

13110 SE SUNNYSIDE ROAD

CLACKAMAS, OREGON

SUBLEASE

LOCATION

13110 SE Sunnyside Rd, Suite B, Clackamas ,OR

AVAILABLE SPACE

1,290 SF

ASKING RATE

\$38.00/SF/YR, Modified Gross

TRAFFIC COUNTS

Sunnyside Rd – 32,057 ADT ('22)

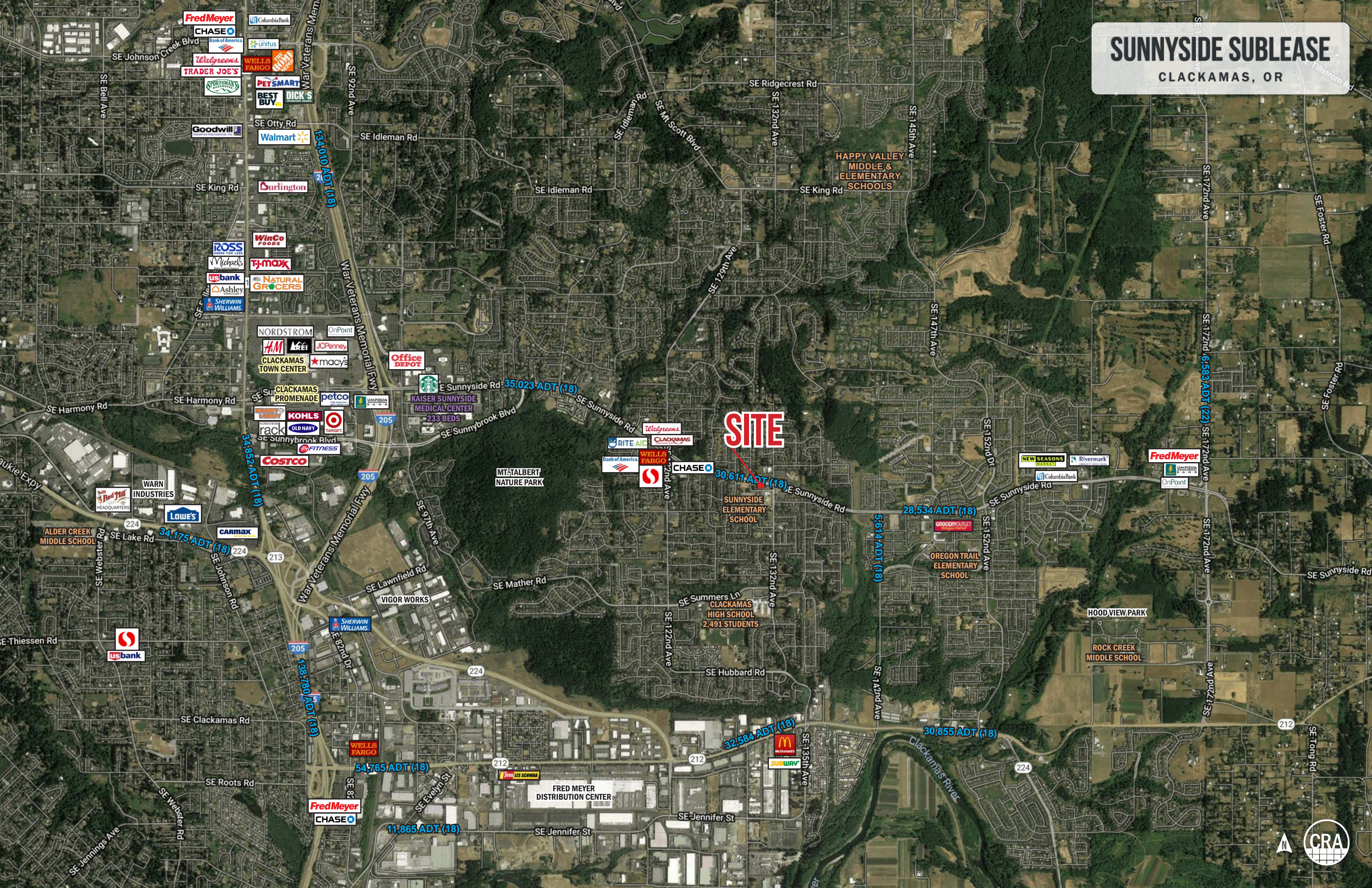
HIGHLIGHTS

- Currently a chiropractic office - **Please do not disturb tenant**
- Perfect for chiropractic, medical, wellness, or other professional services
- 5 offices / treatment rooms
- Strong area demographics
- On-site parking
- Excellent visibility with street signage



