

# 82<sup>nd</sup> Ave Retail

10721 SE 82nd Ave  
Happy Valley, OR 97086



**COMMERCIAL  
INTEGRITY *nw***

*a real estate investment advisory company*

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# Property Summary:

10721 SE 82nd Ave | Happy Valley, OR 97086



**3,000 SF**

**NRSF**

*Great corner location visibility*

**\$29/PSF**

**Per Square Foot / Per Year**

*Competitive market pricing*

**NNN**

**Lease Type**

*Efficient, tenant-friendly structure*

**~37,000 VPD**

**On HWY 213/ 82<sup>nd</sup> Ave**

*High-traffic exposure*

**Prominent  
signage  
exposure along  
high-traffic  
Hwy 213**





COMMUNITY BREAKDOWN

# Neighborhood Highlight:

## Happy Valley, Oregon

Happy Valley is one of Oregon's fastest-growing and most affluent cities — strategically located at the convergence of I-205, Oregon Highway 213 (SE 82nd Ave), and Clackamas Town Center. It has transformed from a semi-rural suburb into a premier destination for upper-income households, fueled by top-rated schools, low crime, and unmatched retail density.

**541%+**

Population Growth Since 2000

*From ~4,500 → 31,400+*

**\$122K**

Median Household Income

*25% above Portland metro avg*

**4.0%**

Annual Population Growth

*Faster than 98% of peer cities*

**\$703K+**

Median Home Value

*84%+ owner-occupied*

### WHY THIS MATTERS

- ▶ **Dominant Regional Retail Hub** The property is located just minutes from Clackamas Town Center, a **1.4M+ SF super-regional mall with 170+ stores and major national anchors**, drawing shoppers from across Southeast Portland and the broader metro area.
- ▶ **High-Traffic Commercial Corridor (SE 82nd Ave)** SE 82nd Avenue serves as one of the region's primary retail arterials, connecting multiple dense neighborhoods and suburban communities. The corridor supports strong daily traffic counts, national tenancy, and consistent consumer demand.
- ▶ **Suburban Convenience with Urban Proximity** Positioned just 10–15 minutes from Downtown Portland, the area offers a blend of suburban accessibility and proximity to the urban core, making it a highly desirable retail location.

# Community Breakdown: Who's Living Here

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	1 mile	3 Miles	5 Miles
<b>Population</b>	16,138	121,774	317,733
<b>Total Households</b>	6,650	46,826	122,621
<b>Average Household Income</b>	\$84,256	\$114,243	\$118,098
<b>Total Annual Consumer Spending</b>	\$189.5M	\$1.7B	\$4.4B

### Population Context:

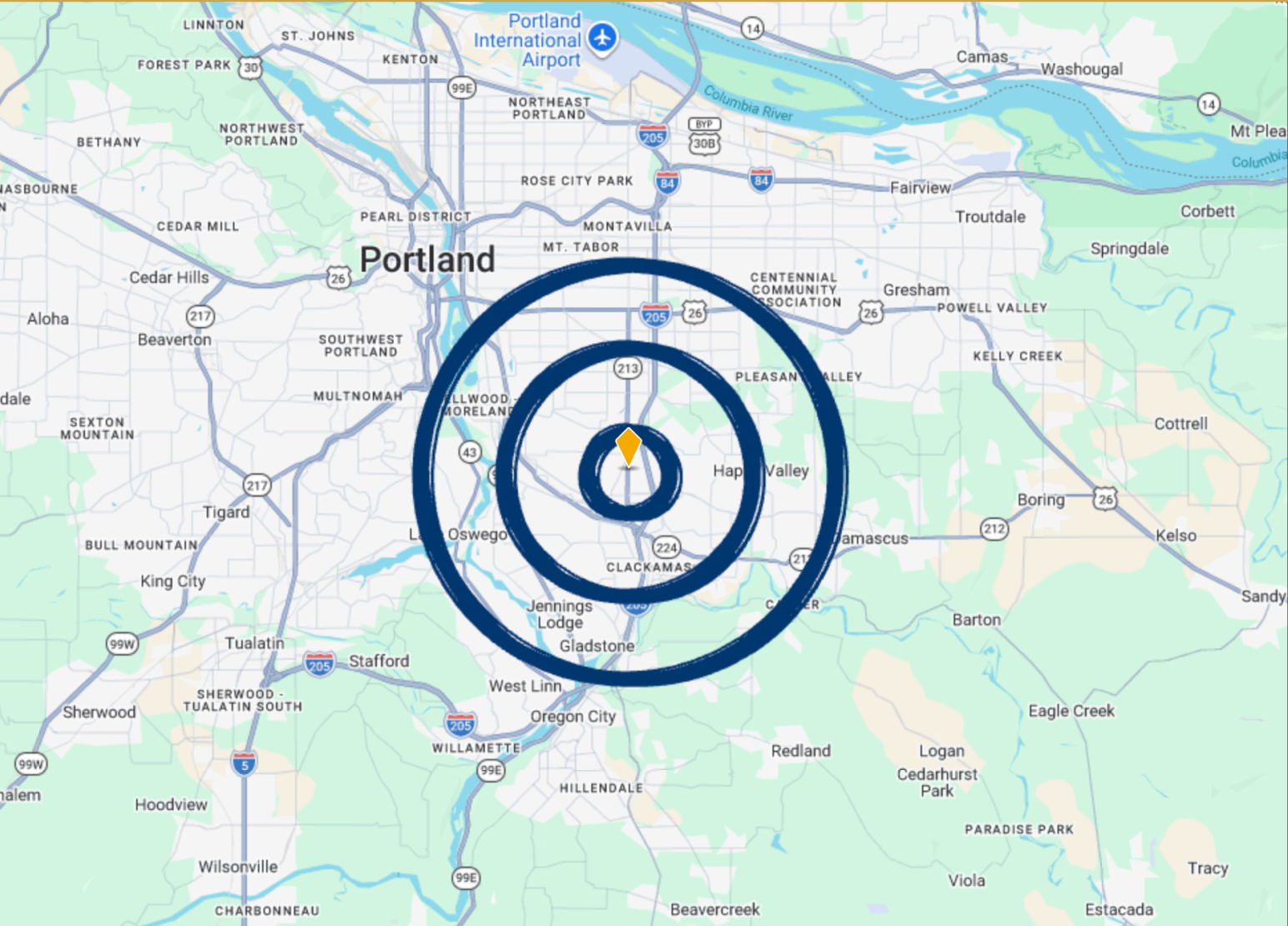
<b>State:</b> Oregon	4.18M
<b>County:</b> Clackamas County	425,857
<b>MSA:</b> Portland-Metro	2.49M
<b>City:</b> Happy Valley	28,969

### WALKABILITY SCORES

- Pedestrian Friendly** 60 — Moderately
- Cycling Friendly** 50 — Fairly
- Car Friendly** 80 — Very
- Transit Friendly** 60 — Moderately

### TRANSPORTATION

- 12.8 mi to Portland International Airport
- 0.9 mi to Clackamas Town Center
- MAX Green Line — Town Center Station
- TriMet bus service at property



### DAILY CAR COUNT (VPD)

**~12,000**  
SE Causey Ave

**6,042**  
SE Monterey Ave

**~140,000**  
I-205

**~37,000**  
Hwy 213 (SE 82nd)

# Amenity Map — Nearby Demand Drivers



