CLACKAMAS SQUARE

FOR LEASE | HAPPY VALLEY, OREGON



WinCo Foods · TJ Maxx · Habit · Rack & Coast · America's Best Contacts & Eyeglasses · Hear USA · Little Caesars

LOCATION

11370 SE 82nd Ave, Happy Valley, OR 97086

AVAILABLE SPACE

- 1,125 SF
- 1,800 SF
- 4,502 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)

CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211
www.cra-nw.com

CLACKAMAS SQUARE
11370 SE 82ND AVE
HAPPY VALLEY, OR

PHOTOS

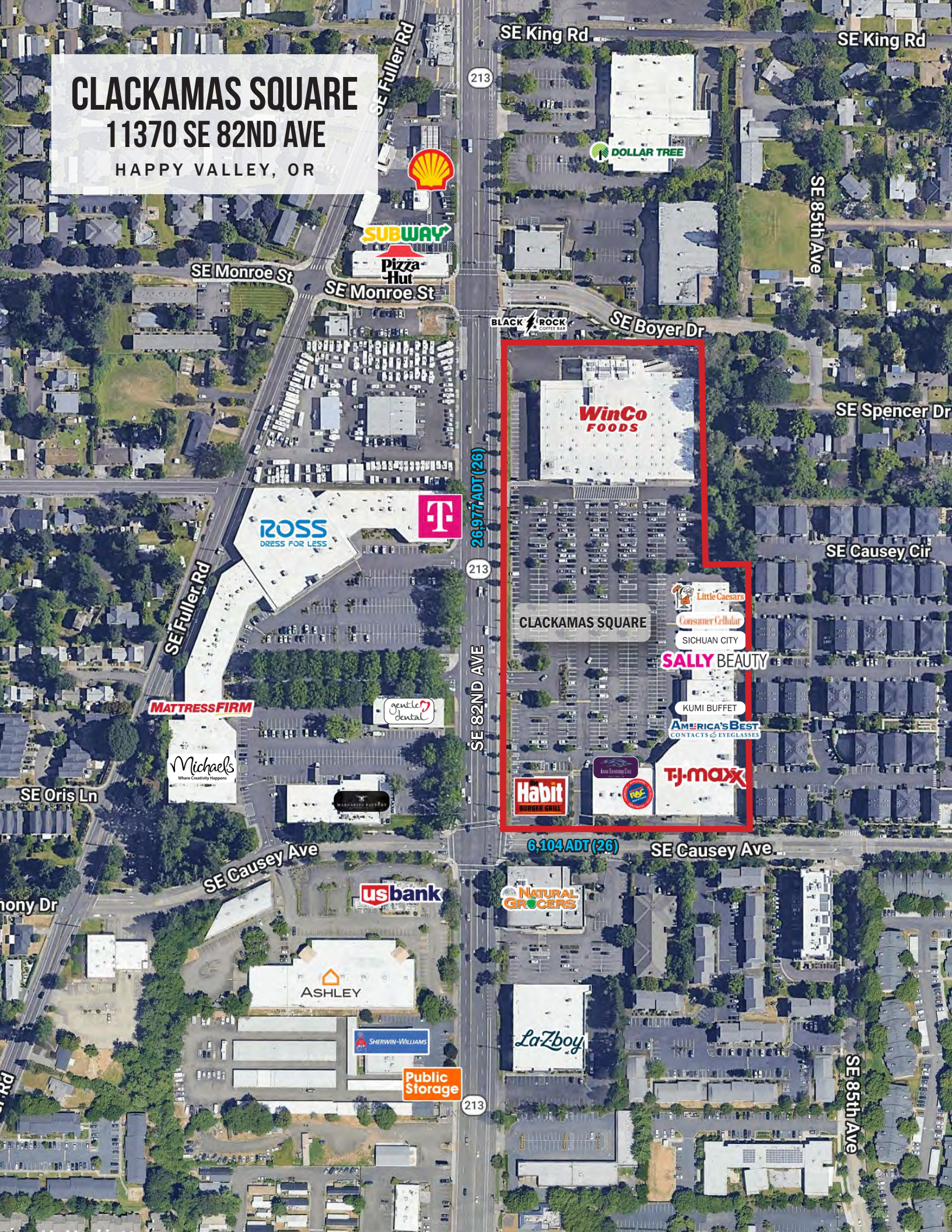




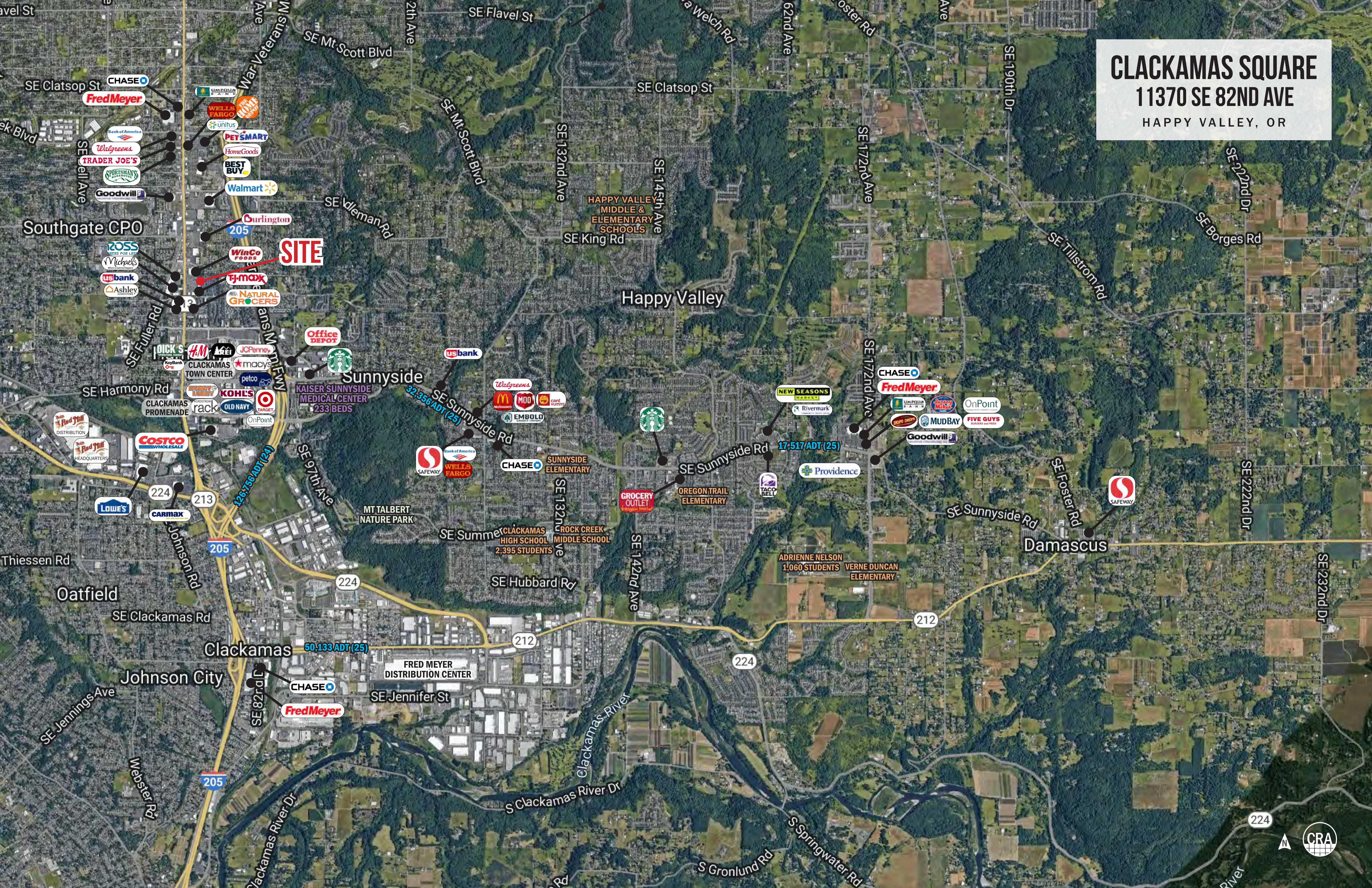







CLACKAMAS SQUARE
11370 SE 82ND AVE
HAPPY VALLEY, OR
SE King Rd
SE King Rd
SE Fuller Rd
213
DOLLAR TREE
SE 85th Ave
SUBWAY
Pizza Hut
SE Monroe St
SE Monroe St
BLACK ROCK COFFEE BAR
SE Boyer Dr
WinCo FOODS
SE Spencer Dr
26,977 ADT (26)
ROSS DRESS FOR LESS
SE Causey Cir
SE Fuller Rd
213
CLACKAMAS SQUARE
Little Caesars
Consumer Cellular
SICHUAN CITY
SALLY BEAUTY
SE 82ND AVE
MATTRESSFIRM
gentle dental
KUMI BUFFET
AMERICA'S BEST CONTACTS & EYEGLASSES
Michaels
Where Creativity Happens
The Habit BURGER GRILL
T.J.maxx
SE Oris Ln
6,104 ADT (26)
SE Causey Ave
SE Causey Ave
usbank
NATURAL GROCERS
ASHLEY
SHERWIN-WILLIAMS
La-Z-boy
Public Storage
213
SE 85th Ave

