

**EXISTING DENNY'S
15815 SE 82ND DR.
CLACKAMAS, OREGON**

- ±25,000 SF LAND
- BTS OR GROUND LEASE
- EASY ACCESS TO I-205 & HWY 212/224
- HIGH TRAFFIC COUNTS
- STRONG DAYTIME POPULATION

**EXCELLENT
RETAIL
SITE
FOR LEASE**



CONTACT



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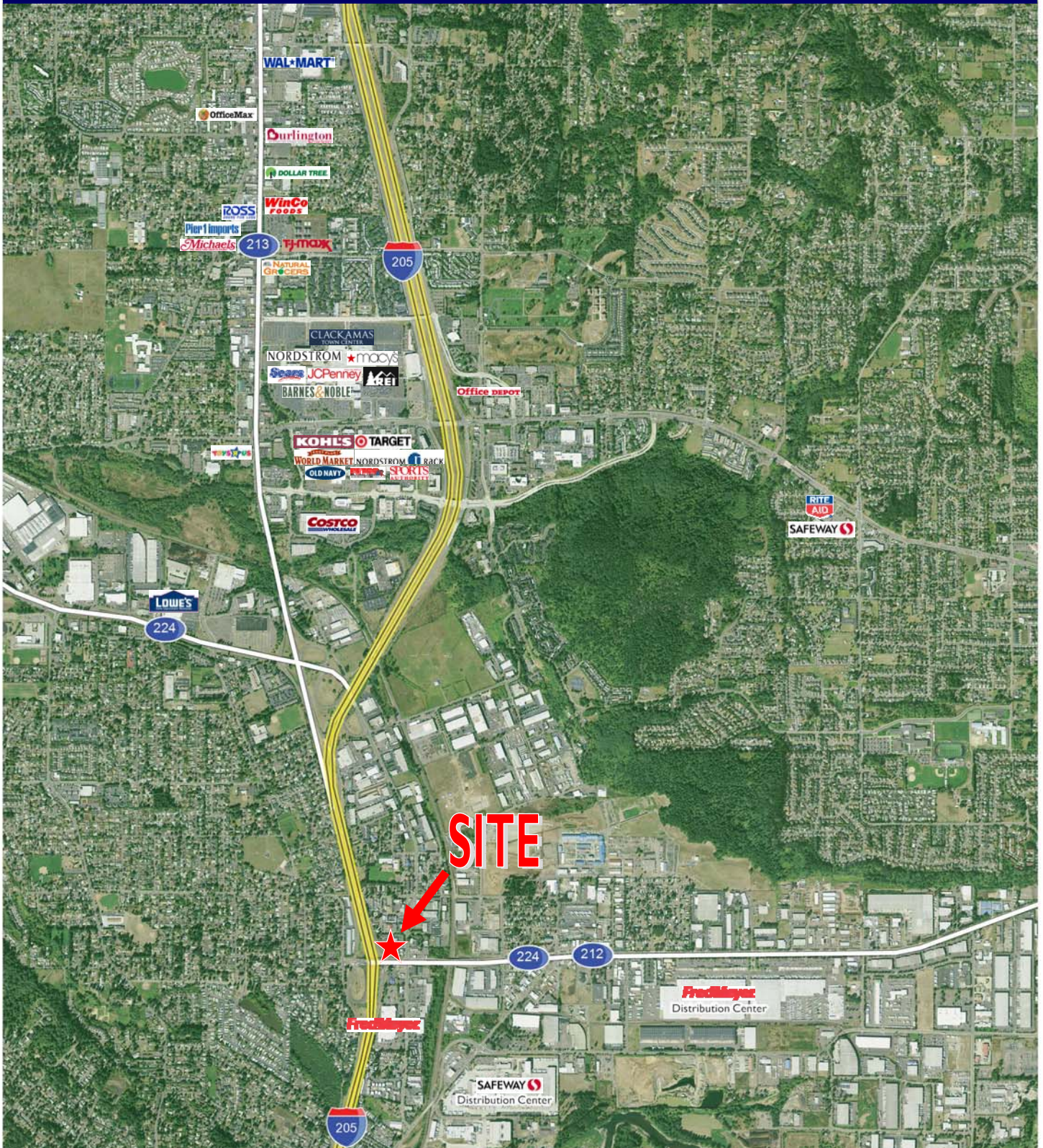


CHAIN LINKS
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.
0612 SW IDAHO ST, SUITE 2
PORTLAND, OR 97239
WWW.HSPACIFIC.COM

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2015 ESTIMATED POPULATION	7,958	85,227	211,281
AVE. H.H. INCOME	\$55,373	\$72,184	\$76,409
DAYTIME EMPLOYEES	5,325	56,423	92,014



