

OFFICE FOR LEASE

Sunnyside Plaza

10001 SE SUNNYSIDE ROAD / CLACKAMAS, OR 97015



Office or medical space available in centrally located Clackamas building

CONTACT

Matthew Sichel 503 702 5955 / 503 224 6791 / msichel@naielliott.com

NAI Elliott



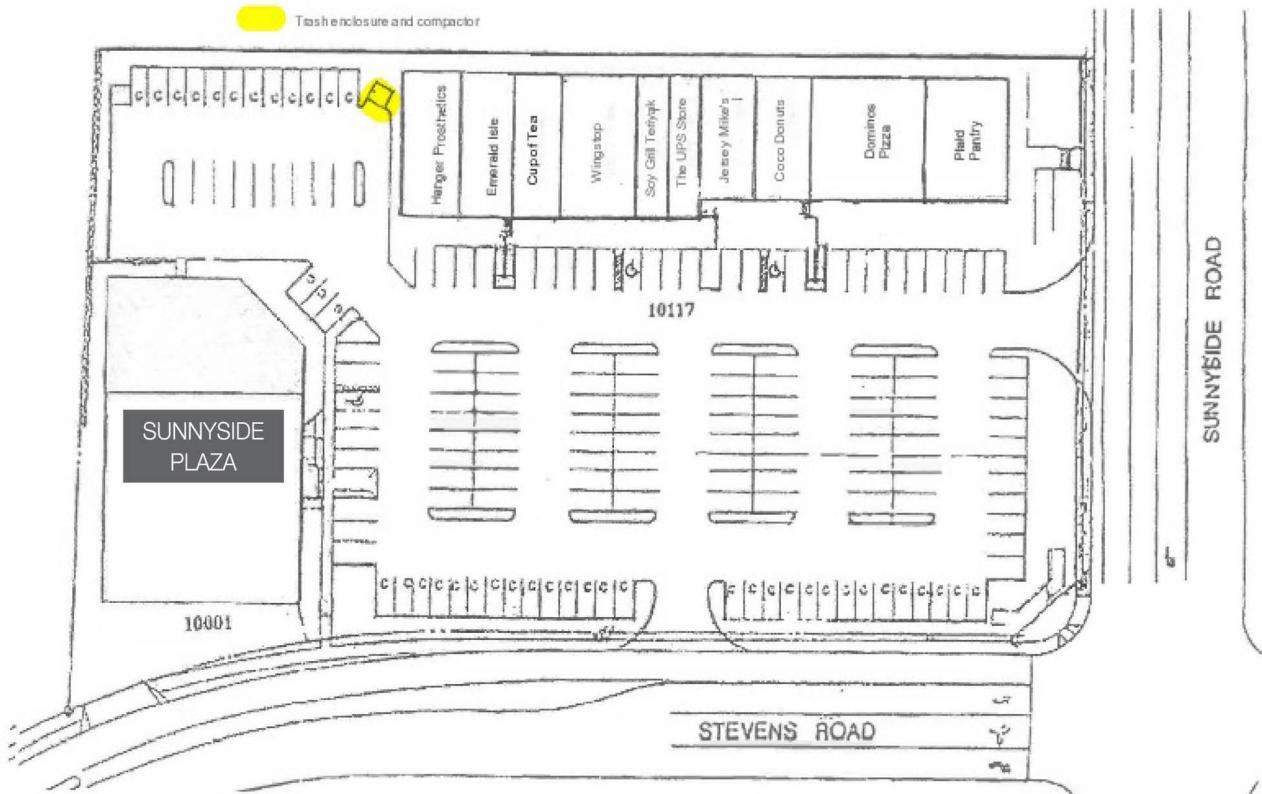
Prime office location situated across the street from Kaiser Sunnyside Hospital

Attractive prime location on the hard corner of Sunnyside Road and Stevens Road in Clackamas

- 5,374 SF space divisible down to 1,300 SF



Available lease spaces



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	5,734 SF	Lease Rate:	Please call for details

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
10001 SE Sunnyside Road	Available	5,374 SF	Full Service	Please call for details