SUNNYSIDE SUBLEASE

CLACKAMAS, OR



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GROUND FLOOR IMAGES



OFFICE/TREATMENT ROOM 1



LOBBY



LOBBY



OFFICE/TREATMENT ROOM 2

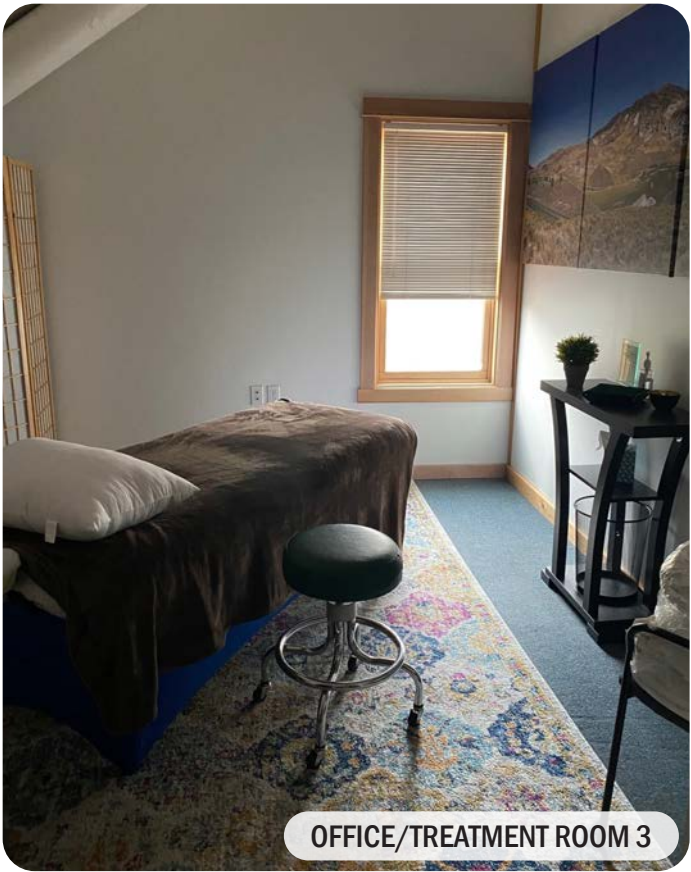


SINK/BREAK AREA

SUNNYSIDE SUBLEASE

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SECOND FLOOR IMAGES



OFFICE/TREATMENT ROOM 3



OFFICE/TREATMENT ROOM 5



OFFICE/TREATMENT ROOM 4



LANDING AT TOP OF STAIRS

SUNNYSIDE SUBLEASE

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DEMOGRAPHIC SUMMARY

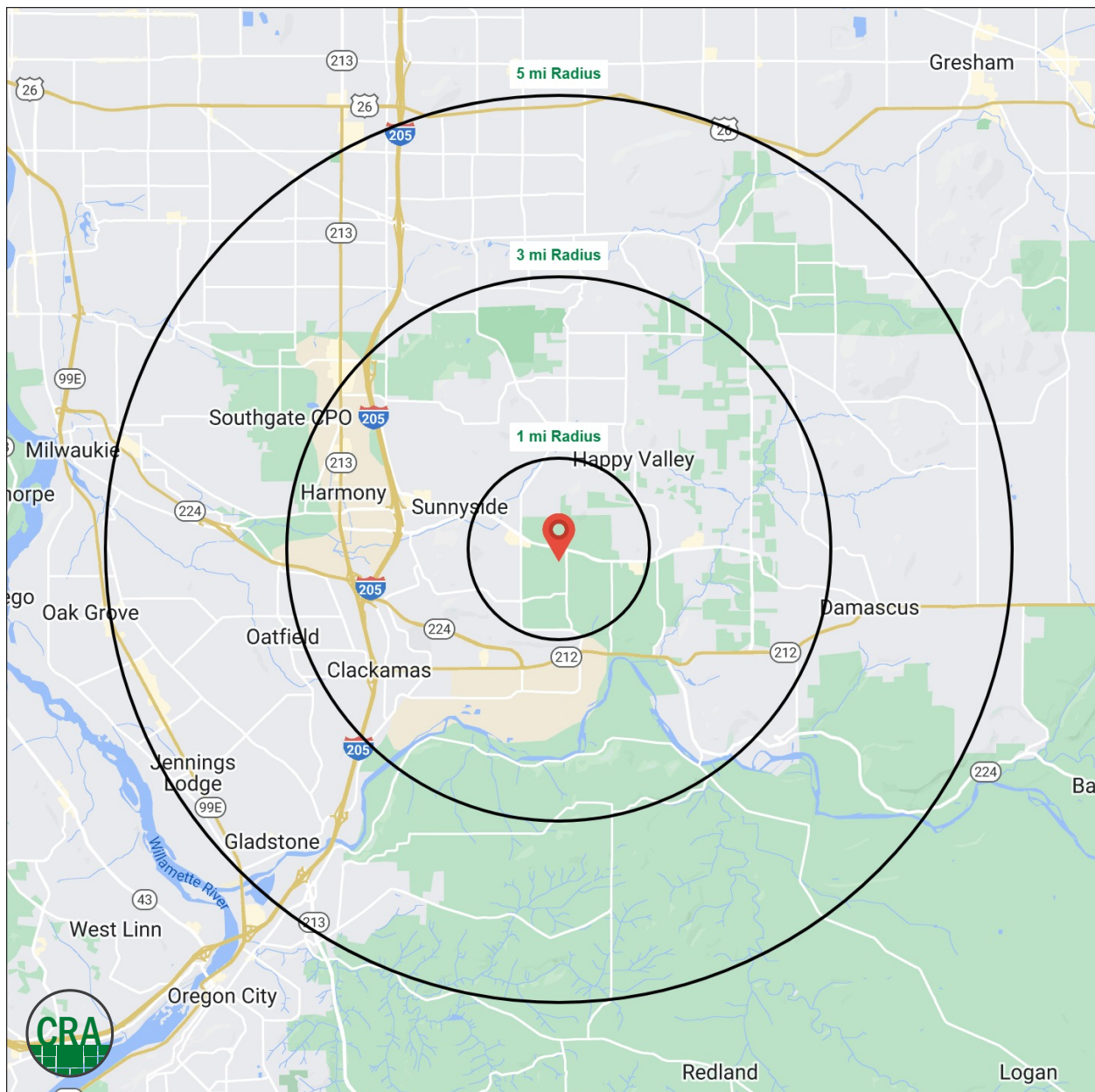
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	15,268	70,522	210,549
Projected Population 2027	16,929	77,806	217,759
Average HH Income	\$134,885	\$118,304	\$102,678
Median Age	37.3	37.9	38.3
Total Businesses	571	4,279	9,647

15,268

Estimated 2021 Population
1 MILE RADIUS

\$134,885

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4266/-122.5288

13110 SE Sunnyside Rd	1 mi	3 mi	5 mi
Clackamas, OR 97015	radius	radius	radius
Population			
2022 Estimated Population	15,268	70,522	210,549
2027 Projected Population	16,929	77,806	217,759
2020 Census Population	15,193	70,304	211,213
2010 Census Population	12,192	58,263	190,016
Projected Annual Growth 2022 to 2027	2.2%	2.1%	0.7%
Historical Annual Growth 2010 to 2022	2.1%	1.8%	0.9%
2022 Median Age	37.3	37.9	38.3
Households			
2022 Estimated Households	5,095	25,524	76,713
2027 Projected Households	5,867	29,289	81,651
