

# Prime Clackamas Town Center Box Available

58,502 SF

11900 SE 82nd Ave. Happy Valley, OR



OPENING SOON - 2024



## SURROUNDING RETAILERS



**BROCK SWITZER**  
brock@hsmpacific.com

**KARA PHELPS**  
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**MELISSA MARTIN**  
melissa@hsmpacific.com

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



503-245-1400

4260 Galewood St. Suite B, Lake Oswego, OR 97035 | [www.hsmpacific.com](http://www.hsmpacific.com)





## 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:

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# 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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# CLACKAMAS, OREGON

