

# RETAIL at FRED MEYER – HAPPY VALLEY

8955 SE 82<sup>ND</sup> 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  
Alex@cra-nw.com

Alex MacLean IV  
503-595-7542  
Alex4@cra-nw.com

Joe Casey  
541-908-1708  
Joe@cra-nw.com

LISTED BY



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

PROPERTY MANAGED BY



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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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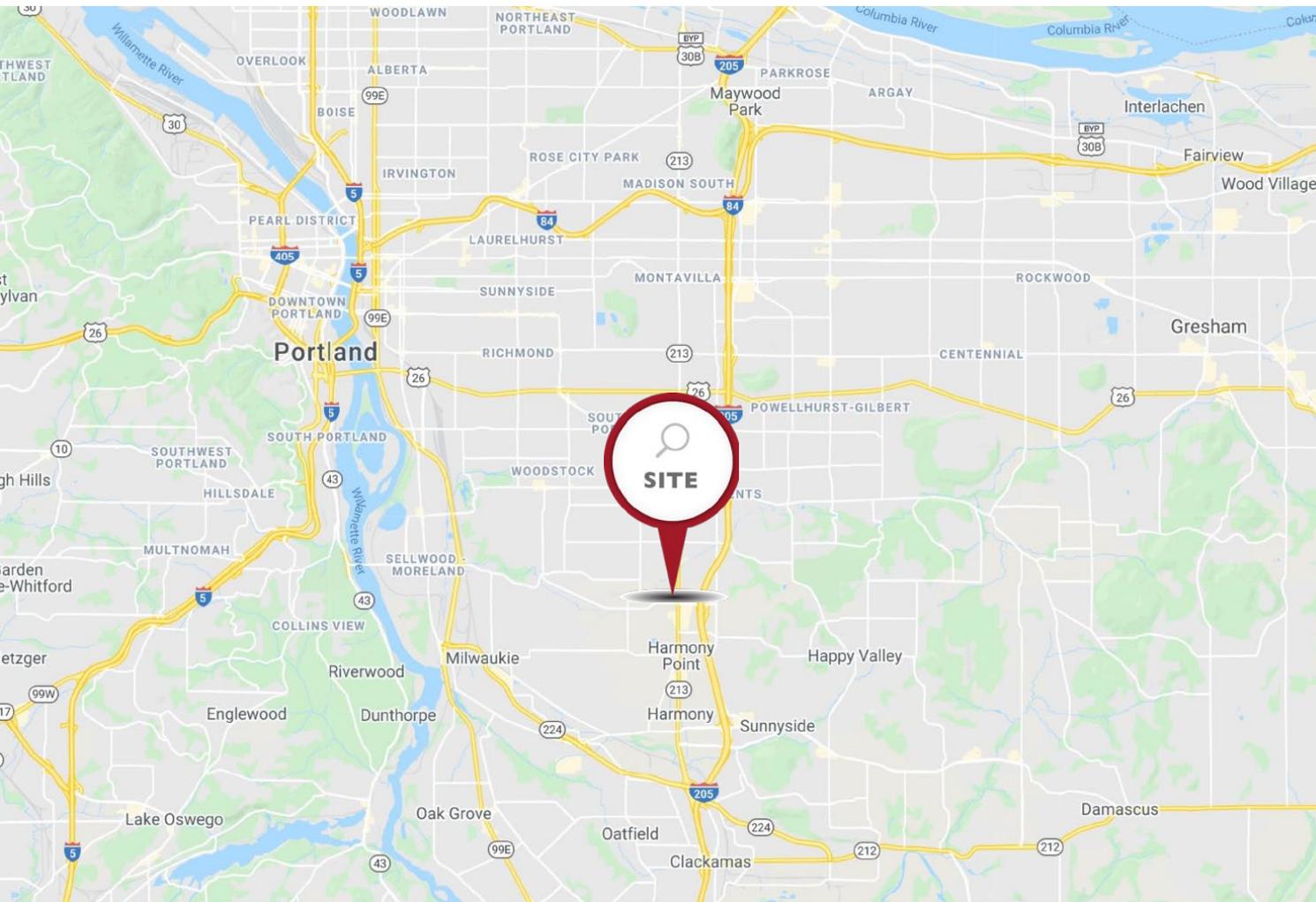
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## 2022 Demographics

### 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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