10506 SE 82nd Ave., Clackamas, OR
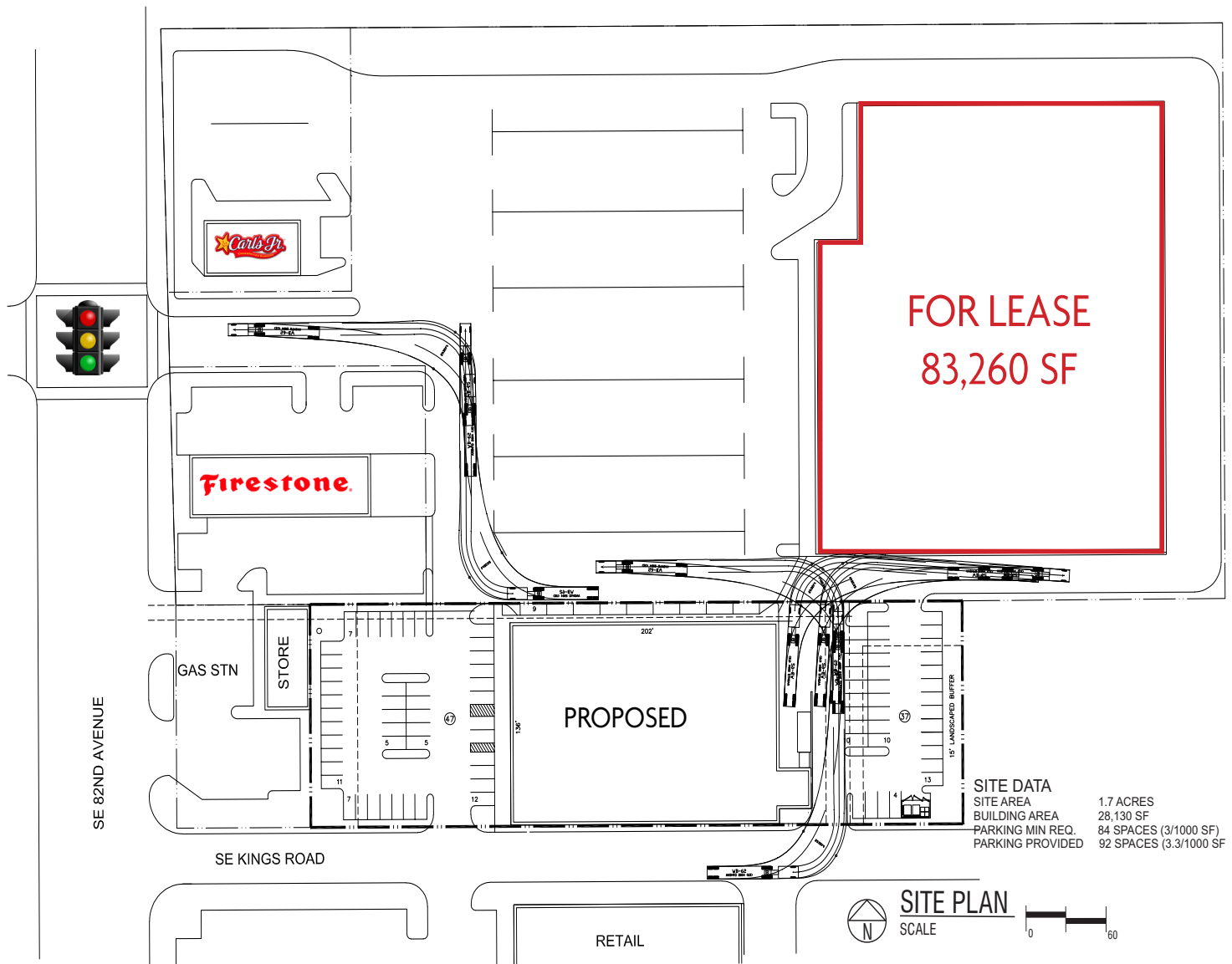

83,260 SF of Anchor Space For Lease

- Located near the Second Highest Volume Mall in OR, Clackamas Town Center

- Easy Access to/from I-205 and 82nd Ave. Strong Traffic Counts on I-205 (129,400 vpd)

- Most of the Major Retailers are in This Area and Sales in this Area are Very Strong

- With the Economic Downturn There are no Vacancies of Any Size Available in This Market

FOR LEASING INFORMATION CONTACT:

MICHAEL HEERMAN
michael@hsmpacific.com

HSM PACIFIC
retail solutions

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Site Plan

FOR LEASE
83,260 SF

Carl's Jr.

