

Existing Denny's Site
15815 SE 82nd Dr.
Clackamas, Oregon

- 1.73 AC Site
- BTS or Ground Lease
- Easy Access to I-205 & Hwy 212/224
- High Traffic Counts
- Strong Daytime Population

**EXCELLENT
RETAIL SITE
GROUND LEASE
OR
BUILD-TO-SUIT**



CONTACT



Brock Switzer
503-245-1400 Ext 518 - brock@hspacific.com



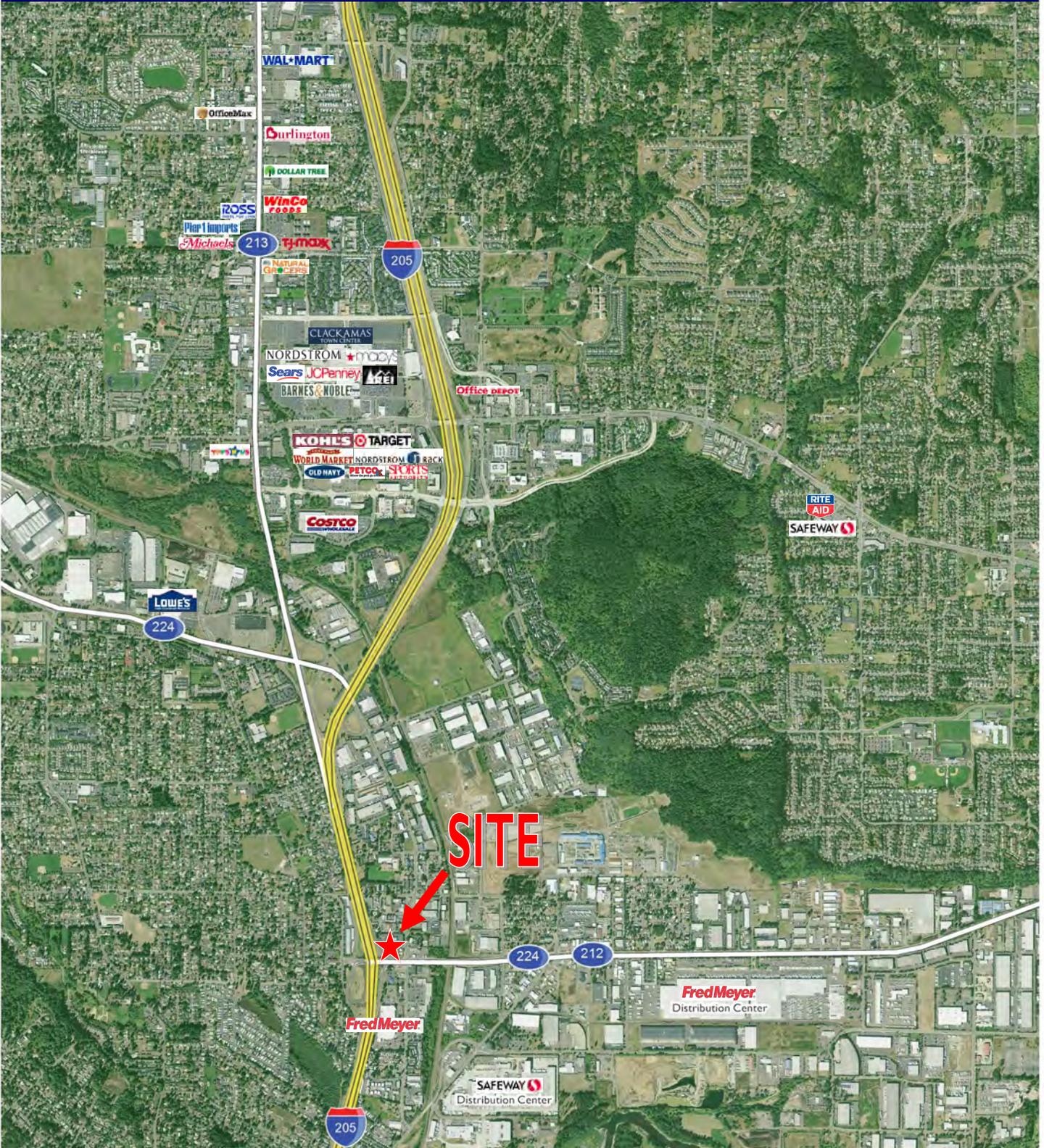
CHAINLINKS
RETAIL ADVISORS

HSM Pacific Realty, Inc.
0612 SW Idaho St, Suite 2
Portland, OR 97239

www.hspacific.com

DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
<u>2020 Estimated Population</u>	8,705	91,672	226,986
<u>Ave. H.H. Income</u>	\$92,388	\$100,768	\$108,956



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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4085/-122.5698

