

FOR LEASE ► HAPPY VALLEY, OR

DRIVE-THRU OPPORTUNITY



ADDRESS

10500 SE 82nd Ave. Happy Valley, OR 97086

AVAILABLE SPACE

- 3,657 SF / .54 acres

ASKING RENT

Please call for details.

TRAFFIC COUNTS

82nd Ave/Hwy 213 - 34,611 ADT ('25)
I-205 - 147,550 ADT ('24)

HIGHLIGHTS

- Shared access off the lighted intersection of 82nd & King Rd.
- Area retailers include Trader Joe's, Home Depot, Walmart, WinCo, Best Buy, Dollar Tree, Sportsman's Warehouse, and more!

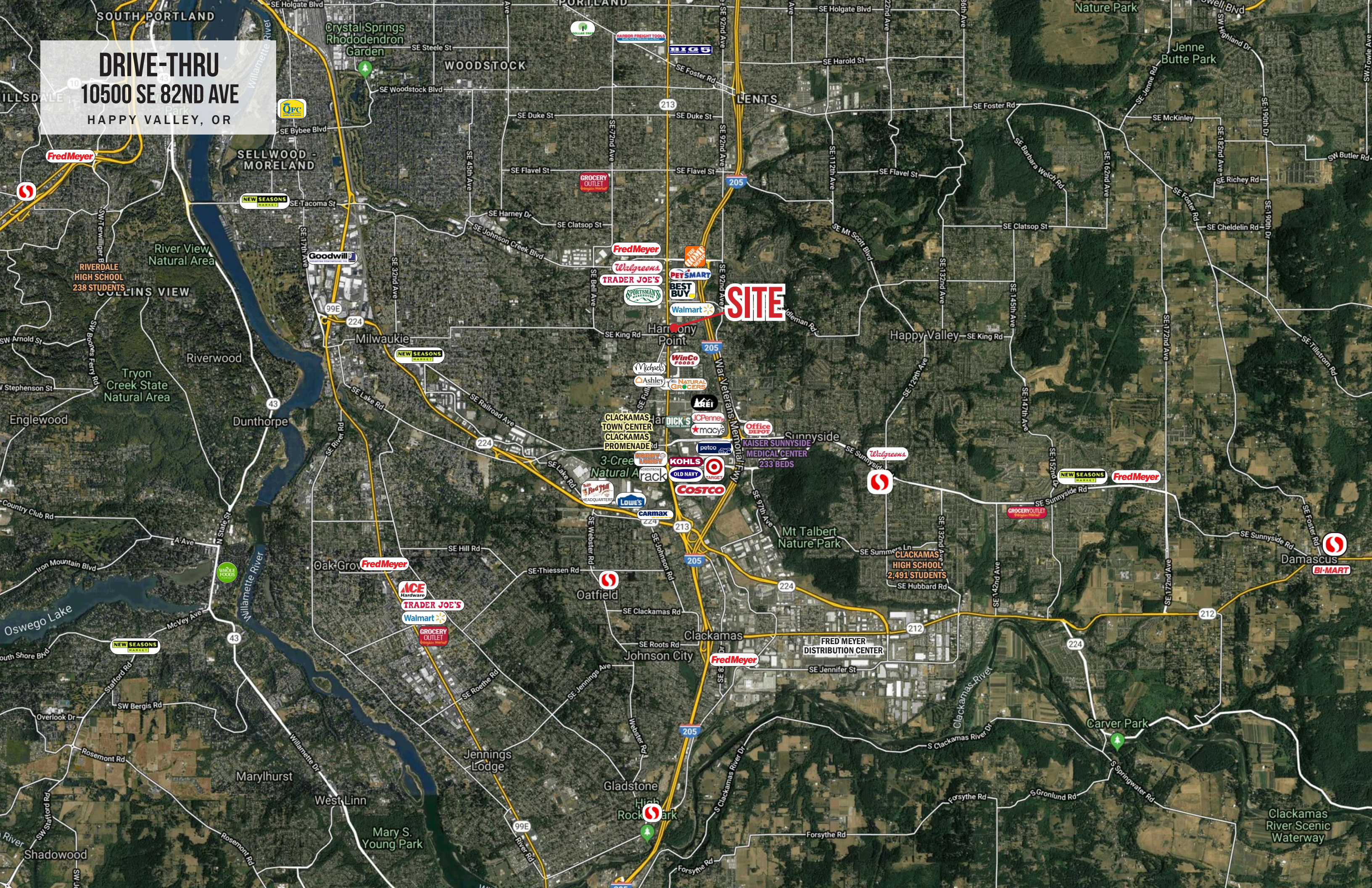


COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Alex MacLean 503.709.3563 | alex@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com

