

CLACKAMAS SQUARE

FOR LEASE | HAPPY VALLEY, OREGON



WinCo
FOODS

TJ-maxx

Habit



AMERICA'S BEST
CONTACTS & EYEGLASSES

 **HearUSA**

 **Little Caesars**

LOCATION

11370 SE 82nd Ave, Happy Valley, OR 97086

AVAILABLE SPACE

- 4,502 SF
- 1,800 SF

RENTAL RATE

Please call for details

HIGHLIGHTS

- Anchored by WinCo Foods and TJ Maxx in the heart of the Clackamas retail corridor
- Prime 82nd Avenue frontage in an established retail center located on a high-traffic corridor just half a mile from Clackamas Town Center
- Quick access to I-205 and the greater Portland Metro Area
- Additional tenants in the trade area include Target, Walmart, Costco, Dick's Sporting Goods, REI, Macy's, Nordstrom Rack, Kohl's, Old Navy and Ross

[CLICK TO VIEW DRONE VIDEO](#)



TRAFFIC COUNTS

SE 82nd Ave – 26,977 ADT ('26)

SE Causey Ave – 6,104 ADT ('26)



**COMMERCIAL
REALTY ADVISORS**
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CLACKAMAS SQUARE
11370 SE 82ND AVE
HAPPY VALLEY, OR

PHOTOS



CLACKAMAS SQUARE

11370 SE 82ND AVE
HAPPY VALLEY, OR



SE King Rd

SE King Rd

213

DOLLAR TREE

SE 85th Ave

SE Monroe St

SE Monroe St

BLACK ROCK COFFEE BAR

SE Boyer Dr

SE Spencer Dr

SE Causey Cir

SE Fuller Rd

ROSS
DRESS FOR LESS

T

26,977 ADT (26)

SE 82ND AVE

213

CLACKAMAS SQUARE

Little Caesars

Consumer Cellular

SICHUAN CITY

SALLY BEAUTY

metro
by T-Mobile

KUMI BUFFET

AMERICA'S BEST
CONTACTS & EYEGLASSES

MATTRESS FIRM

gentle
dental

Michael's
Where Creativity Happens

SE Oris Ln

MARGARETA PACEWAY

SE Causey Ave

us bank

6,104 ADT (26)