2020 Census Households	5,074	25,430	76,947
2010 Census Households	4,212	21,606	70,361
Projected Annual Growth 2022 to 2027	3.0%	3.0%	1.3%
Historical Annual Growth 2010 to 2022	1.7%	1.5%	0.8%
Race and Ethnicity			
2022 Estimated White	68.1%	69.6%	69.1%
2022 Estimated Black or African American	1.7%	2.1%	3.1%
2022 Estimated Asian or Pacific Islander	16.7%	12.9%	10.9%
2022 Estimated American Indian or Native Alaskan	0.5%	0.8%	1.0%
2022 Estimated Other Races	12.9%	14.6%	16.0%
2022 Estimated Hispanic	8.8%	11.1%	12.8%
Income			
2022 Estimated Average Household Income	\$134,885	\$118,304	\$102,678
2022 Estimated Median Household Income	\$104,431	\$94,019	\$81,581
2022 Estimated Per Capita Income	\$45,077	\$42,929	\$37,595
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.9%	3.5%
2022 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.6%	4.9%
2022 Estimated High School Graduate	22.2%	21.8%	24.3%
2022 Estimated Some College	22.9%	23.2%	24.6%
2022 Estimated Associates Degree Only	9.2%	11.1%	10.2%
2022 Estimated Bachelors Degree Only	23.9%	23.8%	21.1%
2022 Estimated Graduate Degree	17.2%	14.5%	11.4%
Business			
2022 Estimated Total Businesses	571	4,279	9,647
2022 Estimated Total Employees	3,070	37,646	75,746
2022 Estimated Employee Population per Business	5.4	8.8	7.9
2022 Estimated Residential Population per Business	26.7	16.5	21.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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