CONTACT

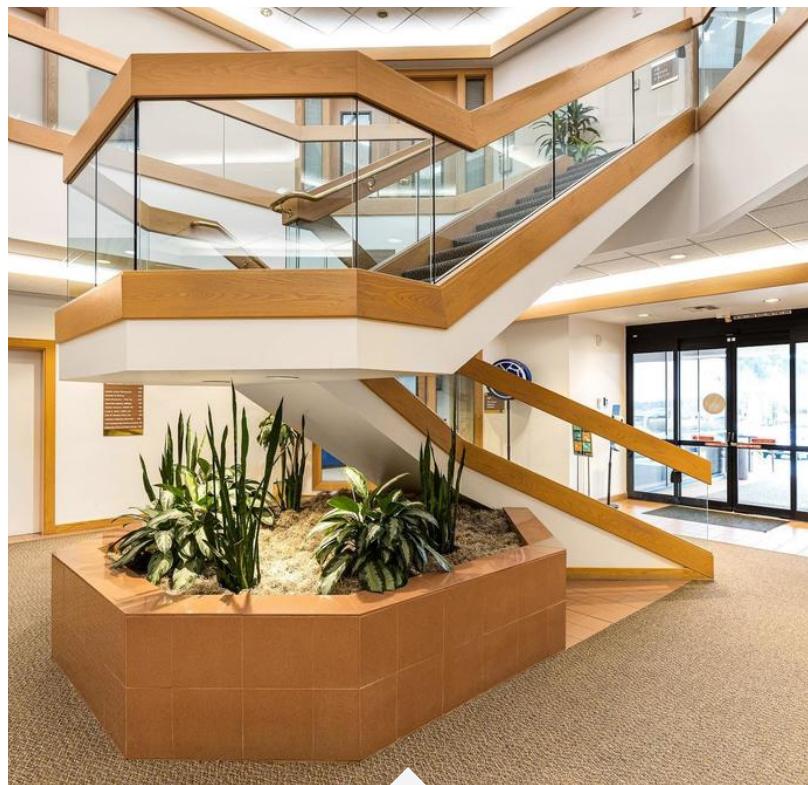
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Property details & highlights

Building Name	Sunnyside Plaza
Property Type	Office
Property Subtype	Office Building
Building Size	24,152 SF
Lot Size	-
Building Class	B
Year Built	1986
Year Last Renovated	2015

Sunnyside Plaza has great access off of I-205 and Sunnyside Road with plenty of parking. The building is part of a complex with good eateries available on site from Jersey Mikes, Soy Grill and Coco's Donuts along with other service retailers in the center.

