

CLACKAMAS TOWN CENTER

ANCHOR BOX



◀ 94,827 SF ON TWO LEVELS ▶

LOCATION

11800 SE 82nd Avenue
Happy Valley, OR 97086

AVAILABLE SPACE

LOWER LEVEL: 14,734 SF
15,693 SF
UPPER LEVEL: 64,400 SF
TOTAL SPACE: 94,827 SF (can be demised)

ASKING RATE

Please call for details

CEILING HEIGHTS

Lower Level:	Upper Level:
Bottom of Structure – 14'4"	Bottom of Structure – 16'3"
Bottom of Deck – 17'	Bottom of Deck – 18'6"
Column Spacing – 25'	Column Spacing – 25'

HIGHLIGHTS

- Clackamas Town Center has approximately 155 stores including Macy's, Macy's Home Store, REI, JC Penney, Cheesecake Factory, Dave & Buster's, Eddie Bauer, H&M, Oswego Grill, Sephora, Barnes & Noble, Cinemark (20 screens) and more.
- Ample customer parking with over 7,500 free spaces. Center has two multi-level parking decks with more than 1,500 covered parking spaces and easy access to the center.
- Clackamas Town Center is conveniently located by three main arterials: I-205, SE Sunnyside Rd and SE 82nd Ave, which extends the trade area in all directions.
- Located in the heart of Clackamas/Happy Valley with high traffic counts.



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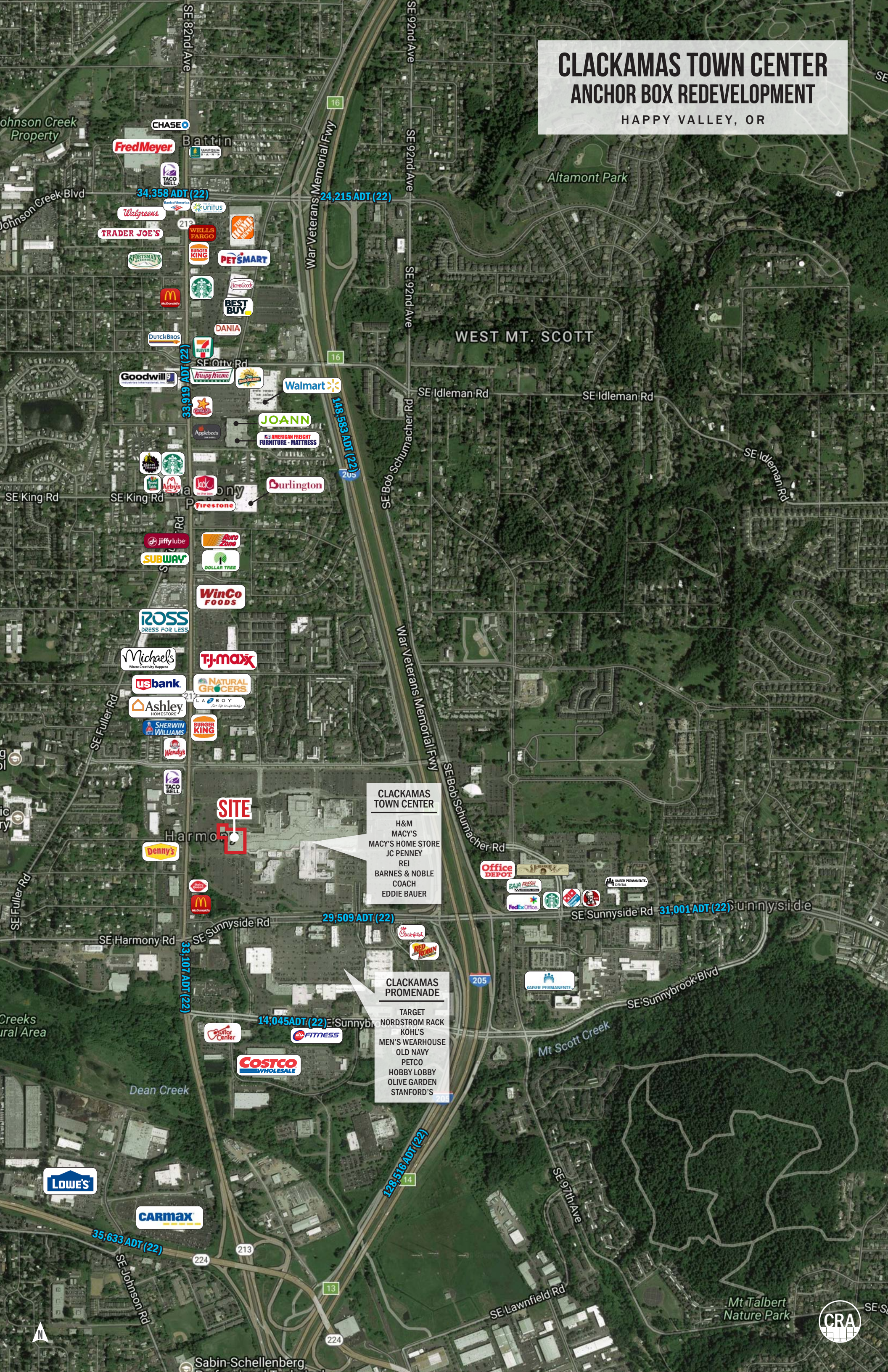
CLACKAMAS TOWN CENTER ANCHOR BOX REDEVELOPMENT HAPPY VALLEY, OR