RF1

15815 SE 82nd Dr

Clackamas, OR 97015

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	8,705	91,762	226,986
	2025 Projected Population	8,944	94,730	234,213
	2010 Census Population	7,976	82,124	203,063
	2000 Census Population	7,749	75,140	181,556
	Projected Annual Growth 2020 to 2025	0.5%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	0.6%	1.1%	1.3%
HOUSEHOLDS	2020 Estimated Households	3,497	36,187	88,567
	2025 Projected Households	3,672	38,188	93,734
	2010 Census Households	3,194	32,345	79,186
	2000 Census Households	3,055	29,150	70,291
	Projected Annual Growth 2020 to 2025	1.0%	1.1%	1.2%
	Historical Annual Growth 2000 to 2020	0.7%	1.2%	1.3%
AGE	2020 Est. Population Under 10 Years	10.3%	10.9%	11.1%
	2020 Est. Population 10 to 19 Years	11.3%	11.6%	11.7%
	2020 Est. Population 20 to 29 Years	12.6%	13.3%	12.3%
	2020 Est. Population 30 to 44 Years	19.5%	20.0%	21.3%
	2020 Est. Population 45 to 59 Years	18.6%	18.6%	19.3%
	2020 Est. Population 60 to 74 Years	19.9%	17.4%	16.8%
	2020 Est. Population 75 Years or Over	7.7%	8.1%	7.5%
	2020 Est. Median Age	41.4	40.0	40.1
MARITAL STATUS & GENDER	2020 Est. Male Population	49.4%	48.9%	49.1%
	2020 Est. Female Population	50.6%	51.1%	50.9%
	2020 Est. Never Married	28.2%	29.0%	29.6%
	2020 Est. Now Married	46.7%	48.8%	49.3%
	2020 Est. Separated or Divorced	18.8%	15.2%	15.5%
	2020 Est. Widowed	6.3%	7.0%	5.6%
INCOME	2020 Est. HH Income \$200,000 or More	9.2%	9.6%	11.1%
	2020 Est. HH Income \$150,000 to \$199,999	8.0%	8.9%	9.0%
	2020 Est. HH Income \$100,000 to \$149,999	15.9%	19.4%	19.4%
	2020 Est. HH Income \$75,000 to \$99,999	15.2%	15.6%	15.8%
	2020 Est. HH Income \$50,000 to \$74,999	16.9%	18.0%	17.6%
	2020 Est. HH Income \$35,000 to \$49,999	14.7%	10.0%	9.8%
	2020 Est. HH Income \$25,000 to \$34,999	7.2%	7.0%	6.3%
	2020 Est. HH Income \$15,000 to \$24,999	4.9%	5.1%	4.8%
	2020 Est. HH Income Under \$15,000	7.9%	6.5%	6.2%
	2020 Est. Average Household Income	\$92,388	\$100,768	\$108,956
	2020 Est. Median Household Income	\$72,423	\$83,262	\$88,198
	2020 Est. Per Capita Income	\$37,255	\$39,848	\$42,633
2020 Est. Total Businesses	615	4,356	9,189	
2020 Est. Total Employees	5,887	53,906	90,621	