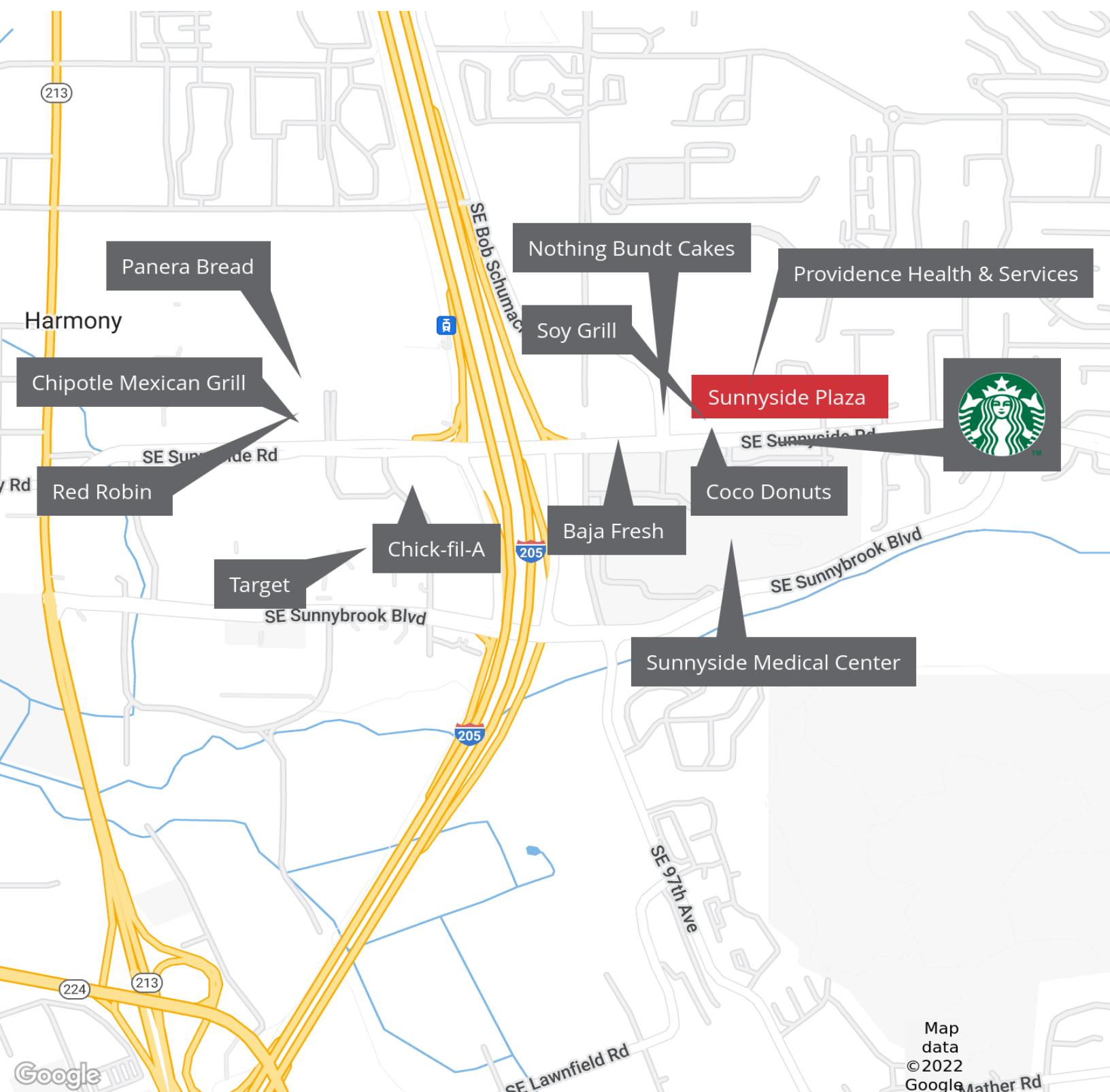


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Location map

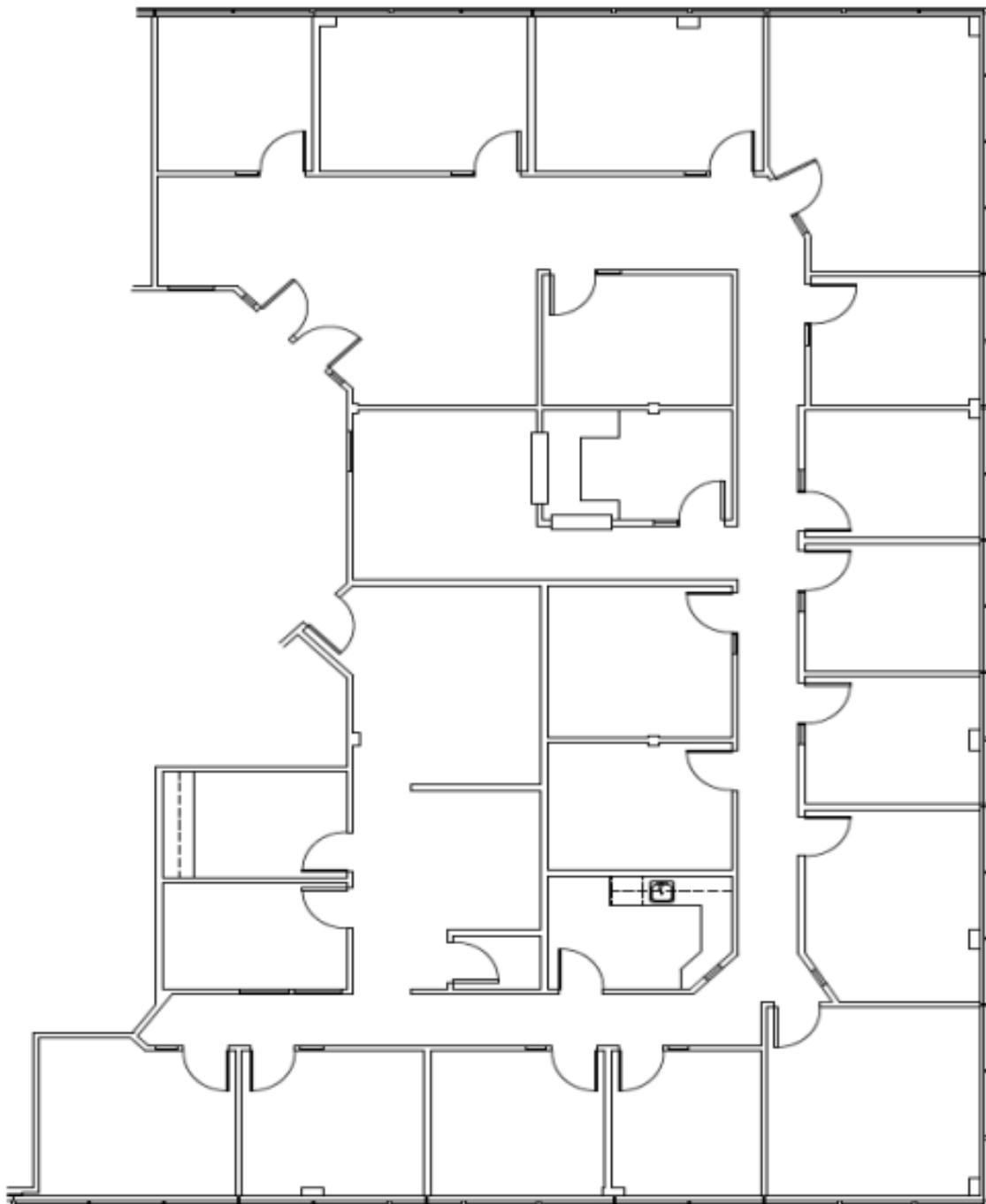


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5,374 SF available

