Burlington

Starbucks

Roxy's

SUPERCUTS

JJ

BEST BUY

Chevron

DANIA FURNITURE

Dutch Bros

7 ELEVEN

Krispy Kreme DOUGHNUTS

Goodwill Industries International, Inc.

AspenDental

Walmart

Carl's Jr.

AVAILABLE
40,259 SF

AVAILABLE
34,103 SF

Applebee's

FUTURE PAD

CAR TOYS

Rodda



82ND AVE & ORCHARD

10174-10176 SE 82ND AVE

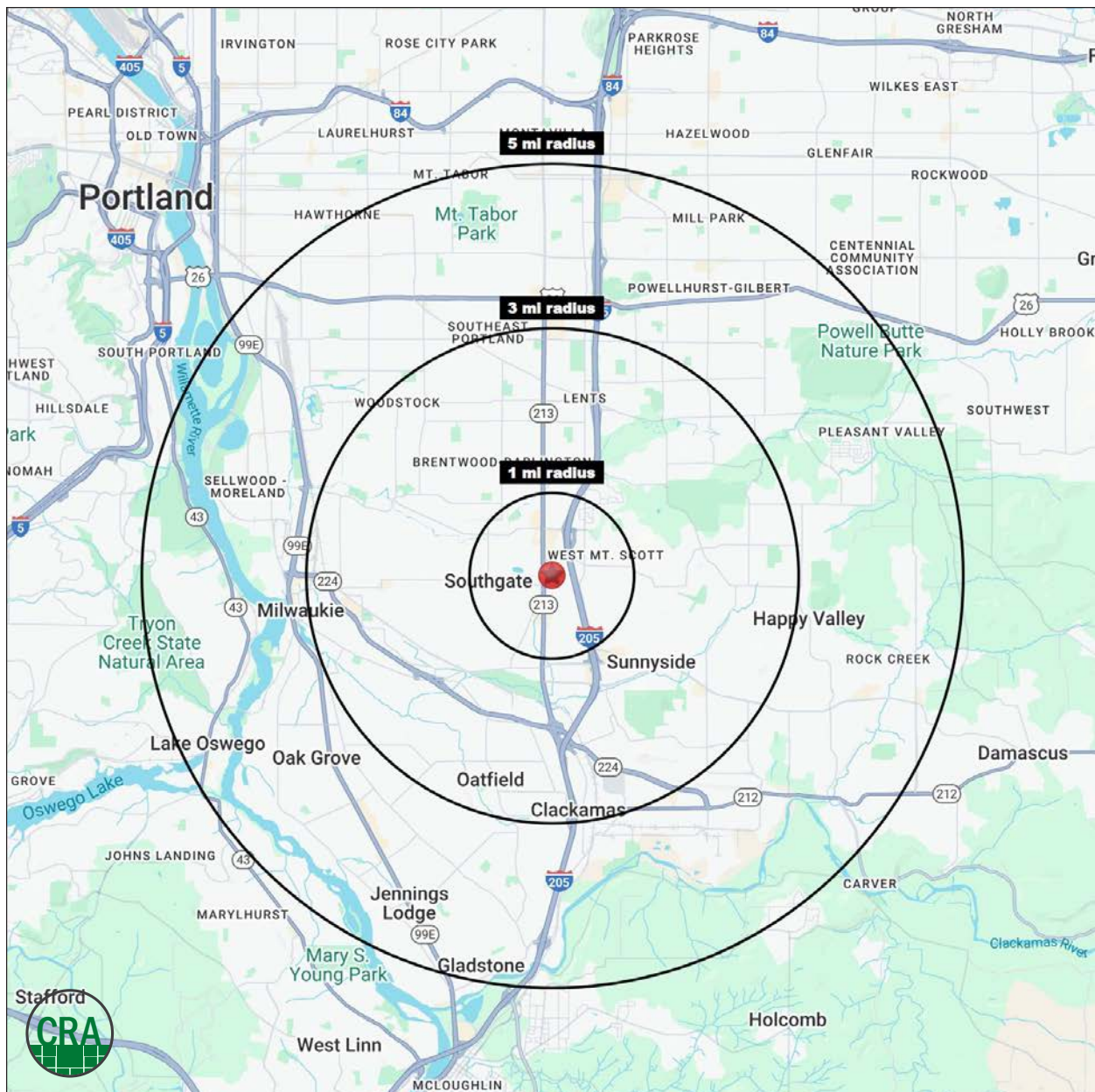
DEMOGRAPHIC SUMMARY

Clackamas, OR

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	19,635	129,357	336,986
Projected Population 2029	20,472	129,140	332,949
Average HH Income	\$94,098	\$119,728	\$125,665
Median Age	35.9	38.9	39.2
Median Home Value	\$538,618	\$538,680	\$560,228
Daytime Demographics 16+	13,236	86,073	221,215

\$119,728
Average Household Income
3 MILE RADIUS

38.9
Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4489/-122.5767

10176 SE 82nd Ave Clackamas, OR 97086	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	19,635	129,357	336,986
2029 Projected Population	20,472	129,140	332,949
2020 Census Population	18,595	132,001	343,301
2010 Census Population	17,084	122,228	311,515
Projected Annual Growth 2024 to 2029	0.9%	-	-0.2%
Historical Annual Growth 2010 to 2024	1.1%	0.4%	0.6%
2024 Median Age	35.9	38.9	39.2
Households			
2024 Estimated Households	8,318	51,739	136,177
2029 Projected Households	8,774	52,025	135,008
2020 Census Households	7,500	50,266	133,775
2010 Census Households	6,974	47,156	122,595
Projected Annual Growth 2024 to 2029	1.1%	0.1%	-0.2%
Historical Annual Growth 2010 to 2024	1.4%	0.7%	0.8%
Race and Ethnicity			
2024 Estimated White	70.3%	73.0%	72.8%
2024 Estimated Black or African American	4.2%	3.5%	3.8%
2024 Estimated Asian or Pacific Islander	9.2%	10.1%	10.5%
2024 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2024 Estimated Other Races	15.1%	12.6%	12.2%
2024 Estimated Hispanic	15.9%	12.1%	11.6%
Income			
2024 Estimated Average Household Income	\$94,098	\$119,728	\$125,665
2024 Estimated Median Household Income	\$71,581	\$96,030	\$97,354
2024 Estimated Per Capita Income	\$39,984	\$48,091	\$51,031
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.4%	3.4%	3.3%
2024 Estimated Some High School (Grade Level 9 to 11)	5.3%	3.7%	4.0%
2024 Estimated High School Graduate	27.1%	21.9%	19.5%
2024 Estimated Some College	23.1%	21.1%	20.4%
2024 Estimated Associates Degree Only	9.0%	9.4%	8.8%
2024 Estimated Bachelors Degree Only	22.1%	26.2%	27.8%
2024 Estimated Graduate Degree	11.0%	14.4%	16.3%
Business			
2024 Estimated Total Businesses	952	6,595	17,837
2024 Estimated Total Employees	7,272	49,102	124,103
2024 Estimated Employee Population per Business	7.6	7.4	7.0
2024 Estimated Residential Population per Business	20.6	19.6	18.9

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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