Firestone

GAS STN

STORE

SE 82ND AVENUE

PROPOSED

202'

136'

15' LANDSCAPED BUFFER

SE KINGS ROAD

RETAIL

SITE DATA
SITE AREA 1.7 ACRES
BUILDING AREA 28,130 SF
PARKING MIN REQ. 84 SPACES (3/1000 SF)
PARKING PROVIDED 92 SPACES (3.3/1000 SF)

SITE PLAN
SCALE
0 60
N

DEMOGRAPHICS

1 MILE - 17,768	1 MILE - $90,411	1 MILE - 7,207
3 MILE - 131,654	3 MILE - $124,827	3 MILE - 47,837
5 MILE - 337,042	5 MILE - $125,782	5 MILE - 121,400

AVERAGE $

CLACKAMAS, OREGON
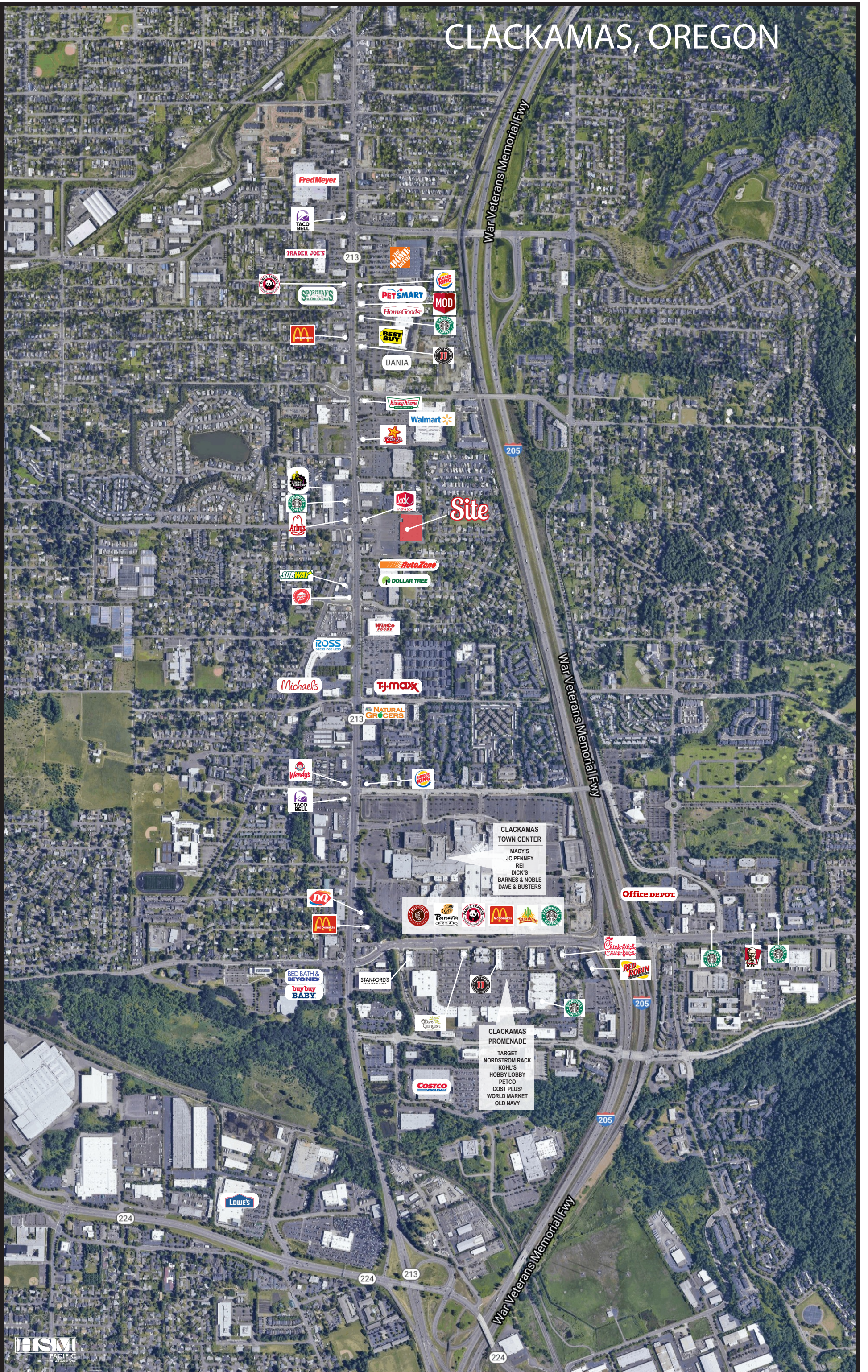
Site

CLACKAMAS TOWN CENTER
MACY'S
JC PENNEY
REI
DICK'S
BARNES & NOBLE
DAVE & BUSTERS

CLACKAMAS PROMENADE
TARGET
NORDSTROM RACK
KOHL'S
HOBBY LOBBY
PETCO
COST PLUS/
WORLD MARKET
OLD NAVY

Lat/Lon: 45.4471/-122.5762

10506 SE 82nd Ave Happy Valley, OR 97086	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	17,768	131,654	337,042
2028 Projected Population	17,940	135,447	344,876
2020 Census Population	17,536	130,960	337,048
2010 Census Population	16,097	121,158	305,453
Projected Annual Growth 2023 to 2028	0.2%	0.6%	0.5%
Historical Annual Growth 2010 to 2023	0.8%	0.7%	0.8%
Households			
2023 Estimated Households	7,224	50,758	132,685
2028 Projected Households	7,663	54,024	139,523
2020 Census Households	7,043	49,845	131,069
2010 Census Households	6,600	46,736	119,970
Projected Annual Growth 2023 to 2028	1.2%	1.3%	1.0%
Historical Annual Growth 2010 to 2023	0.7%	0.7%	0.8%
Age			
2023 Est. Population Under 10 Years	12.3%	11.3%	10.9%
2023 Est. Population 10 to 19 Years	11.6%	11.8%	11.5%
2023 Est. Population 20 to 29 Years	17.6%	12.8%	12.7%
2023 Est. Population 30 to 44 Years	20.9%	23.6%	24.4%
2023 Est. Population 45 to 59 Years	16.2%	19.0%	18.9%
2023 Est. Population 60 to 74 Years	14.4%	15.3%	15.2%
2023 Est. Population 75 Years or Over	6.9%	6.2%	6.4%
2023 Est. Median Age	35.1	38.1	38.4
Marital Status & Gender			
2023 Est. Male Population	49.6%	49.8%	49.3%
2023 Est. Female Population	50.4%	50.2%	50.7%
2023 Est. Never Married	39.7%	34.7%	35.9%
2023 Est. Now Married	37.1%	44.8%	44.8%
2023 Est. Separated or Divorced	17.2%	15.5%	15.0%
2023 Est. Widowed	6.0%	5.0%	4.3%
Income			
2023 Est. HH Income $200,000 or More	6.8%	12.6%	14.7%
2023 Est. HH Income $150,000 to $199,999	7.7%	11.5%	10.8%
2023 Est. HH Income $100,000 to $149,999	17.2%	19.8%	18.4%
2023 Est. HH Income $75,000 to $99,999	12.7%	13.2%	12.8%
2023 Est. HH Income $50,000 to $74,999	16.8%	16.2%	15.7%
2023 Est. HH Income $35,000 to $49,999	10.5%	9.2%	9.2%
2023 Est. HH Income $25,000 to $34,999	9.3%	5.8%	6.1%
2023 Est. HH Income $15,000 to $24,999	6.2%	4.6%	4.7%