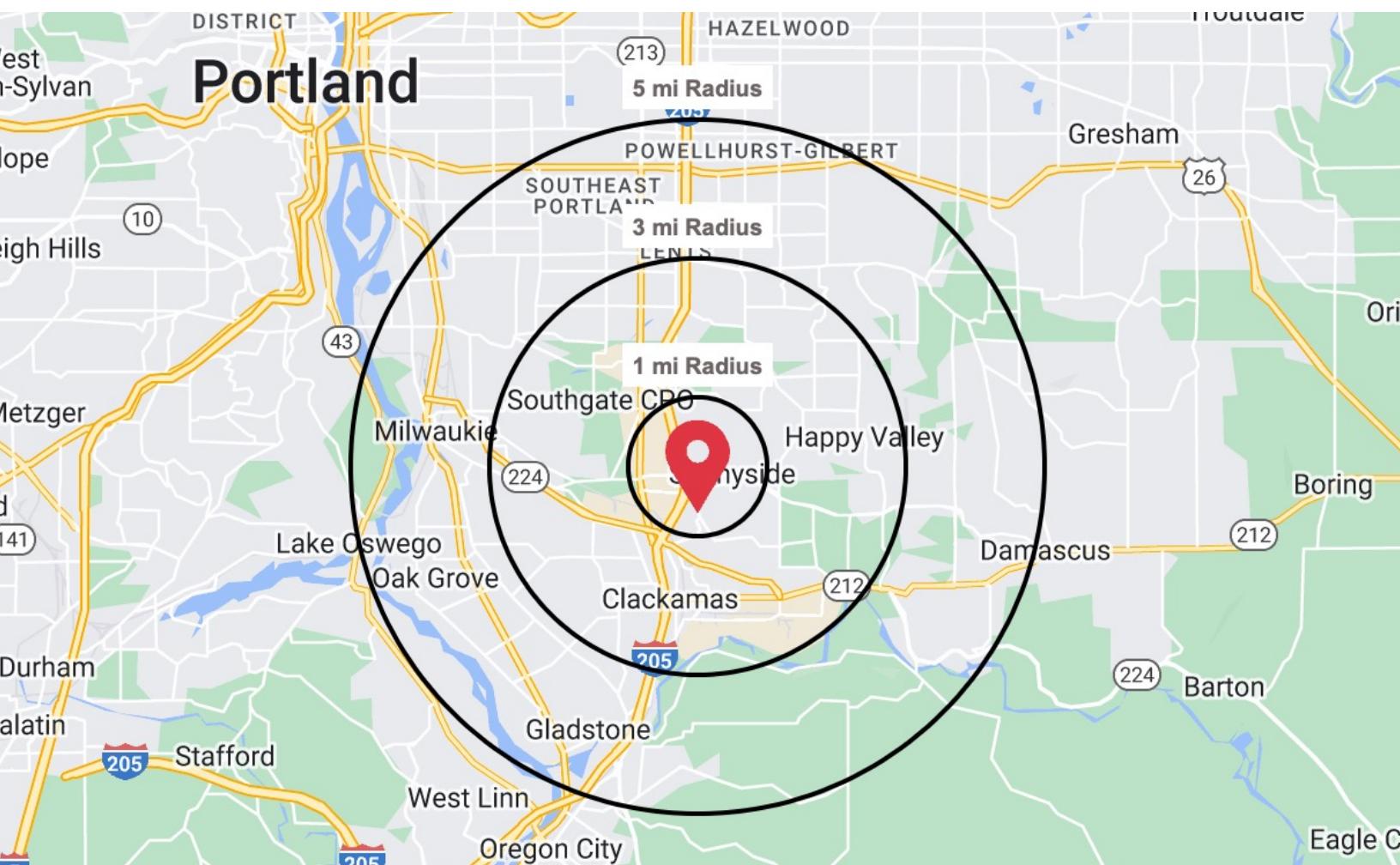


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Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2022	12,739	106,735	282,211
Projected Total Population 2027	13,130	110,997	289,542
Average HH Income	\$95,286	\$109,834	\$104,322
Median Home Value	\$542,541	\$481,530	\$492,249
Estimated Total Households	5,255	39,705	107,980
Daytime Demographics 16+	17,357	79,954	180,938
Some College or Higher	75.9%	70.4%	70.4%

Source: Regis – SitesUSA (2023)