CTC IMAGES



CLACKAMAS TOWN CENTER ANCHOR BOX REDEVELOPMENT

HAPPY VALLEY, OR



SITE

- CLACKAMAS TOWN CENTER
- H&M
- MACY'S
- MACY'S HOME STORE
- JC PENNEY
- REI
- BARNES & NOBLE
- COACH
- EDDIE BAUER

CLACKAMAS PROMENADE

- TARGET
- NORDSTROM RACK
- KOHL'S
- MEN'S WEARHOUSE
- OLD NAVY
- PETCO
- HOBBY LOBBY
- OLIVE GARDEN
- STANFORD'S

CLACKAMAS TOWN CENTER ANCHOR BOX REDEVELOPMENT

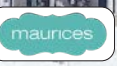
HAPPY VALLEY, OR

SITE



**DICK'S
SPORTING GOODS**

**CLACKAMAS
TOWN CENTER**



24,490 ADT (22)

SE Sunnyside Rd

29,509 ADT (22)

SE Sunnyside Rd

SE 4th Ave



VIDEO ONLY



**CLACKAMAS
PROMENADE**



CLACKAMAS COUNTY SHERIFF'S OFFICE



14,045 ADT (22) SE Sunnybrook Blvd

SE 84th Ave



SE 82nd Ave 35,363 ADT (22)

SE Jasmine Ln



Mt Scott Creek

SE 84th Ave

205

96,251 ADT (22)