SE Causey Ave

mony Dr

ASHLEY

SHERWIN-WILLIAMS

Public Storage

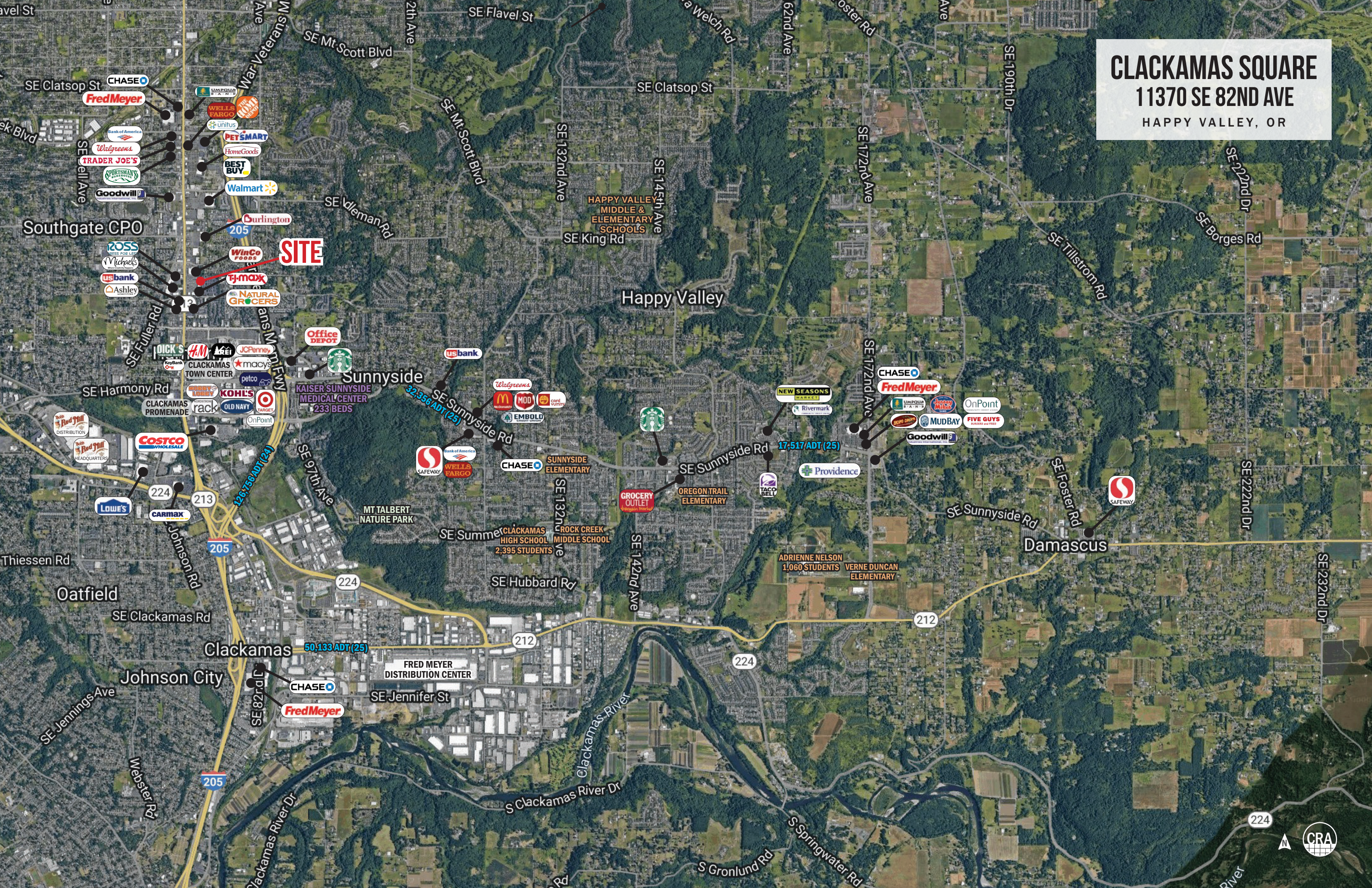
NATURAL
GROCCERS

La-Z-Boy

SE 85th Ave

213

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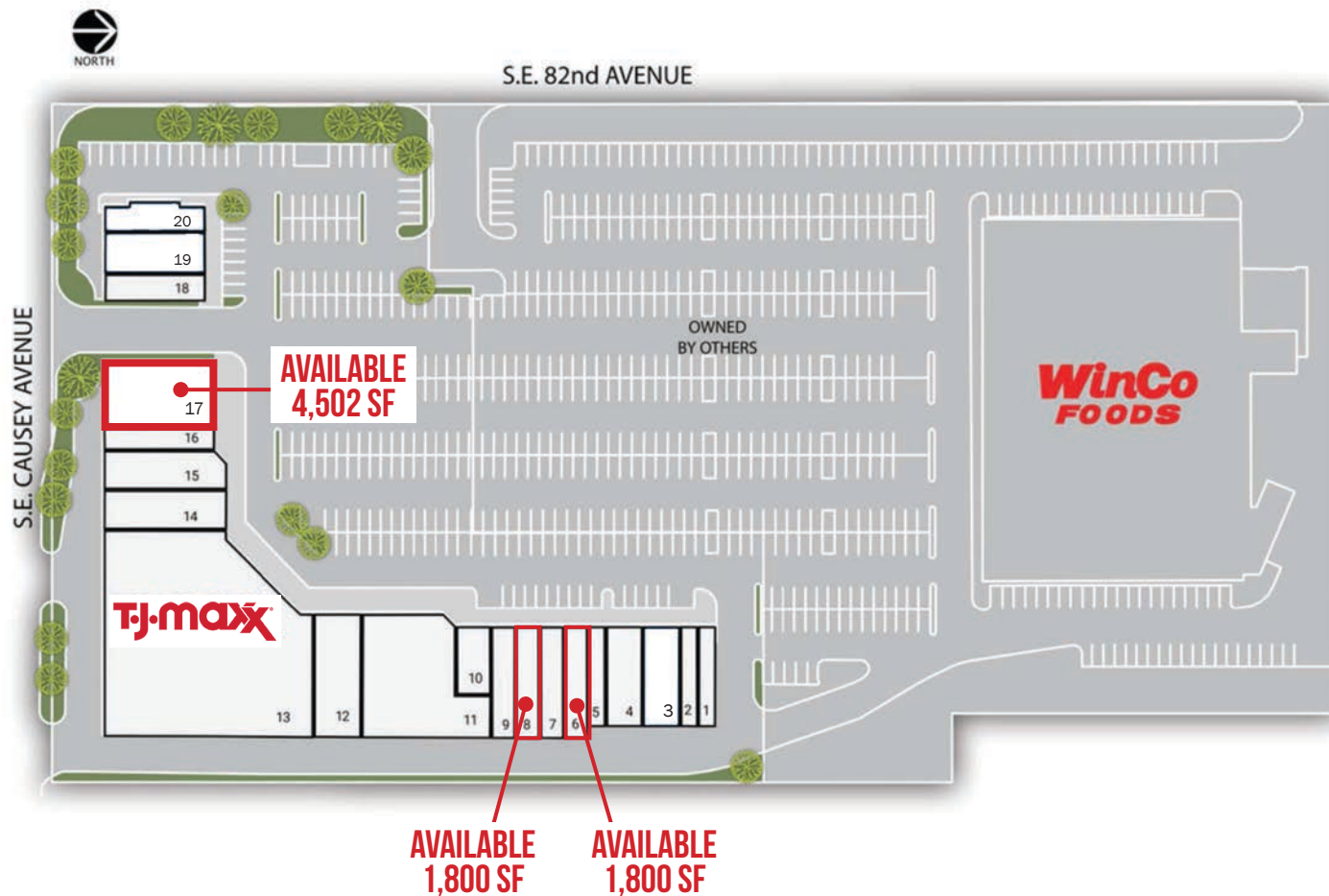


CLACKAMAS SQUARE

11370 SE 82ND AVE

HAPPY VALLEY, OR

SITE PLAN



SUITE	TENANT	SF
1	Dotty's Deli	1,200
2	Little Caesars	1,200
3	Consumer Cellular	2,400
4	Scrubs & Beyond	2,400
5	Passion Nails & Spa	1,200
6	JONNY'S DELI (DO NOT DISTURB THE TENANT)	1,800
7	Sichuan City	1,800
8	SALLY BEAUTY (DO NOT DISTURB THE TENANT)	1,800
9	CPR Cell Phone Repair	1,800
10	MetroPCS	1,125
11	Kumi Buffet	8,975
12	America's Best Contacts & Eyeglasses	4,000
13	T.J. Maxx	25,404
14	Rent -A- Center	3,250
15	Animal Dermatology Clinic	3,200
16	D'Lux Nails & Spa	1,665
17	AVAILABLE	4,502
18	HearUSA	1,476
19	Heritage Dental	2,818
20	Habit Burger & Grill	1,936

CLACKAMAS SQUARE

11370 SE 82ND AVE

HAPPY VALLEY, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	17,330	123,710	321,791
Estimated Households 2026	7,441	50,201	130,646
Average HH Income	\$92,748	\$128,921	\$134,851
Median Home Value	\$521,110	\$568,804	\$600,930
Daytime Demographics 16+	18,175	87,915	215,354
Some College or Higher	68.5%	72.0%	74.0%

