

# CLACKAMAS SQUARE

SE 82nd AVE. AND SE CAUSEY AVE., HAPPY VALLEY, OR



## 1,936 SF - 4,502 SF AVAILABLE FOR LEASE

- ANCHORED BY WINCO FOODS AND TJ MAXX
- ONE HALF MILE FROM CLACKAMAS TOWN CENTER
- LOCATED ON A HIGH-TRAFFIC RETAIL CORRIDOR - SE 82ND AVE. (28,900 CPD)
- CALL FOR RATES

### MAJOR CO-TENANTS:



FOR LEASING INFORMATION, CONTACT:

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# CLACKAMAS SQUARE SITE PLAN



## TENANTS LIST

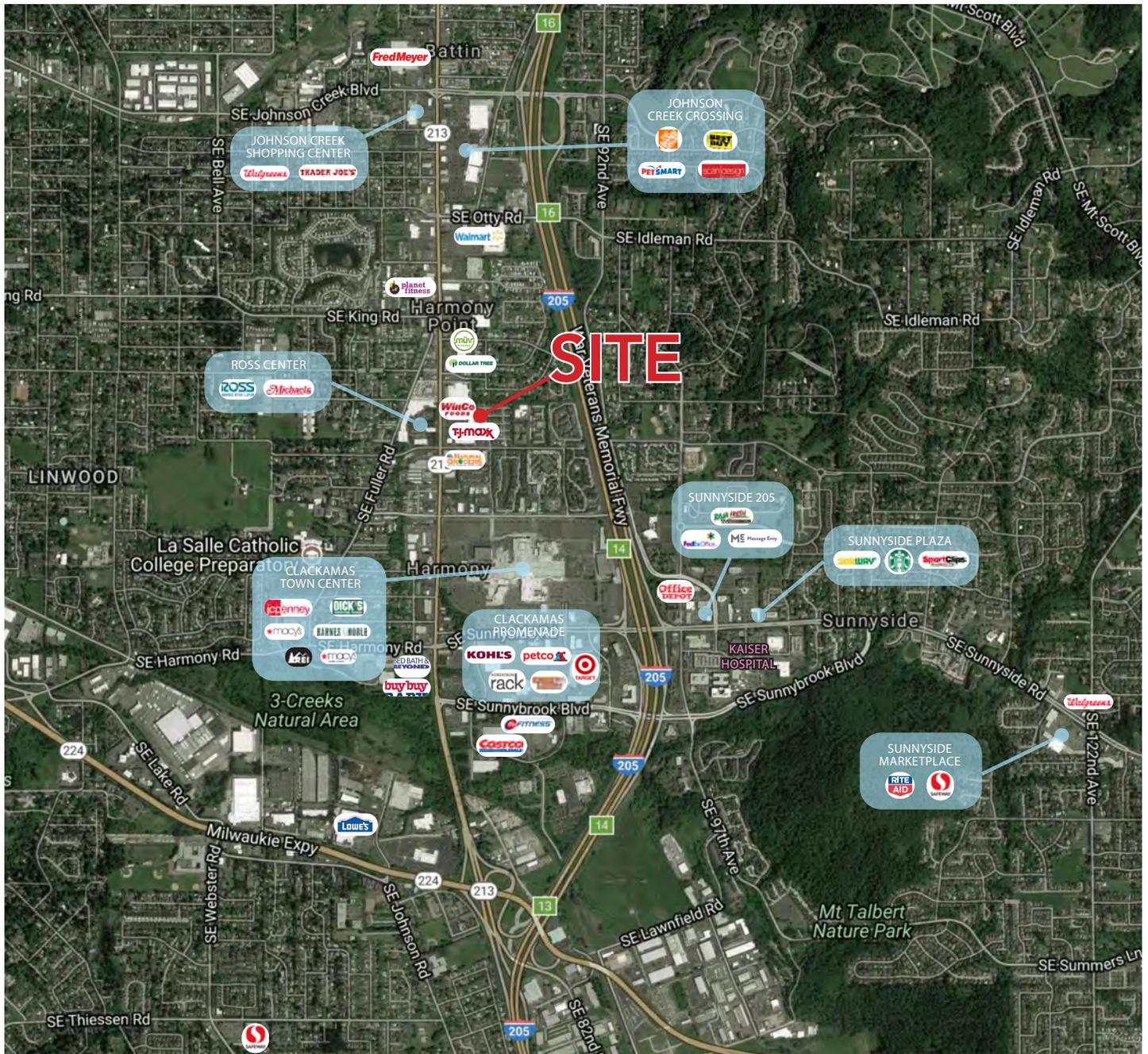
A0A	Dotty's Deli	1,200 SF
A0B	Little Caesars	1,200 SF
A0C	Available	2,400 SF
A0E	Scrubs & Beyond	2,400 SF
A0G	Passion Nails & Spa	1,200 SF
A0H	Jonny's Deli	1,800 SF
A0K	Pho Huy	1,800 SF
A0L	Sally Beauty	1,800 SF
A0M	CPR Cell Phone Repair	1,800 SF
A0N	Metro PCS	1,125 SF
A0R	Kumi Buffet	8,975 SF
A0T	America's Best Contacts	4,000 SF
B0A	T.J. Maxx	25,404 SF
B0H	Rent-A-Center	3,250 SF
B0K	Animal Dermatology Clinic	3,200 SF
B0L	D'Lux Nails	1,665 SF
B0N	Available	4,502 SF
C0A	Sonus Hearing	1,476 SF
C0C	Heritage Dental	2,818 SF
C0D	Available	1,936 SF
R01	Chase Bank ATM	500 SF
1	WinCo Foods	



