

< FOR SALE >  
**EAST SIDE ATHLETIC CLUB**



**ACROSS FROM CLACKAMAS TOWN CENTER  
AND WEST OF CHICK-FIL-A**



### LOCATION

9100 SE Sunnyside Rd, Clackamas OR 97015  
At the signalized intersection of SE Sunnyside Rd & SE 93rd Ave



### AVAILABLE SPACE

42,970 SF land with 20,000 SF two-story building

### PURCHASE PRICE

\$5,100,000

### HIGHLIGHTS

- Includes 100 parking spaces with 28 of those spaces under cover
- Site has access off Sunnyside Rd to the north, and from driveway to the south
- Free-standing electric motion sign facing Sunnyside Rd



### TRAFFIC COUNTS

SE Sunnyside Road – 33,020 ADT ('20)  
I-205 – 118,954 ADT ('20)

Sources: Clackamas County, Oregon; Costar; Sites USA

# EAST SIDE ATHLETIC CLUB

CLACKAMAS, OR



118,934 ADT (+20)



I-205 Multi-Use Path

FUTUREHOTEL

CLACKAMAS TOWN CENTER

Clackamas Town Center

SE Sunnyside Rd

33,020 ADT (+20)

SE 93rd Ave

CLACKAMAS PROMENADE

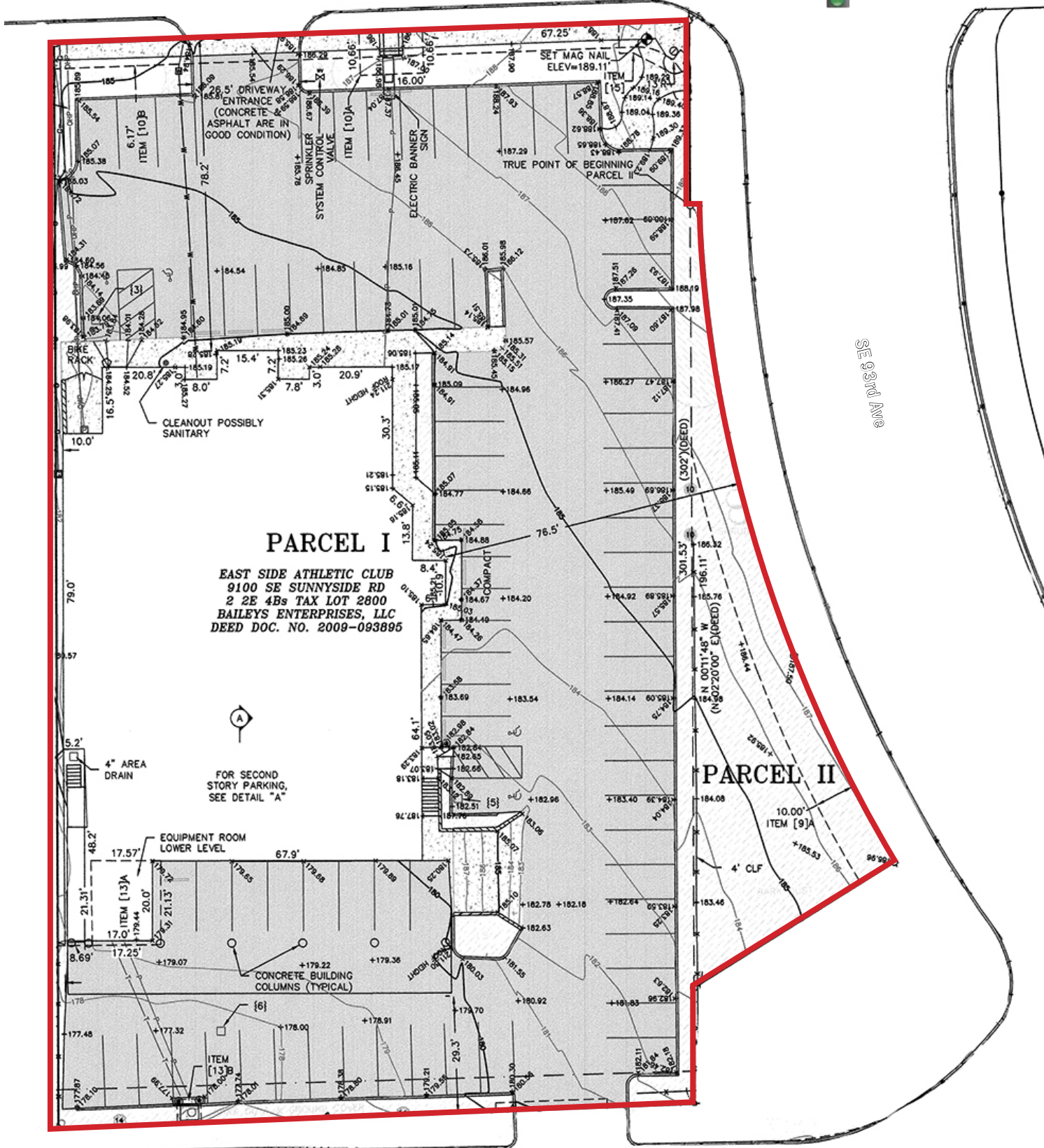


# EAST SIDE ATHLETIC CLUB

CLACKAMAS, OR

## SITE PLAN

SE Sunnyside Rd



**PARCEL I**  
EAST SIDE ATHLETIC CLUB  
9100 SE SUNNYSIDE RD  
2 2E 4Bs TAX LOT 2800  
BAILEYS ENTERPRISES, LLC  
DEED DOC. NO. 2009-093895

**PARCEL II**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.