CLACKAMAS SQUARE
11370 SE 82ND AVE
HAPPY VALLEY, OR



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	1,800
9	CPR Cell Phone Repair	1,800
10	**MetroPCS** (DO NOT DISTURB THE TENANT)	**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

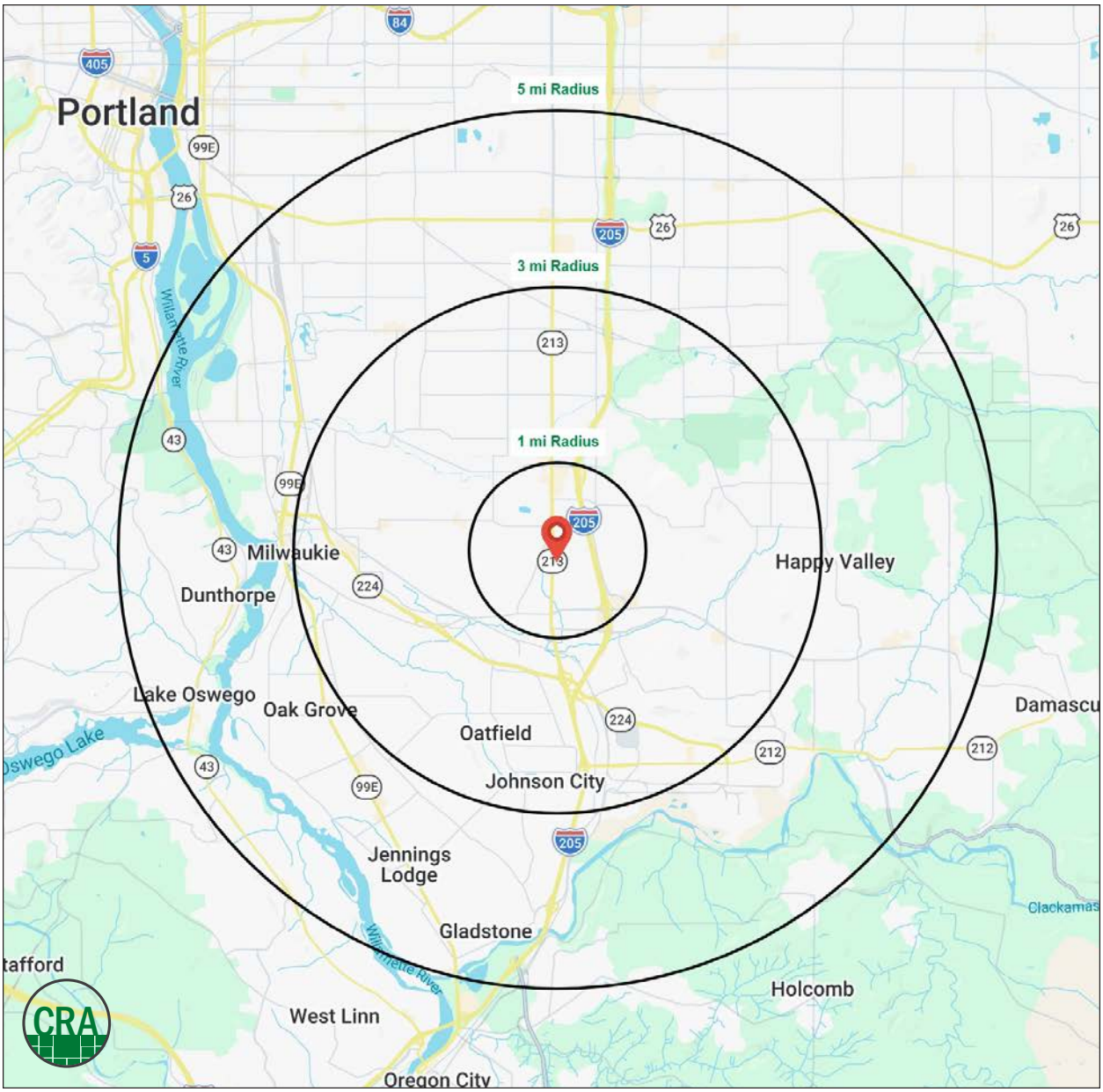
CLACKAMAS SQUARE
11370 SE 82ND AVE
HAPPY VALLEY, OR

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:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com
KELLI MAKS 503.680.3765 | kelli@cra-nw.com

KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

COMMERCIAL REALTY ADVISORS NORTHWEST LLC
Licensed brokers in Oregon & Washington

15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224
www.cra-nw.com **503.274.0211**

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*. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.