503.274.0211
www.cra-nw.com

DRIVE-THRU
10500 SE 82ND AVE
HAPPY VALLEY, OR



SITE

Fred Meyer

NEW SEASONS MARKET

Goodwill

Fred Meyer

Walgreens

TRADER JOE'S

SPORTSMAN'S

Walmart

SE King Rd

WinCo FOODS

Michael's

Ashley

NATURAL GROCERY

ARFI

CLACKAMAS TOWN CENTER

CLACKAMAS PROMENADE

3-Cree Natural Area

Red Bull

LOWE'S

CARMAX

SE Johnson Rd

SE Hill Rd

SE Thiessen Rd

SE Clackamas Rd

SE Roots Rd

Johnson City

SE Jennifer St

SE Jennings Ave

SE Roethe Rd

Jennings Lodge

Gladstone

High Rock Park

SE 92nd Ave

SE 92nd Ave

SE 92nd Ave

SE 92nd Ave

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SITE

Walgreens

NEW SEASONS MARKET

Fred Meyer

GROCERY OUTLET

BI-MART

Fred Meyer

ACE Hardware

TRADER JOE'S

Walmart

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DRIVE-THRU
10500 SE 82ND AVE
HAPPY VALLEY, OR

Glencoe Rd

SE Glencoe Rd



213



SE Orchard Ln

SE Orchard Ln

SE Orchard Ln

DESERET INDUSTRIES
THRIFT STORE



TASTY POT

34,611 ADT (25)

