



**SPACE AVAILABLE:
3,903 SF, 4,392SF &
48,698 SF**

Tenant Mix Includes:



PROPERTY DETAILS

- 48,698 SF box available
- 3,903 SF (2nd generation restaurant) & 4,392 SF spaces available.
- Anchored by Trader Joe's and Walgreens, ensuring consistent foot traffic and a strong retail presence.
- Located at the intersection of SE 82nd Ave and Johnson Creek Blvd, the property benefits from high visibility and easy access, attracting both local and regional customers.

\$113,868 HH INCOME IN 5-MILE RADIUS

374,836 POPULATION IN 5-MILE RADIUS

336,878 EMPLOYEES IN 5-MILE RADIUS

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JOHNSON CREEK

9159-9495 SE 82ND AVE | HAPPY VALLEY, OR
LEASING OPPORTUNITY

AVAILABLE
48,698 SF

AVAILABLE
3,903 SF

SE OVERLAND STREET 1,749 VPD

SE 80TH AVENUE

20,141 VPD JOHNSON CREEK BOULEVARD

SE 82ND AVENUE 26,758 VPD

Space	Tenant	SF
9401	AVAILABLE	48,698
9351A	AVAILABLE	3,903
9369C	AVAILABLE	4,392
9171	BANK OF AMERICA	4,543
9357	CRYSTAL NAILS	1,300
9355	DEDE'S DELI	1,388
9361	GO HEALTH	2,394
9353	MY LAN BEAUTY SALON	2,812
PADC	PANDA EXPRESS	2,454
9369	PAPA MURPHY'S	1,296
9495	PIZZA SCHMIZZA	1,500
9365	PUFF PUFF SHOP	2,200
9351	SPORTSMAN'S WAREHOUSE	1,700
9401	SPORTSMAN'S WAREHOUSE	48,698
9363	THE JOINT CHIROPRACTIC	1,703
9345	TRADER JOE'S	12,228
9347	TREK BICYCLE	5,800
9159	WALGREENS	14,820

Contact for rates:

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DEMOGRAPHIC SNAPSHOT



POPULATION
1 mile: 17,404
3 miles: 139,988
5 miles: 374,836



EMPLOYEES
1 mile: 12,900
3 miles: 123,548
5 miles: 336,878



AVG HH INCOME
1 mile: \$93,927
3 miles: \$90,881
5 miles: \$113,868

Source: ©Sites USA, Dec. 2025

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