\$128,921

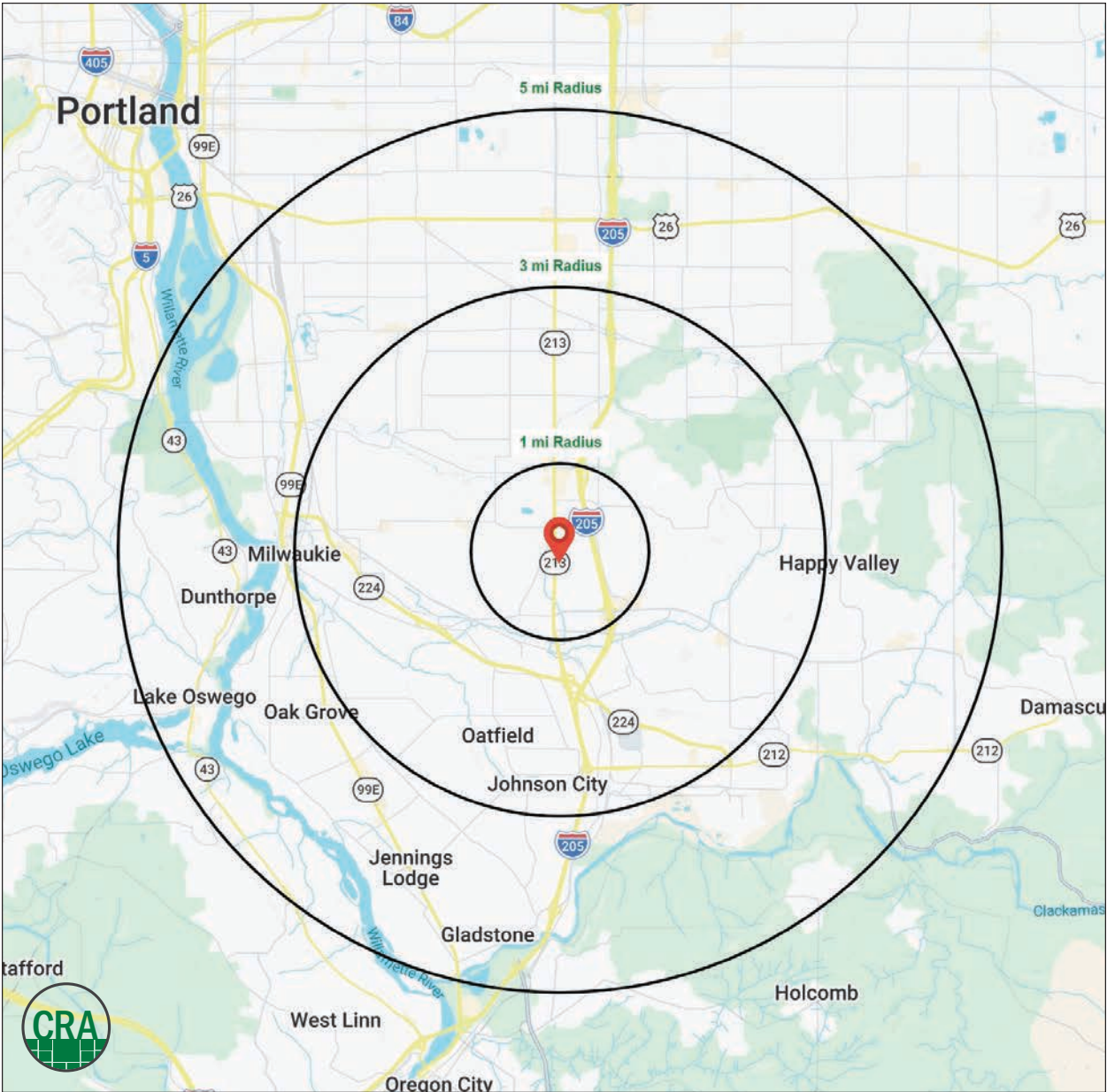
Average Household Income

3 MILE RADIUS

123,710

Estimated Population

3 MILE RADIUS



For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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