AVAILABLE
3,657 SF



SE King Rd



SE King Rd

SE King Rd

SE Kin



SE 85th Ave

213



SE Fuller Rd



SE 85th Ave

SE OW

SE Monroe St

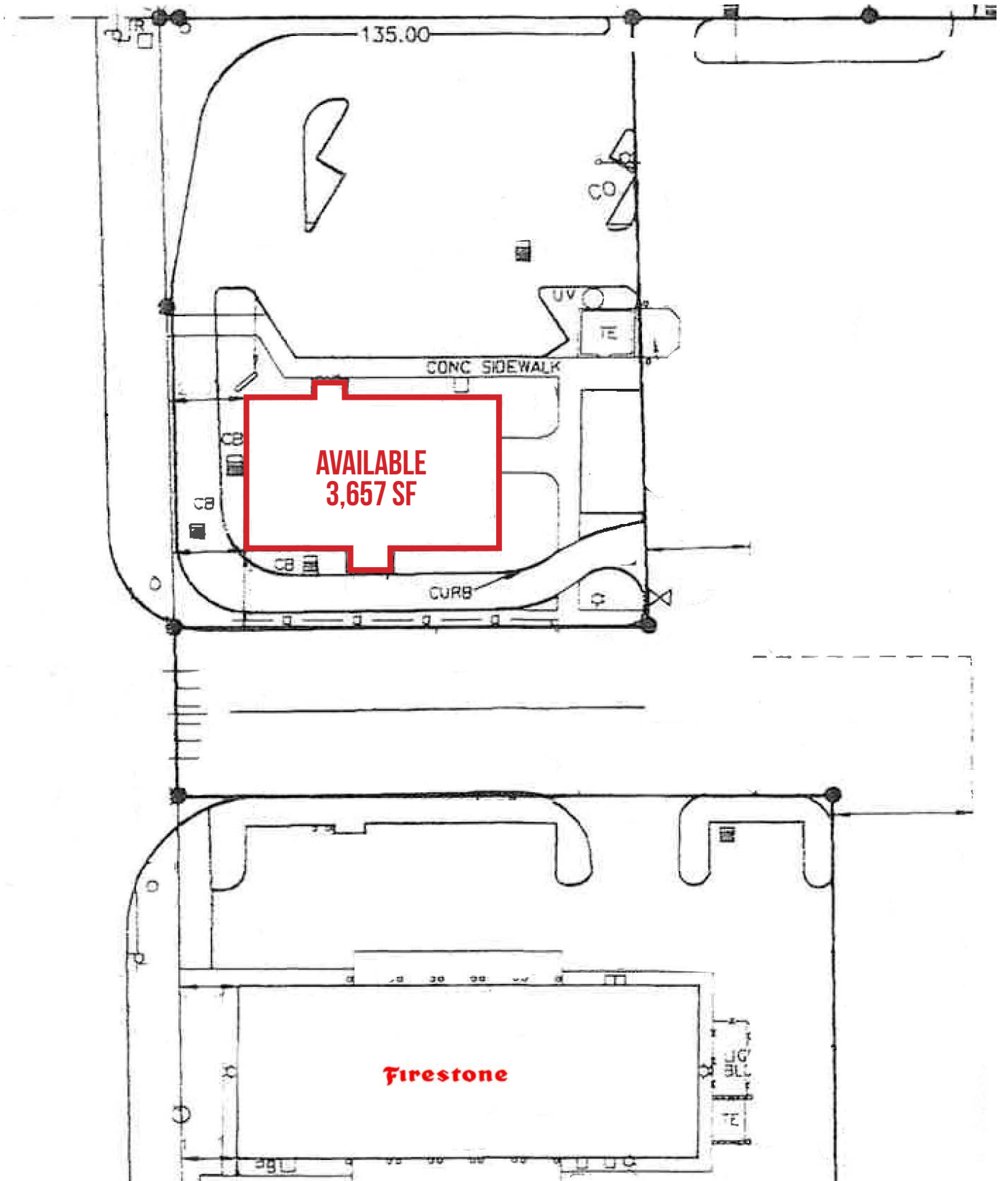
SE Monroe St



SE Boyer Dr

DRIVE-THRU
10500 SE 82ND AVE
HAPPY VALLEY, OR

SITE PLAN



FLOOR PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

DRIVE-THRU 10500 SE 82ND AVE HAPPY VALLEY, OR

DEMOGRAPHIC SUMMARY

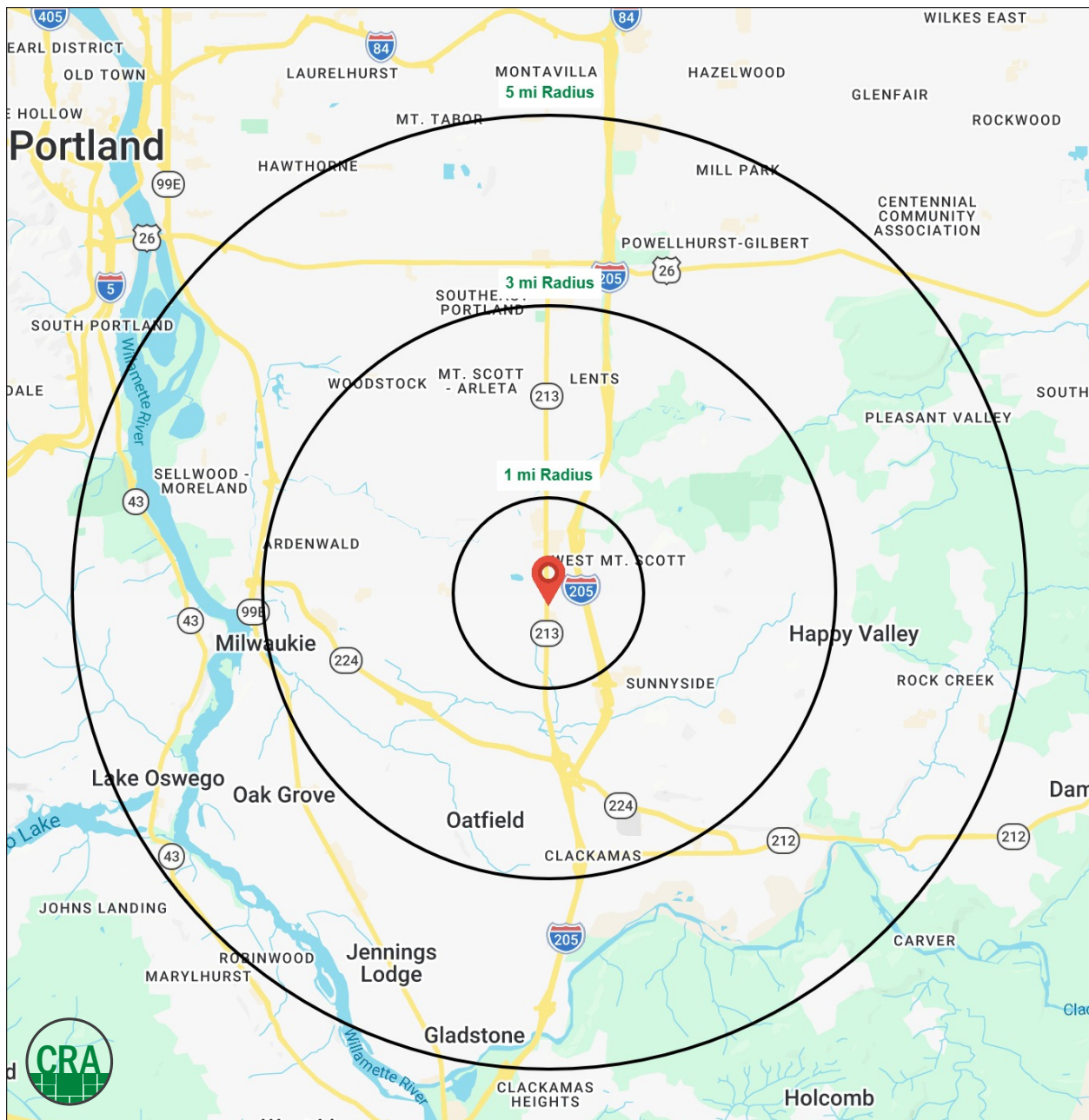
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	17,908	126,845	334,039
Projected Population 2030	18,278	125,578	330,049
Average HH Income	\$90,674	\$122,996	\$129,071
Median Home Value	\$428,839	\$538,189	\$568,616
Daytime Demographics 16+	12,231	85,234	219,759