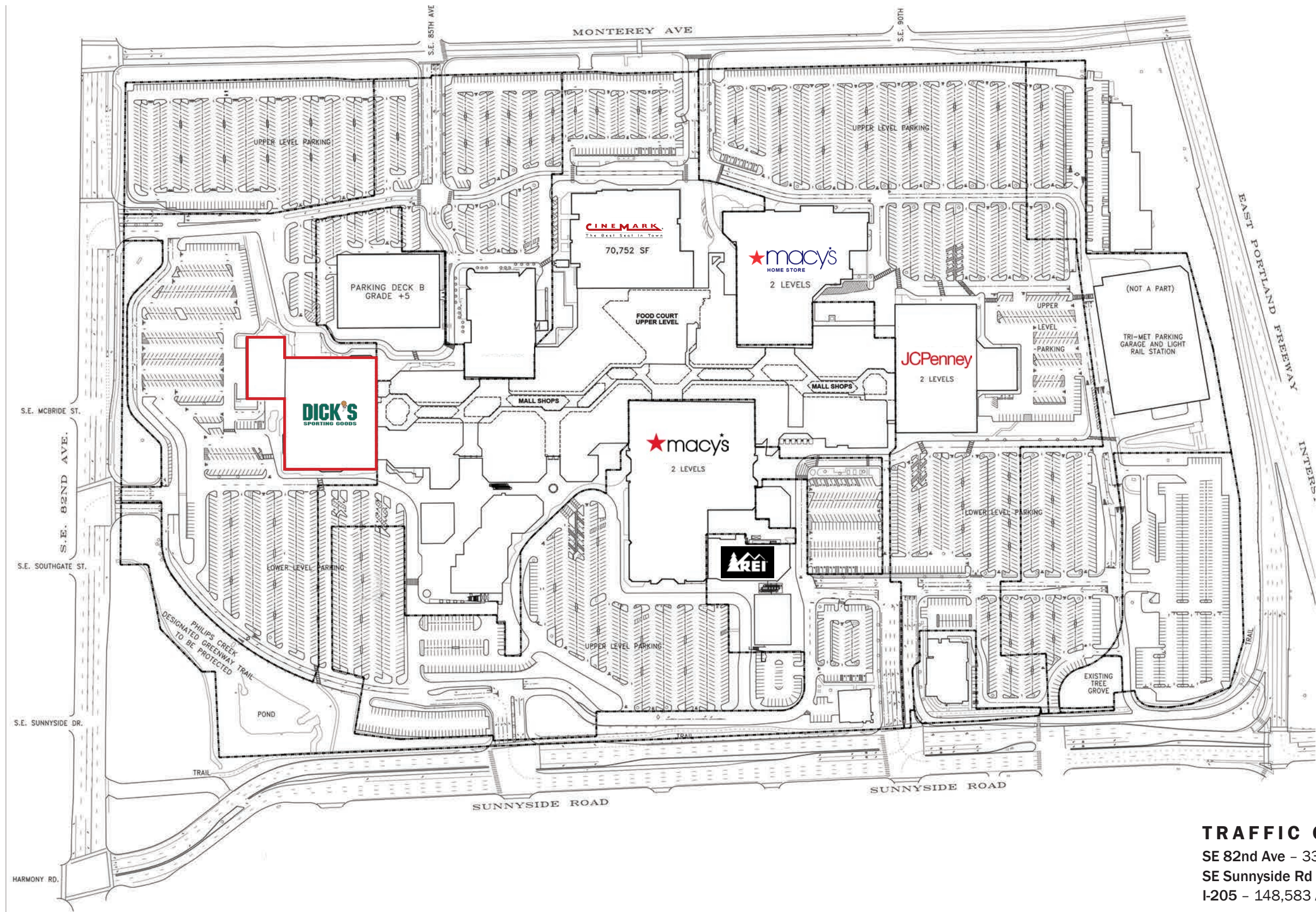
War Veterans Mem Fwy



CLACKAMAS TOWN CENTER ANCHOR BOX REDEVELOPMENT

HAPPY VALLEY, OR

OVERALL SITE PLAN



