## **Prime Clackamas Town Center**

**Box Available** 

58,502 SF

11900 SE 82nd Ave. Happy Valley, OR



**OPENING SOON - 2024** 



SURROUNDING RETAILERS























## **AVAILABLE SPACE:**

STREET LEVEL: 58,502 SF

- Call for economics
- Zoning allows for both retail and office uses
- Located off of major interstate I-205, one of Portland's primary arterial highways
- Excellent visibility to over 100,000 cars per day
- Well served by public transportation, near a public bus stop and access to MAX Light Rail station.
- Extensive new commercial and residential expansion in the area
- Clackmas Town Center currently generates over 1.4 million visitors annually
- Close proximity to Kaiser Sunnyside Regional Hospital (303 beds)
- 110 room hotel coming soon to the southeast corner

Ceiling Heights:

+/- 17' to deck on lower floor

+/- 20' to deck on upper floor

FOR MORE INFORMATION, CONTACT:

## **DEMOGRAPHICS**



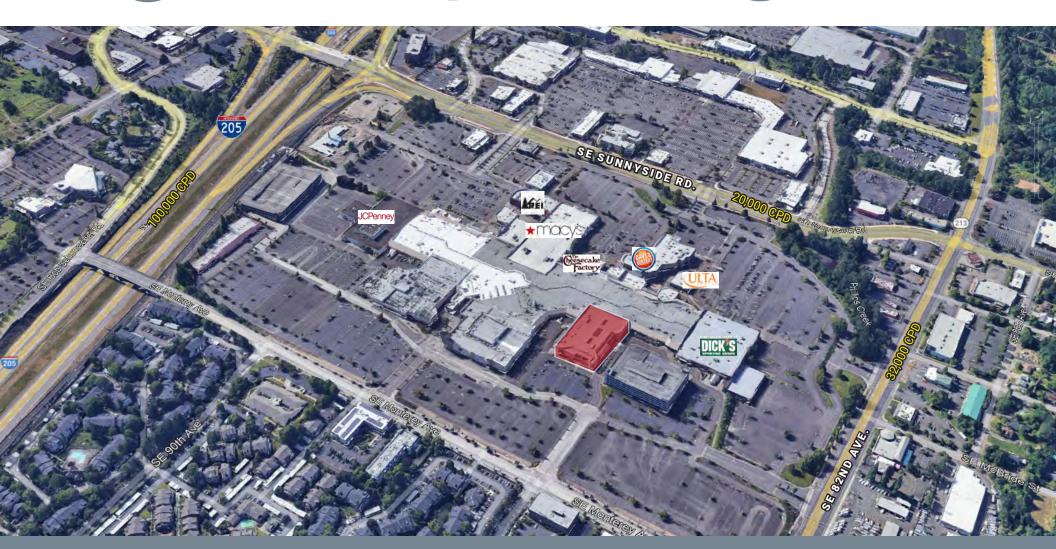
- 1 MILE 13,621
- 3 MILE -115,580
- 5 MILE 304,907



- 1 MILE 14,594
- 3 MILE 48,928
- 5 MILE 102,741



- 1 MILE \$91,090
- 3 MILE \$125,477
- 5 MILE \$127,709



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