2023 Est. HH Income Under $15,000	13.0%	7.2%	7.6%
2023 Est. Average Household Income	$90,411	$124,827	$125,782
2023 Est. Median Household Income	$75,594	$94,930	$94,217
2023 Est. Per Capita Income	$36,879	$48,325	$49,766
2023 Est. Total Businesses	905	6,362	17,362
2023 Est. Total Employees	7,207	47,837	121,400

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 45.4471/-122.5762

10506 SE 82nd Ave Happy Valley, OR 97086	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	71.1%	73.2%	72.4%
2023 Est. Black	4.1%	3.2%	3.5%
2023 Est. Asian or Pacific Islander	8.5%	10.0%	11.0%
2023 Est. American Indian or Alaska Native	1.1%	0.8%	0.7%
2023 Est. Other Races	15.2%	12.8%	12.3%
Hispanic			
2023 Est. Hispanic Population	2,944	16,307	39,558
2023 Est. Hispanic Population	16.6%	12.4%	11.7%
2028 Proj. Hispanic Population	16.4%	12.3%	11.6%
2020 Hispanic Population	21.0%	13.0%	12.3%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	11,960	93,840	242,648
2023 Est. Elementary (Grade Level 0 to 8)	3.1%	3.3%	3.4%
2023 Est. Some High School (Grade Level 9 to 11)	5.8%	4.3%	4.2%
2023 Est. High School Graduate	25.3%	21.6%	19.6%
2023 Est. Some College	25.1%	22.8%	22.1%
2023 Est. Associate Degree Only	8.9%	9.1%	8.6%
2023 Est. Bachelor Degree Only	20.9%	24.6%	25.8%
2023 Est. Graduate Degree	10.8%	14.2%	16.2%
Housing			
2023 Est. Total Housing Units	7,734	53,624	140,197
2023 Est. Owner-Occupied	40.0%	62.2%	59.7%
2023 Est. Renter-Occupied	53.4%	32.4%	34.9%
2023 Est. Vacant Housing	6.6%	5.3%	5.4%
Homes Built by Year			
2023 Homes Built 2010 or later	10.1%	7.3%	9.5%
2023 Homes Built 2000 to 2009	12.5%	10.8%	10.1%
2023 Homes Built 1990 to 1999	14.5%	12.6%	10.2%
2023 Homes Built 1980 to 1989	14.9%	10.7%	8.7%
2023 Homes Built 1970 to 1979	17.5%	14.7%	14.5%
2023 Homes Built 1960 to 1969	9.7%	10.0%	9.2%
2023 Homes Built 1950 to 1959	7.2%	10.9%	10.6%
2023 Homes Built Before 1949	7.0%	17.5%	21.8%
Home Values			
2023 Home Value $1,000,000 or More	5.0%	4.0%	5.0%
2023 Home Value $500,000 to $999,999	40.9%	37.2%	40.6%
2023 Home Value $400,000 to $499,999	21.9%	28.5%	26.5%
2023 Home Value $300,000 to $399,999	16.0%	19.0%	17.2%
2023 Home Value $200,000 to $299,999	5.7%	5.3%	4.6%
2023 Home Value $150,000 to $199,999	0.7%	0.5%	0.6%
2023 Home Value $100,000 to $149,999	3.3%	1.4%	1.0%
2023 Home Value $50,000 to $99,999	3.4%	1.5%	1.9%
2023 Home Value $25,000 to $49,999	1.7%	1.2%	1.2%
2023 Home Value Under $25,000	1.5%	1.4%	1.3%
2023 Median Home Value	$469,858	$479,731	$504,139
2023 Median Rent	$1,262	$1,303	$1,314