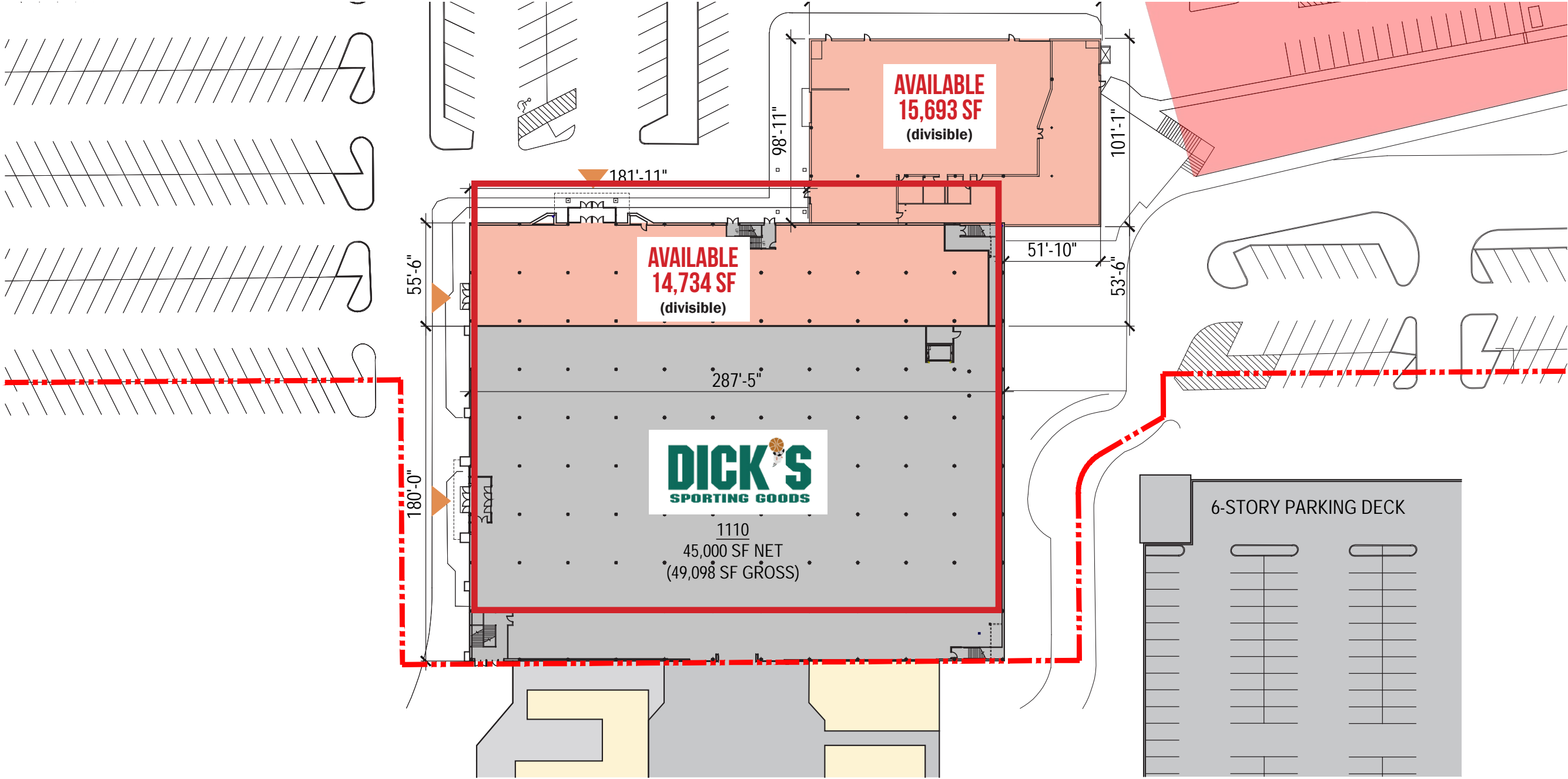
TRAFFIC COUNTS
SE 82nd Ave - 33,107 ADT ('22)
SE Sunnyside Rd - 29,509 ADT ('22)
I-205 - 148,583 ADT ('22)