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RACE			
2020 Est. White	82.4%	80.7%	80.9%
2020 Est. Black	1.7%	2.1%	2.1%
2020 Est. Asian or Pacific Islander	3.4%	7.0%	7.9%
2020 Est. American Indian or Alaska Native	1.3%	0.9%	0.9%
2020 Est. Other Races	11.2%	9.2%	8.2%
HISPANIC			
2020 Est. Hispanic Population	1,268	10,238	21,613
2020 Est. Hispanic Population	14.6%	11.2%	9.5%
2025 Proj. Hispanic Population	15.0%	11.6%	9.9%
2010 Hispanic Population	13.3%	9.8%	8.6%
EDUCATION (Adults 25 or Older)			
2020 Est. Adult Population (25 Years or Over)	6,274	65,048	162,331
2020 Est. Elementary (Grade Level 0 to 8)	2.7%	2.3%	2.4%
2020 Est. Some High School (Grade Level 9 to 11)	6.4%	4.6%	4.3%
2020 Est. High School Graduate	29.3%	23.8%	21.3%
2020 Est. Some College	25.4%	26.3%	24.2%
2020 Est. Associate Degree Only	10.1%	10.4%	9.5%
2020 Est. Bachelor Degree Only	16.5%	22.2%	24.1%
2020 Est. Graduate Degree	9.5%	10.4%	14.2%
HOUSING			
2020 Est. Total Housing Units	3,618	37,614	92,288
2020 Est. Owner-Occupied	60.8%	59.5%	62.1%
2020 Est. Renter-Occupied	35.8%	36.7%	33.8%
2020 Est. Vacant Housing	3.3%	3.8%	4.0%
HOMES BUILT BY YEAR			
2020 Homes Built 2010 or later	1.4%	4.0%	4.8%
2020 Homes Built 2000 to 2009	7.5%	9.8%	10.4%
2020 Homes Built 1990 to 1999	18.2%	20.4%	18.1%
2020 Homes Built 1980 to 1989	16.1%	15.2%	12.2%
2020 Homes Built 1970 to 1979	29.2%	22.7%	18.7%
2020 Homes Built 1960 to 1969	18.2%	10.3%	10.3%
2020 Homes Built 1950 to 1959	3.6%	6.1%	7.8%
2020 Homes Built Before 1949	2.5%	7.8%	13.5%
HOME VALUES			
2020 Home Value \$1,000,000 or More	0.9%	1.0%	1.6%
2020 Home Value \$500,000 to \$999,999	14.8%	22.7%	28.4%
2020 Home Value \$400,000 to \$499,999	17.7%	22.0%	21.0%
2020 Home Value \$300,000 to \$399,999	33.6%	30.4%	27.2%
2020 Home Value \$200,000 to \$299,999	12.1%	11.9%	11.4%
2020 Home Value \$150,000 to \$199,999	1.7%	1.4%	1.9%
2020 Home Value \$100,000 to \$149,999	1.1%	1.3%	1.3%
2020 Home Value \$50,000 to \$99,999	2.1%	1.3%	1.2%
2020 Home Value \$25,000 to \$49,999	8.0%	2.8%	1.9%
2020 Home Value Under \$25,000	7.3%	4.4%	3.0%
2020 Median Home Value	\$345,381	\$385,851	\$420,663
2020 Median Rent	\$1,081	\$1,189	\$1,212

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	7,218	75,283	185,435
	2020 Est. Civilian Employed	59.3%	59.5%	60.7%
	2020 Est. Civilian Unemployed	4.6%	4.6%	4.8%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	36.1%	35.9%	34.5%
	2020 Labor Force Males	48.5%	48.2%	48.5%
	2020 Labor Force Females	51.5%	51.8%	51.5%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	4,281	44,758	112,480
	2020 Mgmt, Business, & Financial Operations	13.6%	16.6%	17.0%
	2020 Professional, Related	16.7%	20.7%	24.3%
	2020 Service	23.2%	17.5%	16.6%
	2020 Sales, Office	20.6%	23.1%	21.5%
	2020 Farming, Fishing, Forestry	1.2%	0.7%	0.5%
	2020 Construction, Extraction, Maintenance	8.2%	7.8%	7.6%
	2020 Production, Transport, Material Moving	16.5%	13.6%	12.4%
	2020 White Collar Workers	50.9%	60.4%	62.8%
	2020 Blue Collar Workers	49.1%	39.6%	37.2%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	67.8%	73.4%	72.4%
	2020 Drive to Work in Carpool	12.4%	9.9%	9.1%
	2020 Travel to Work by Public Transportation	5.2%	4.5%	5.4%
	2020 Drive to Work on Motorcycle	0.2%	0.1%	-
	2020 Walk or Bicycle to Work	2.8%	3.3%	3.8%
	2020 Other Means	2.6%	1.5%	1.3%
	2020 Work at Home	9.0%	7.3%	7.9%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	24.8%	21.0%	18.4%
	2020 Travel to Work in 15 to 29 Minutes	35.8%	33.5%	36.7%
	2020 Travel to Work in 30 to 59 Minutes	33.5%	38.9%	38.8%
	2020 Travel to Work in 60 Minutes or More	7.4%	7.8%	7.8%
	2020 Average Travel Time to Work	24.1	26.4	26.3
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$234.06 M	\$2.56 B	\$6.6 B
	2020 Est. Apparel	\$8.25 M	\$90.69 M	\$234.98 M
	2020 Est. Contributions, Gifts	\$13.6 M	\$149.54 M	\$391.44 M
	2020 Est. Education, Reading	\$7.59 M	\$84.69 M	\$223.11 M
	2020 Est. Entertainment	\$13.27 M	\$146.05 M	\$378.82 M
	2020 Est. Food, Beverages, Tobacco	\$35.76 M	\$389.71 M	\$1 B
	2020 Est. Furnishings, Equipment	\$8.25 M	\$90.7 M	\$235.01 M
	2020 Est. Health Care, Insurance	\$21.43 M	\$232.95 M	\$598.8 M
	2020 Est. Household Operations, Shelter, Utilities	\$75.68 M	\$824.1 M	\$2.12 B
	2020 Est. Miscellaneous Expenses	\$4.44 M	\$48.51 M	\$125.38 M
	2020 Est. Personal Care	\$3.14 M	\$34.37 M	\$88.7 M
	2020 Est. Transportation	\$42.64 M	\$465.91 M	\$1.2 B

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