Lat/Lon: 45.4471/-122.5762

10506 SE 82nd Ave Happy Valley, OR 97086	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	14,326	107,194	276,400
2023 Est. Civilian Employed	62.7%	65.7%	64.9%
2023 Est. Civilian Unemployed	4.4%	3.3%	3.2%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	32.9%	31.0%	31.8%
2023 Labor Force Males	48.9%	49.3%	48.8%
2023 Labor Force Females	51.1%	50.7%	51.2%
Occupation			
2023 Occupation: Population Age 16 Years or Over	8,978	70,395	179,422
2023 Mgmt, Business, & Financial Operations	15.6%	18.0%	18.5%
2023 Professional, Related	22.3%	26.3%	28.0%
2023 Service	19.3%	15.0%	14.6%
2023 Sales, Office	22.2%	20.5%	19.5%
2023 Farming, Fishing, Forestry	0.1%	0.3%	0.2%
2023 Construction, Extraction, Maintenance	5.2%	6.8%	6.7%
2023 Production, Transport, Material Moving	15.2%	13.1%	12.6%
2023 White Collar Workers	60.2%	64.9%	65.9%
2023 Blue Collar Workers	39.8%	35.1%	34.1%
Transportation to Work			
2023 Drive to Work Alone	66.0%	57.2%	54.7%
2023 Drive to Work in Carpool	9.1%	7.0%	6.7%
2023 Travel to Work by Public Transportation	4.1%	2.9%	3.3%
2023 Drive to Work on Motorcycle	-	0.1%	0.2%
2023 Walk or Bicycle to Work	2.3%	2.6%	3.6%
2023 Other Means	0.9%	0.9%	0.8%
2023 Work at Home	17.5%	29.3%	30.7%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	25.9%	21.5%	21.4%
2023 Travel to Work in 15 to 29 Minutes	36.6%	40.3%	42.4%
2023 Travel to Work in 30 to 59 Minutes	32.6%	33.0%	31.1%
2023 Travel to Work in 60 Minutes or More	4.9%	5.1%	5.1%
2023 Average Travel Time to Work	22.3	23.8	23.2
Consumer Expenditure			
2023 Est. Total Household Expenditure	$472.25 M	$4.2 B	$11.04 B
2023 Est. Apparel	$16.71 M	$150.16 M	$395.86 M
2023 Est. Contributions, Gifts	$27.06 M	$251.77 M	$670.13 M
2023 Est. Education, Reading	$15.45 M	$146.28 M	$390.73 M
2023 Est. Entertainment	$26.56 M	$242.01 M	$637.02 M
2023 Est. Food, Beverages, Tobacco	$72.57 M	$634.74 M	$1.67 B
2023 Est. Furnishings, Equipment	$16.52 M	$150.06 M	$394.53 M
2023 Est. Health Care, Insurance	$42.87 M	$377.49 M	$989.4 M
2023 Est. Household Operations, Shelter, Utilities	$153.87 M	$1.35 B	$3.55 B
2023 Est. Miscellaneous Expenses	$8.9 M	$79.85 M	$210.25 M
2023 Est. Personal Care	$6.35 M	$56.4 M	$148.25 M
2023 Est. Transportation	$85.4 M	$761.26 M	$1.99 B