CLACKAMAS TOWN CENTER ANCHOR BOX REDEVELOPMENT

HAPPY VALLEY, OR

SITE PLAN | LOWER LEVEL



AVAILABLE LEASED

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

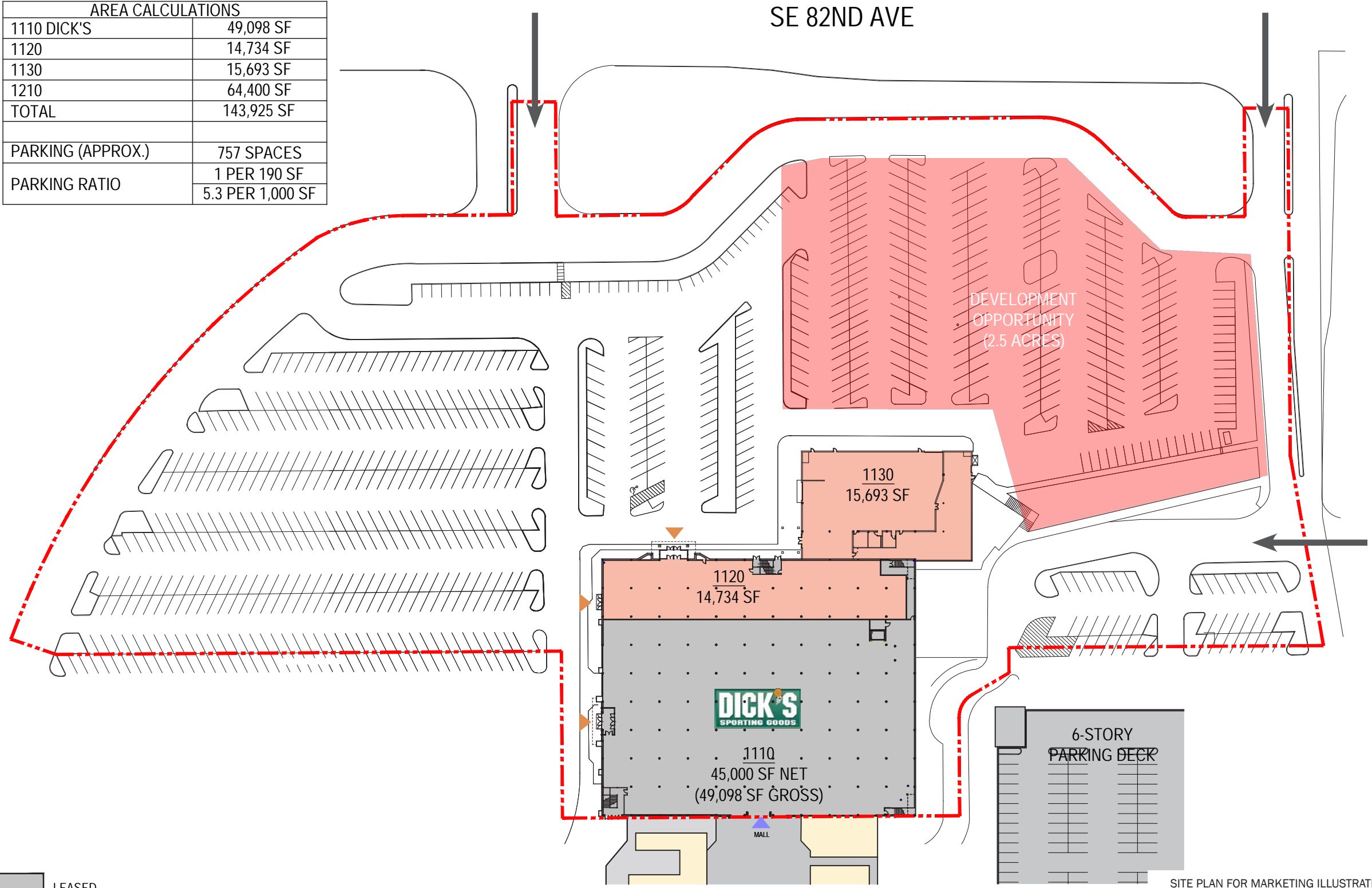


CLACKAMAS TOWN CENTER ANCHOR BOX REDEVELOPMENT

HAPPY VALLEY, OR

MALL PLAN

AREA CALCULATIONS	
1110 DICK'S	49,098 SF
1120	14,734 SF
1130	15,693 SF
1210	64,400 SF
TOTAL	143,925 SF
PARKING (APPROX.)	757 SPACES
PARKING RATIO	1 PER 190 SF
	5.3 PER 1,000 SF