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# CLACKAMAS TRADE AREA AERIAL



## 2024 DEMOGRAPHICS

POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH INCOME	TOTAL NUMBER OF EMPLOYEES
1 MILE - 17,222	1 MILE - 7,413	1 MILE - \$92,084	1 MILE - 12,420
3 MILE - 125,391	3 MILE - 51,673	3 MILE - \$130,508	2 MILE - 48,110
5 MILE - 319,102	5 MILE - 134,518	5 MILE - \$132,733	3 MILE - 110,821

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# Full Profile

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



Lat/Lon: 45.4413/-122.5789

Southgate, OR 97086			
	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	17,222	125,391	319,102
2028 Projected Population	17,762	121,922	308,858
2020 Census Population	16,377	125,512	320,801
2010 Census Population	14,987	116,400	290,048
Projected Annual Growth 2023 to 2028	0.6%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2023	1.1%	0.6%	0.8%
<b>Households</b>			
2023 Estimated Households	7,018	48,527	125,171
2028 Projected Households	7,264	47,599	122,937
2020 Census Households	6,647	48,220	124,828
2010 Census Households	6,193	45,372	113,925
Projected Annual Growth 2023 to 2028	0.7%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	1.0%	0.5%	0.8%
<b>Age</b>			
2023 Est. Population Under 10 Years	11.8%	9.9%	9.6%
2023 Est. Population 10 to 19 Years	10.8%	10.7%	10.5%
2023 Est. Population 20 to 29 Years	18.4%	13.3%	12.9%
2023 Est. Population 30 to 44 Years	20.9%	23.5%	24.6%
2023 Est. Population 45 to 59 Years	15.7%	19.4%	19.5%
2023 Est. Population 60 to 74 Years	14.1%	15.9%	15.6%
2023 Est. Population 75 Years or Over	8.3%	7.4%	7.2%
2023 Est. Median Age	35.4	39.5	39.6
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	49.2%	49.7%	49.3%
2023 Est. Female Population	50.8%	50.3%	50.7%
2023 Est. Never Married	37.8%	34.3%	35.1%
2023 Est. Now Married	38.0%	44.9%	45.5%
2023 Est. Separated or Divorced	17.9%	15.7%	15.0%
2023 Est. Widowed	6.3%	5.0%	4.4%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	5.4%	13.2%	15.5%
2023 Est. HH Income \$150,000 to \$199,999	9.1%	11.9%	11.3%
2023 Est. HH Income \$100,000 to \$149,999	17.1%	19.9%	18.9%
2023 Est. HH Income \$75,000 to \$99,999	11.9%	14.1%	13.4%
2023 Est. HH Income \$50,000 to \$74,999	17.3%	15.3%	14.9%
2023 Est. HH Income \$35,000 to \$49,999	9.6%	8.9%	8.9%
2023 Est. HH Income \$25,000 to \$34,999	10.5%	5.9%	5.8%
2023 Est. HH Income \$15,000 to \$24,999	5.6%	4.0%	4.3%
2023 Est. HH Income Under \$15,000	13.5%	6.8%	7.1%
2023 Est. Average Household Income	\$92,084	\$130,508	\$132,733
2023 Est. Median Household Income	\$74,675	\$96,904	\$97,659
2023 Est. Per Capita Income	\$37,620	\$50,702	\$52,306
2023 Est. Total Businesses	1,290	6,268	16,392
2023 Est. Total Employees	12,420	48,110	110,821

