

RETAIL at FRED MEYER – HAPPY VALLEY

8955 SE 82ND AVENUE, HAPPY VALLEY, OR 97086



About The Property

- Fred Meyer Anchored Retail
- Located in the Happy Valley area.
- Center has high traffic counts and approximately one mile north of Clackamas Town Center.
- Conveniently located near the green light rail service.
- Abundant parking

RETAIL SPACE NEXT TO FRED MEYER AVAILABLE FOR LEASE

Alex MacLean
503-595-7563
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Alex MacLean IV
503-595-7542
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COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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Property Description

- **Space Available**
Suite 8 – 2,138 SF
- **Lease Rate**
Call Brokers for Details
- **Zoning**
CC – Corridor Commercial

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Center Details

UNIT	TENANT	SQ. FT
01	OnPoint Credit Union	1,859 SF
05	Great Clips	1,317 SF
06	Five Guys	2,700 SF
07	Good Feet Store	2,000 SF
08	AVAILABLE	2,138 SF
09	A Plus Nails & Spa	1,330 SF

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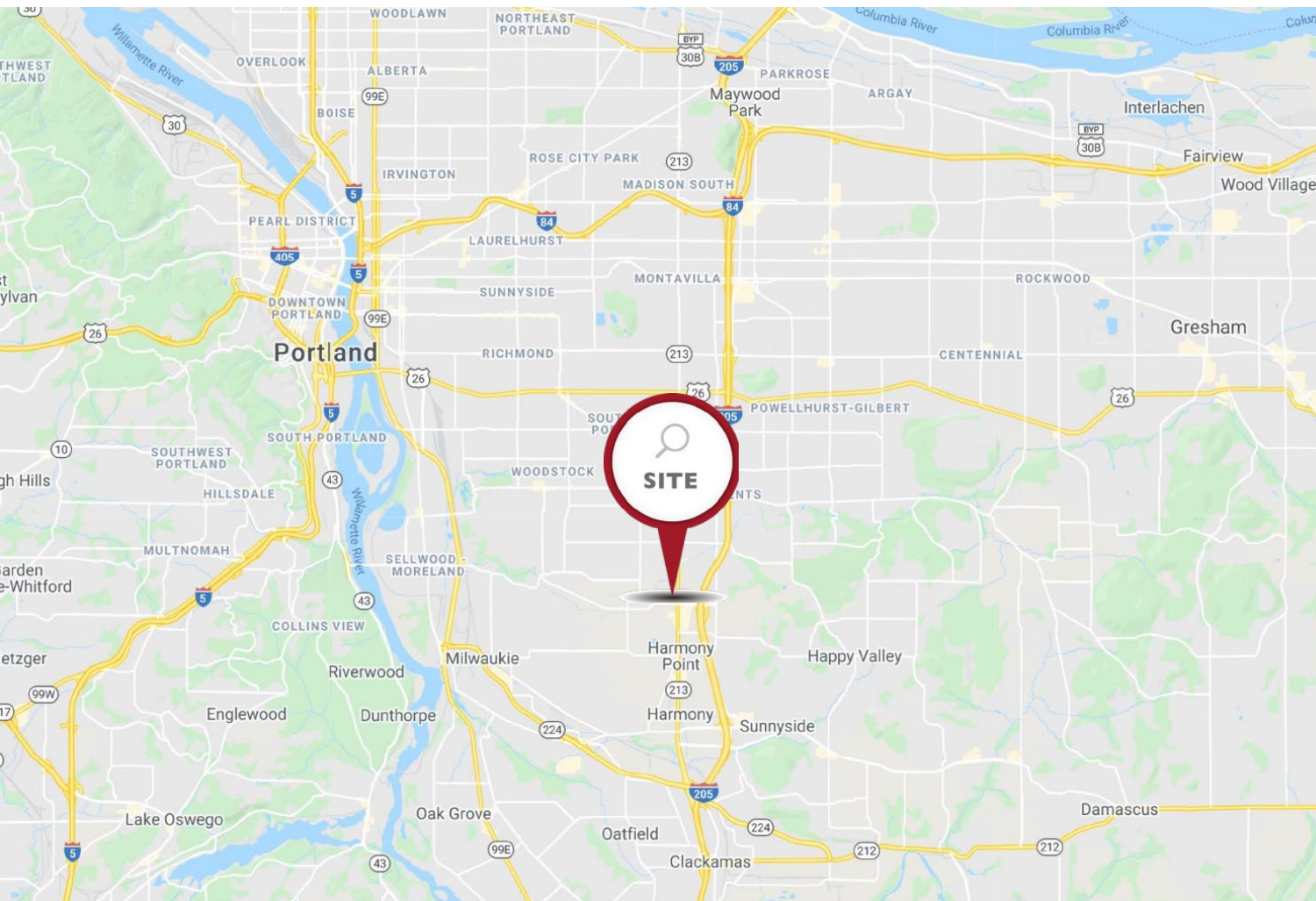
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2022 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
18,604	141,491	375,670

MEDIAN AGE

1 Mile	3 Miles	5 Miles
35.1	37.5	37.8

COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
36.1%	46.6%	50.0%

MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$65,628	\$80,447	\$80,535

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
11,080	93,919	256,132

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