 AVAILABLE
  LEASED

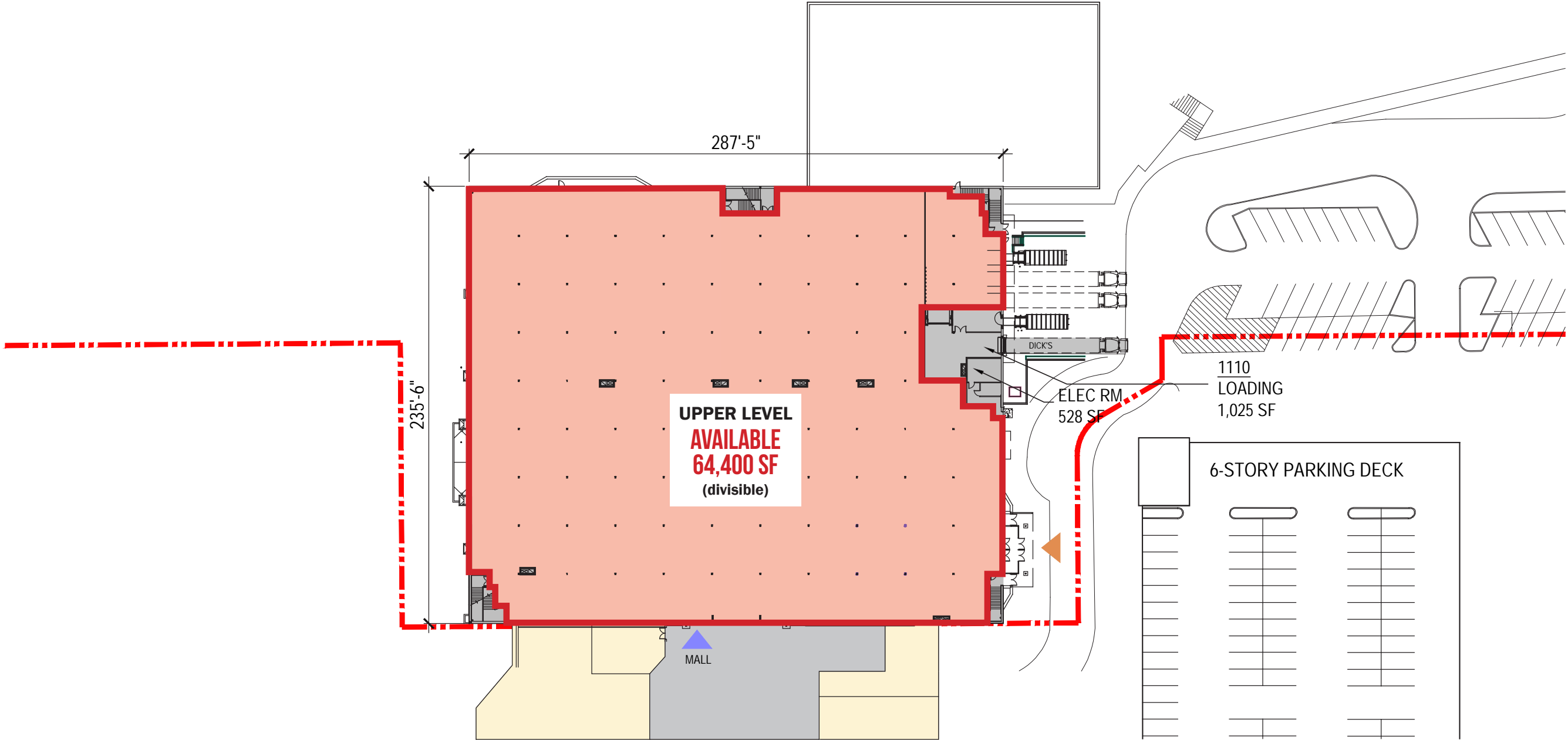
SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