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FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4087/-122.5689

RF1

15815 Se 82nd Dr

Clackamas, OR

	1 Mile	3 Miles	5 Miles	
POPULATION	2015 Estimated Population	7,958	85,227	211,281
	2020 Projected Population	8,268	89,045	220,696
	2010 Census Population	7,711	81,897	202,891
	2000 Census Population	7,487	74,700	181,621
	Projected Annual Growth 2015 to 2020	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2015	0.4%	0.9%	1.1%
	HOUSEHOLDS	2015 Estimated Households	3,229	33,926
2020 Projected Households		3,384	35,782	87,582
2010 Census Households		3,095	32,226	79,147
2000 Census Households		2,958	28,960	70,302
Projected Annual Growth 2015 to 2020		1.0%	1.1%	1.0%
Historical Annual Growth 2000 to 2015		0.6%	1.1%	1.2%
AGE	2015 Est. Population Under 10 Years	10.9%	11.0%	11.5%
	2015 Est. Population 10 to 19 Years	12.6%	12.7%	12.6%
	2015 Est. Population 20 to 29 Years	13.0%	13.4%	12.6%
	2015 Est. Population 30 to 44 Years	18.7%	18.7%	20.1%
	2015 Est. Population 45 to 59 Years	20.5%	20.5%	21.0%
	2015 Est. Population 60 to 74 Years	17.9%	16.2%	15.5%
	2015 Est. Population 75 Years or Over	6.4%	7.4%	6.7%
	2015 Est. Median Age	40.4	39.7	39.6
MARITAL STATUS & GENDER	2015 Est. Male Population	49.5%	48.7%	49.0%
	2015 Est. Female Population	50.5%	51.3%	51.0%
	2015 Est. Never Married	29.4%	27.1%	27.8%
	2015 Est. Now Married	45.6%	49.5%	49.5%
	2015 Est. Separated or Divorced	18.9%	17.1%	16.8%
	2015 Est. Widowed	6.1%	6.3%	5.9%
INCOME	2015 Est. HH Income \$200,000 or More	1.1%	2.9%	3.9%
	2015 Est. HH Income \$150,000 to \$199,999	2.9%	4.6%	5.4%
	2015 Est. HH Income \$100,000 to \$149,999	10.6%	16.0%	14.8%
	2015 Est. HH Income \$75,000 to \$99,999	12.3%	14.0%	14.1%
	2015 Est. HH Income \$50,000 to \$74,999	17.4%	19.3%	19.8%
	2015 Est. HH Income \$35,000 to \$49,999	14.4%	13.8%	13.9%
	2015 Est. HH Income \$25,000 to \$34,999	12.1%	9.8%	9.3%
	2015 Est. HH Income \$15,000 to \$24,999	9.4%	9.1%	8.6%
	2015 Est. HH Income Under \$15,000	19.9%	10.4%	10.3%
	2015 Est. Average Household Income	\$55,373	\$72,184	\$76,409
	2015 Est. Median Household Income	\$51,527	\$61,493	\$62,637
	2015 Est. Per Capita Income	\$22,574	\$28,826	\$30,204
2015 Est. Total Businesses	528	4,339	8,662	
2015 Est. Total Employees	5,325	56,423	92,014	