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<b>Race</b>			
2023 Est. White	69.4%	73.2%	72.5%
2023 Est. Black	4.1%	3.0%	3.3%
2023 Est. Asian or Pacific Islander	7.6%	9.6%	11.1%
2023 Est. American Indian or Alaska Native	1.1%	0.8%	0.8%
2023 Est. Other Races	17.8%	13.3%	12.3%
<b>Hispanic</b>			
2023 Est. Hispanic Population	3,182	16,303	38,062
2023 Est. Hispanic Population	18.5%	13.0%	11.9%
2028 Proj. Hispanic Population	18.4%	13.1%	12.0%
2020 Hispanic Population	23.1%	13.5%	12.3%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	11,709	91,795	235,798
2023 Est. Elementary (Grade Level 0 to 8)	2.5%	3.1%	3.3%
2023 Est. Some High School (Grade Level 9 to 11)	5.6%	4.1%	4.0%
2023 Est. High School Graduate	26.8%	21.9%	19.4%
2023 Est. Some College	25.6%	22.9%	21.9%
2023 Est. Associate Degree Only	8.4%	9.4%	8.8%
2023 Est. Bachelor Degree Only	20.9%	24.7%	26.1%
2023 Est. Graduate Degree	10.1%	14.0%	16.4%
<b>Housing</b>			
2023 Est. Total Housing Units	7,413	51,673	134,518
2023 Est. Owner-Occupied	58.5%	59.7%	56.5%
2023 Est. Renter-Occupied	36.1%	34.2%	36.6%
2023 Est. Vacant Housing	5.3%	6.1%	6.9%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	7.4%	7.8%	9.7%
2023 Homes Built 2000 to 2009	10.2%	10.1%	9.8%
2023 Homes Built 1990 to 1999	12.3%	13.2%	10.4%
2023 Homes Built 1980 to 1989	19.9%	12.0%	9.4%
2023 Homes Built 1970 to 1979	18.2%	16.5%	14.9%
2023 Homes Built 1960 to 1969	13.2%	9.9%	9.2%
2023 Homes Built 1950 to 1959	7.4%	9.6%	9.9%
2023 Homes Built Before 1949	5.9%	14.7%	19.6%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	5.4%	4.5%	5.5%
2023 Home Value \$500,000 to \$999,999	37.9%	36.4%	40.8%
2023 Home Value \$400,000 to \$499,999	20.3%	28.9%	26.0%
2023 Home Value \$300,000 to \$399,999	19.3%	18.2%	17.0%
2023 Home Value \$200,000 to \$299,999	5.5%	4.8%	4.3%
2023 Home Value \$150,000 to \$199,999	0.9%	0.5%	0.5%
2023 Home Value \$100,000 to \$149,999	2.9%	1.8%	1.2%
2023 Home Value \$50,000 to \$99,999	4.0%	2.1%	2.1%
2023 Home Value \$25,000 to \$49,999	2.0%	1.3%	1.2%
2023 Home Value Under \$25,000	1.9%	1.7%	1.3%
2023 Median Home Value	\$457,380	\$474,014	\$507,125
2023 Median Rent	\$1,293	\$1,353	\$1,343

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	14,108	104,853	268,115
2023 Est. Civilian Employed	63.4%	66.2%	65.1%
2023 Est. Civilian Unemployed	3.4%	2.7%	2.6%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	33.2%	31.1%	32.2%
2023 Labor Force Males	48.6%	49.3%	48.8%
2023 Labor Force Females	51.4%	50.7%	51.2%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	8,948	69,382	174,599
2023 Mgmt, Business, & Financial Operations	15.8%	18.0%	18.6%
2023 Professional, Related	20.9%	25.5%	27.5%
2023 Service	19.6%	15.3%	14.5%
2023 Sales, Office	22.1%	21.0%	19.9%
2023 Farming, Fishing, Forestry	-	0.2%	0.2%
2023 Construction, Extraction, Maintenance	5.5%	6.9%	6.7%
2023 Production, Transport, Material Moving	16.0%	13.2%	12.6%
2023 White Collar Workers	58.9%	64.4%	66.0%
2023 Blue Collar Workers	41.1%	35.6%	34.0%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	65.0%	58.5%	55.2%
2023 Drive to Work in Carpool	9.7%	6.9%	6.6%
2023 Travel to Work by Public Transportation	4.2%	2.7%	3.2%
2023 Drive to Work on Motorcycle	-	0.1%	0.2%
2023 Walk or Bicycle to Work	2.1%	2.4%	3.4%
2023 Other Means	0.9%	0.9%	0.9%
2023 Work at Home	18.1%	28.5%	30.5%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	25.2%	21.8%	21.2%
2023 Travel to Work in 15 to 29 Minutes	36.7%	39.3%	42.1%
2023 Travel to Work in 30 to 59 Minutes	33.0%	33.8%	31.5%
2023 Travel to Work in 60 Minutes or More	5.1%	5.0%	5.1%
2023 Average Travel Time to Work	23.0	24.0	23.3
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$464.51 M	\$4.14 B	\$10.84 B
2023 Est. Apparel	\$16.36 M	\$148.2 M	\$389.31 M
2023 Est. Contributions, Gifts	\$26.44 M	\$249.48 M	\$661.36 M
2023 Est. Education, Reading	\$14.99 M	\$145.34 M	\$387.2 M
2023 Est. Entertainment	\$26.24 M	\$238.72 M	\$625.9 M
2023 Est. Food, Beverages, Tobacco	\$71.33 M	\$624.6 M	\$1.63 B
2023 Est. Furnishings, Equipment	\$16.33 M	\$148 M	\$387.55 M
2023 Est. Health Care, Insurance	\$42.6 M	\$371.17 M	\$967.66 M
2023 Est. Household Operations, Shelter, Utilities	\$150.85 M	\$1.33 B	\$3.48 B
2023 Est. Miscellaneous Expenses	\$8.77 M	\$78.76 M	\$206.42 M
2023 Est. Personal Care	\$6.25 M	\$55.6 M	\$145.49 M
2023 Est. Transportation	\$84.35 M	\$748.92 M	\$1.95 B

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