CLACKAMAS TOWN CENTER ANCHOR BOX REDEVELOPMENT

HAPPY VALLEY, OR

SITE PLAN | UPPER LEVEL



  AVAILABLE  LEASED

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



CLACKAMAS TOWN CENTER ANCHOR BOX REDEVELOPMENT

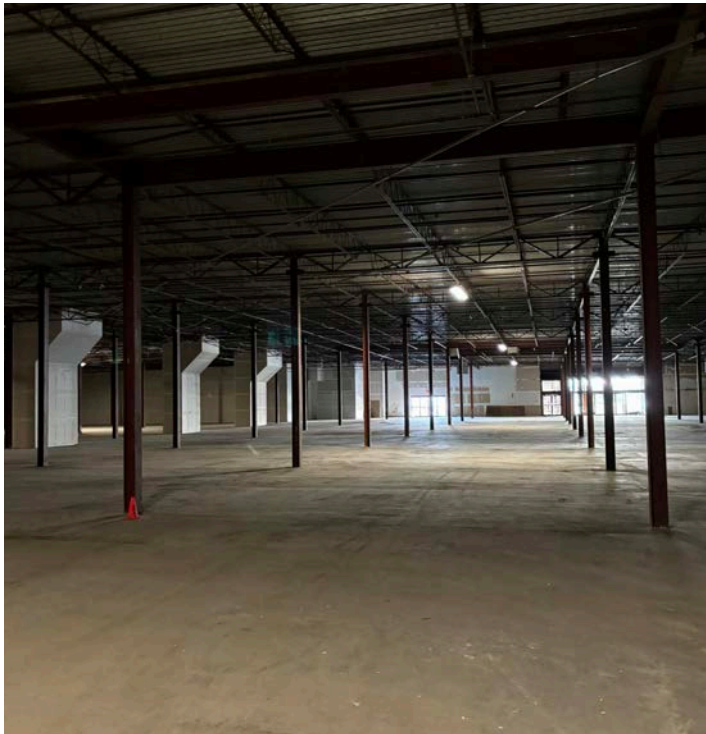
HAPPY VALLEY, OR

INTERIOR IMAGES

LOWER LEVEL



UPPER LEVEL



CLACKAMAS TOWN CENTER ANCHOR BOX REDEVELOPMENT

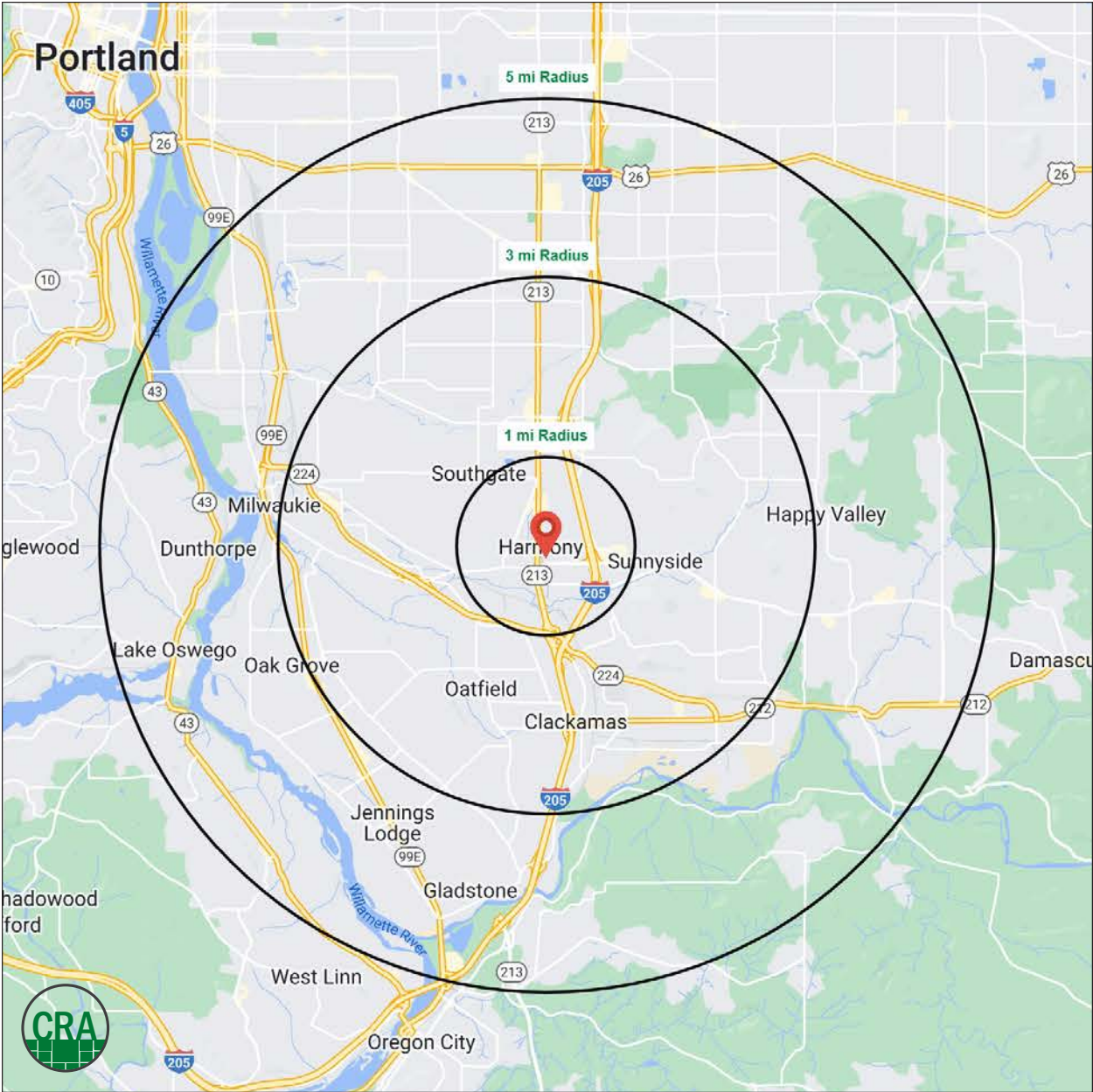
HAPPY VALLEY, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	14,171	117,697	304,934
Estimated Households	5,872	45,366	119,219
Average HH Income	\$91,159	\$129,862	\$134,298
Median Age	35.1	39.8	39.8
Total Employees	15,050	49,575	104,446