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Clackamas, OR				
RACE	2015 Est. White	83.7%	83.0%	82.8%
	2015 Est. Black	1.6%	1.7%	1.8%
	2015 Est. Asian or Pacific Islander	2.8%	6.2%	6.9%
	2015 Est. American Indian or Alaska Native	1.3%	0.8%	0.8%
	2015 Est. Other Races	10.6%	8.3%	7.7%
HISPANIC	2015 Est. Hispanic Population	1,130	8,801	19,187
	2015 Est. Hispanic Population	14.2%	10.3%	9.1%
	2020 Proj. Hispanic Population	15.3%	11.3%	10.0%
	2010 Hispanic Population	13.5%	9.8%	8.6%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	6,465	68,962	174,374
	2015 Est. Elementary (Grade Level 0 to 8)	4.8%	4.3%	4.5%
	2015 Est. Some High School (Grade Level 9 to 11)	16.8%	11.0%	9.9%
	2015 Est. High School Graduate	29.5%	23.1%	20.2%
	2015 Est. Some College	24.4%	25.3%	24.0%
	2015 Est. Associate Degree Only	6.8%	7.0%	7.3%
	2015 Est. Bachelor Degree Only	10.5%	15.0%	16.9%
	2015 Est. Graduate Degree	7.3%	14.3%	17.2%
HOUSING	2015 Est. Total Housing Units	3,317	34,994	85,843
	2015 Est. Owner-Occupied	60.8%	59.7%	62.6%
	2015 Est. Renter-Occupied	36.5%	37.2%	34.4%
	2015 Est. Vacant Housing	2.7%	3.1%	3.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.8%	6.4%	6.5%
	2010 Homes Built 2000 to 2004	4.4%	7.3%	7.7%
	2010 Homes Built 1990 to 1999	16.6%	19.7%	17.4%
	2010 Homes Built 1980 to 1989	16.9%	14.2%	12.0%
	2010 Homes Built 1970 to 1979	28.0%	22.4%	19.7%
	2010 Homes Built 1960 to 1969	16.7%	12.1%	11.5%
	2010 Homes Built 1950 to 1959	5.3%	7.5%	9.2%
	2010 Homes Built Before 1949	9.3%	10.5%	16.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.4%	0.9%	1.8%
	2010 Home Value \$500,000 to \$999,999	2.4%	6.5%	9.6%
	2010 Home Value \$400,000 to \$499,999	3.9%	7.7%	8.8%
	2010 Home Value \$300,000 to \$399,999	18.9%	23.3%	20.5%
	2010 Home Value \$200,000 to \$299,999	34.5%	36.5%	33.7%
	2010 Home Value \$150,000 to \$199,999	12.1%	9.5%	11.7%
	2010 Home Value \$100,000 to \$149,999	2.9%	3.7%	4.6%
	2010 Home Value \$50,000 to \$99,999	2.5%	2.3%	2.2%
	2010 Home Value \$25,000 to \$49,999	6.8%	2.7%	2.2%
	2010 Home Value Under \$25,000	15.6%	7.0%	4.9%
	2010 Median Home Value	\$184,129	\$268,503	\$283,883
	2010 Median Rent	\$675	\$774	\$808

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LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	6,511	69,473	170,994
	2015 Est. Civilian Employed	56.7%	62.4%	62.0%
	2015 Est. Civilian Unemployed	4.0%	4.0%	4.1%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	39.2%	33.6%	33.9%
	2015 Labor Force Males	48.8%	48.1%	48.4%
	2015 Labor Force Females	51.2%	51.9%	51.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,392	38,382	94,745
	2010 Mgmt, Business, & Financial Operations	8.7%	13.4%	14.8%
	2010 Professional, Related	15.8%	19.2%	20.8%
	2010 Service	21.7%	17.8%	16.8%
	2010 Sales, Office	30.8%	29.4%	27.9%
	2010 Farming, Fishing, Forestry	0.7%	0.7%	0.5%
	2010 Construction, Extraction, Maintenance	8.0%	7.7%	7.4%
	2010 Production, Transport, Material Moving	14.3%	11.9%	11.8%
	2010 White Collar Workers	55.4%	62.0%	63.5%
	2010 Blue Collar Workers	44.6%	38.0%	36.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.3%	77.4%	75.1%
	2010 Drive to Work in Carpool	6.6%	9.2%	9.5%
	2010 Travel to Work by Public Transportation	5.1%	4.0%	5.0%
	2010 Drive to Work on Motorcycle	0.2%	0.3%	0.3%
	2010 Walk or Bicycle to Work	2.4%	2.9%	3.3%
	2010 Other Means	0.7%	0.5%	0.4%
	2010 Work at Home	3.7%	5.6%	6.4%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	30.4%	26.1%	23.5%
	2010 Travel to Work in 15 to 29 Minutes	36.4%	38.4%	39.7%
	2010 Travel to Work in 30 to 59 Minutes	27.0%	30.7%	31.7%
	2010 Travel to Work in 60 Minutes or More	6.2%	4.8%	5.1%
	2010 Average Travel Time to Work	21.4	22.1	22.9
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$151 M	\$1.90 B	\$4.84 B
	2015 Est. Apparel	\$5.20 M	\$66.1 M	\$169 M
	2015 Est. Contributions, Gifts	\$9.43 M	\$125 M	\$326 M
	2015 Est. Education, Reading	\$5.43 M	\$72.1 M	\$187 M
	2015 Est. Entertainment	\$8.34 M	\$106 M	\$271 M
	2015 Est. Food, Beverages, Tobacco	\$23.6 M	\$293 M	\$741 M
	2015 Est. Furnishings, Equipment	\$5.03 M	\$65.2 M	\$167 M
	2015 Est. Health Care, Insurance	\$13.6 M	\$168 M	\$424 M
	2015 Est. Household Operations, Shelter, Utilities	\$46.7 M	\$588 M	\$1.50 B
	2015 Est. Miscellaneous Expenses	\$2.27 M	\$28.3 M	\$71.5 M
	2015 Est. Personal Care	\$1.96 M	\$24.7 M	\$62.8 M
2015 Est. Transportation	\$29.0 M	\$364 M	\$922 M	

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