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Demographics—full profile

2000-2010 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4346/-122.5614

10001 SE Sunnyside Rd Clackamas, OR 97015		1 mi radius	3 mi radius	5 mi radius
Population				
2022 Estimated Population	12,739	106,735	282,211	
2027 Projected Population	13,130	110,997	289,542	
2020 Census Population	12,562	106,437	282,652	
2010 Census Population	10,983	95,286	256,659	
Projected Annual Growth 2022 to 2027	0.6%	0.8%	0.5%	
Historical Annual Growth 2010 to 2022	1.3%	1.0%	0.8%	
Households				
2022 Estimated Households	5,255	39,705	107,980	
2027 Projected Households	5,683	42,942	114,413	
2020 Census Households	5,152	39,363	107,465	
2010 Census Households	4,658	36,083	98,765	
Projected Annual Growth 2022 to 2027	1.6%	1.6%	1.2%	
Historical Annual Growth 2010 to 2022	1.1%	0.8%	0.8%	
Age				
2022 Est. Population Under 10 Years	12.8%	11.9%	11.2%	
2022 Est. Population 10 to 19 Years	11.6%	12.5%	12.0%	
2022 Est. Population 20 to 29 Years	17.9%	12.5%	12.2%	
2022 Est. Population 30 to 44 Years	20.1%	22.1%	23.4%	
2022 Est. Population 45 to 59 Years	16.0%	18.8%	19.0%	
2022 Est. Population 60 to 74 Years	13.6%	15.7%	15.6%	
2022 Est. Population 75 Years or Over	8.0%	6.5%	6.5%	
2022 Est. Median Age	35.2	38.4	38.6	
Marital Status & Gender				
2022 Est. Male Population	48.3%	49.7%	49.4%	
2022 Est. Female Population	51.7%	50.3%	50.6%	
2022 Est. Never Married	38.3%	32.7%	34.5%	
2022 Est. Now Married	38.3%	47.3%	45.3%	
2022 Est. Separated or Divorced	14.6%	15.1%	15.6%	
2022 Est. Widowed	8.8%	4.9%	4.6%	
Income				
2022 Est. HH Income \$200,000 or More	8.5%	9.3%	9.1%	
2022 Est. HH Income \$150,000 to \$199,999	7.1%	9.3%	8.9%	
2022 Est. HH Income \$100,000 to \$149,999	13.6%	19.6%	18.3%	
2022 Est. HH Income \$75,000 to \$99,999	16.3%	17.5%	16.4%	
2022 Est. HH Income \$50,000 to \$74,999	14.8%	17.4%	17.6%	
2022 Est. HH Income \$35,000 to \$49,999	10.3%	8.9%	10.3%	
2022 Est. HH Income \$25,000 to \$34,999	11.8%	6.6%	6.9%	
2022 Est. HH Income \$15,000 to \$24,999	6.3%	4.8%	5.0%	
2022 Est. HH Income Under \$15,000	11.2%	6.5%	7.6%	
2022 Est. Average Household Income	\$95,286	\$109,834	\$104,322	
2022 Est. Median Household Income	\$78,136	\$86,302	\$82,310	
2022 Est. Per Capita Income	\$39,467	\$41,050	\$40,147	
2022 Est. Total Businesses	1,225	5,738	13,480	
2022 Est. Total Employees	13,527	49,742	99,970	

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Demographics—full profile

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10001 SE Sunnyside Rd Clackamas, OR 97015	1 mi radius	3 mi radius	5 mi radius
Race			
2022 Est. White	71.7%	72.8%	72.6%
2022 Est. Black	3.9%	2.9%	3.4%
2022 Est. Asian or Pacific Islander	11.4%	10.8%	10.9%
2022 Est. American Indian or Alaska Native	0.6%	0.8%	0.8%
2022 Est. Other Races	12.3%	12.6%	12.3%
Hispanic			
2022 Est. Hispanic Population	1,579	13,214	33,558
2022 Est. Hispanic Population	12.4%	12.4%	11.9%
2027 Proj. Hispanic Population	12.5%	12.3%	11.8%
2020 Hispanic Population	15.8%	13.8%	12.5%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	8,481	74,355	201,133
2022 Est. Elementary (Grade Level 0 to 8)	2.4%	3.0%	3.6%
2022 Est. Some High School (Grade Level 9 to 11)	3.4%	4.0%	4.4%
2022 Est. High School Graduate	18.3%	22.7%	21.6%
2022 Est. Some College	27.0%	23.2%	22.4%
2022 Est. Associate Degree Only	11.7%	10.5%	9.5%
2022 Est. Bachelor Degree Only	23.6%	23.3%	23.8%
2022 Est. Graduate Degree	13.7%	13.4%	14.8%
Housing			
2022 Est. Total Housing Units	5,647	42,114	114,270
2022 Est. Owner-Occupied	42.0%	63.4%	61.2%
2022 Est. Renter-Occupied	51.1%	30.9%	33.3%
2022 Est. Vacant Housing	6.9%	5.7%	5.5%
Homes Built by Year			
2022 Homes Built 2010 or later	16.1%	11.1%	9.7%
2022 Homes Built 2000 to 2009	16.0%	13.7%	11.6%
2022 Homes Built 1990 to 1999	16.9%	16.2%	11.9%
2022 Homes Built 1980 to 1989	16.6%	11.5%	9.4%
2022 Homes Built 1970 to 1979	15.1%	16.9%	16.0%
2022 Homes Built 1960 to 1969	6.8%	8.8%	8.7%
2022 Homes Built 1950 to 1959	2.4%	6.7%	9.0%
2022 Homes Built Before 1949	3.1%	9.4%	18.1%
Home Values			
2022 Home Value \$1,000,000 or More	8.9%	4.7%	4.9%
2022 Home Value \$500,000 to \$999,999	49.3%	39.6%	39.4%
2022 Home Value \$400,000 to \$499,999	20.9%	27.0%	26.9%
2022 Home Value \$300,000 to \$399,999	12.3%	17.1%	17.9%
2022 Home Value \$200,000 to \$299,999	2.6%	4.0%	4.6%
2022 Home Value \$150,000 to \$199,999	0.4%	0.4%	0.5%
2022 Home Value \$100,000 to \$149,999	2.9%	1.8%	1.2%
2022 Home Value \$50,000 to \$99,999	1.1%	2.6%	2.1%
2022 Home Value \$25,000 to \$49,999	0.6%	1.3%	1.2%
2022 Home Value Under \$25,000	1.0%	1.6%	1.3%
2022 Median Home Value	\$542,541	\$481,530	\$492,249
2022 Median Rent	\$1,342	\$1,366	\$1,339