117,697
Estimated 2023 Population
3 MILE RADIUS

\$129,862
Average Household Income
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.4359/-122.5768

11800 SE 82nd Ave	1 mi	3 mi	5 mi
Happy Valley, OR 97086	radius	radius	radius
Population			
2023 Estimated Population	14,171	117,697	304,934
2028 Projected Population	14,536	114,936	296,411
2020 Census Population	13,170	117,089	305,551
2010 Census Population	11,792	108,761	276,299
Projected Annual Growth 2023 to 2028	0.5%	-0.5%	-0.6%
Historical Annual Growth 2010 to 2023	1.6%	0.6%	0.8%
2023 Median Age	35.1	39.8	39.8
Households			
2023 Estimated Households	5,872	45,366	119,219
2028 Projected Households	6,048	44,545	117,387
2020 Census Households	5,511	44,777	118,493
2010 Census Households	4,991	42,308	108,317
Projected Annual Growth 2023 to 2028	0.6%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2023	1.4%	0.6%	0.8%
Race and Ethnicity			
2023 Estimated White	68.8%	73.5%	73.1%
2023 Estimated Black or African American	4.5%	2.9%	3.1%
2023 Estimated Asian or Pacific Islander	7.8%	9.5%	10.9%
2023 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.8%
2023 Estimated Other Races	17.9%	13.2%	12.2%
2023 Estimated Hispanic	18.8%	13.0%	11.7%
Income			
2023 Estimated Average Household Income	\$91,159	\$129,862	\$134,298
2023 Estimated Median Household Income	\$70,533	\$95,108	\$99,084
2023 Estimated Per Capita Income	\$37,900	\$50,253	\$52,740
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.9%	3.2%
2023 Estimated Some High School (Grade Level 9 to 11)	5.7%	4.1%	4.0%
2023 Estimated High School Graduate	26.9%	22.6%	19.7%
2023 Estimated Some College	25.7%	23.7%	22.0%
2023 Estimated Associates Degree Only	8.5%	9.8%	8.9%
2023 Estimated Bachelors Degree Only	20.9%	23.9%	26.0%
2023 Estimated Graduate Degree	10.2%	13.0%	16.3%
Business			
2023 Estimated Total Businesses	1,393	6,131	15,652
2023 Estimated Total Employees	15,050	49,575	104,446
2023 Estimated Employee Population per Business	10.8	8.1	6.7
2023 Estimated Residential Population per Business	10.2	19.2	19.5

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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