\$122,996

Average Household Income
3 MILE RADIUS

85,234

Daytime Demographics 16+
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4472/-122.5785

10500 SE 82nd Ave Happy Valley, OR 97086	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	17,908	126,845	334,039
2030 Projected Population	18,278	125,578	330,049
2020 Census Population	17,208	129,029	338,177
2010 Census Population	15,900	119,604	306,502
Projected Annual Growth 2025 to 2030	0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.8%	0.4%	0.6%
2025 Median Age	35.8	39.2	39.5
Households			
2025 Estimated Households	7,575	50,887	134,381
2030 Projected Households	7,928	51,227	134,292
2020 Census Households	6,909	49,462	131,876
2010 Census Households	6,525	46,428	120,723
Projected Annual Growth 2025 to 2030	0.9%	0.1%	-
Historical Annual Growth 2010 to 2025	1.1%	0.6%	0.8%
Race and Ethnicity			
2025 Estimated White	70.5%	72.9%	72.3%
2025 Estimated Black or African American	4.5%	3.5%	3.9%
2025 Estimated Asian or Pacific Islander	8.7%	10.0%	10.7%
2025 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2025 Estimated Other Races	15.2%	12.7%	12.4%
2025 Estimated Hispanic	15.8%	12.4%	11.9%
Income			
2025 Estimated Average Household Income	\$90,674	\$122,996	\$129,071
2025 Estimated Median Household Income	\$74,588	\$100,279	\$99,983
2025 Estimated Per Capita Income	\$38,479	\$49,532	\$52,164
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	3.0%	3.3%
2025 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.3%	4.0%
2025 Estimated High School Graduate	28.9%	21.5%	19.0%
2025 Estimated Some College	27.0%	22.1%	20.8%
2025 Estimated Associates Degree Only	8.2%	9.2%	8.7%
2025 Estimated Bachelors Degree Only	19.9%	26.6%	28.0%
2025 Estimated Graduate Degree	10.3%	14.3%	16.3%
Business			
2025 Estimated Total Businesses	930	6,606	17,753
2025 Estimated Total Employees	7,283	49,519	123,416
2025 Estimated Employee Population per Business	7.8	7.5	7.0
2025 Estimated Residential Population per Business	19.3	19.2	18.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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