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Labor Force			
2022 Est. Labor Population Age 16 Years or Over	10,218	85,702	229,471
2022 Est. Civilian Employed	62.5%	64.7%	64.7%
2022 Est. Civilian Unemployed	2.3%	2.3%	2.5%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	35.2%	33.0%	32.8%
2022 Labor Force Males	47.9%	49.2%	48.9%
2022 Labor Force Females	52.1%	50.8%	51.1%
Occupation			
2022 Occupation: Population Age 16 Years or Over	6,388	55,490	148,402
2022 Mgmt, Business, & Financial Operations	20.1%	18.8%	18.4%
2022 Professional, Related	21.2%	24.6%	26.0%
2022 Service	17.1%	15.5%	15.3%
2022 Sales, Office	22.9%	21.1%	19.9%
2022 Farming, Fishing, Forestry	-	0.2%	0.2%
2022 Construction, Extraction, Maintenance	5.9%	6.8%	7.3%
2022 Production, Transport, Material Moving	12.8%	13.0%	12.8%
2022 White Collar Workers	64.1%	64.5%	64.3%
2022 Blue Collar Workers	35.9%	35.5%	35.7%
Transportation to Work			
2022 Drive to Work Alone	65.9%	60.8%	56.2%
2022 Drive to Work in Carpool	5.8%	7.0%	6.6%
2022 Travel to Work by Public Transportation	2.7%	2.2%	3.0%
2022 Drive to Work on Motorcycle	-	0.2%	0.2%
2022 Walk or Bicycle to Work	3.2%	2.3%	2.8%
2022 Other Means	0.9%	1.1%	1.0%
2022 Work at Home	21.5%	26.4%	30.2%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	25.7%	24.0%	21.2%
2022 Travel to Work in 15 to 29 Minutes	38.1%	37.9%	40.6%
2022 Travel to Work in 30 to 59 Minutes	31.2%	33.1%	32.7%
2022 Travel to Work in 60 Minutes or More	5.0%	4.9%	5.5%
2022 Average Travel Time to Work	22.5	23.4	23.5
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$355.07 M	\$2.99 B	\$7.84 B
2022 Est. Apparel	\$12.6 M	\$106.26 M	\$278.26 M
2022 Est. Contributions, Gifts	\$20.45 M	\$173.85 M	\$455.97 M
2022 Est. Education, Reading	\$11.67 M	\$99.06 M	\$259.48 M
2022 Est. Entertainment	\$20 M	\$171.08 M	\$447.41 M
2022 Est. Food, Beverages, Tobacco	\$54.51 M	\$455.98 M	\$1.2 B
2022 Est. Furnishings, Equipment	\$12.42 M	\$106.22 M	\$277.85 M
2022 Est. Health Care, Insurance	\$32.24 M	\$271.95 M	\$713.11 M
2022 Est. Household Operations, Shelter, Utilities	\$115.69 M	\$962.31 M	\$2.53 B
2022 Est. Miscellaneous Expenses	\$6.69 M	\$56.6 M	\$148.54 M
2022 Est. Personal Care	\$4.77 M	\$40.19 M	\$105.33 M
2022 Est. Transportation	\$64.02 M	\$545.98 M	\$1.43 B

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