

# FOR LEASE

10317 – 10435 SE 82<sup>ND</sup> AVENUE  
HAPPY VALLEY, OR 97806



SOUTHGATE SHOPPING CENTER  
SPACES NOW AVAILABLE

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**SRS**  
Real Estate Partners



# SOUTHGATE SHOPPING CENTER

10317 - 10465 SE 82<sup>ND</sup> AVENUE  
SPACES AVAILABLE NOW

## PROPERTY DETAILS

AVAILABILITY . . . . 1,800-8,100 SF

LOT SIZE . . . . . 3.70 AC

LEASE RATE . . . . Call Broker For Rates

YEAR BUILT . . . . 1956

ZONING . . . . . RTL (Retail Commercial)

TRAFFIC COUNT . . . . . 33,919+- VPD (Along SE 82<sup>ND</sup> Avenue)

PARKING . . . . . 201 Surface Spaces (3.95:1,000 SF)

FRONTAGE . . . . . 563 Feet on SE 82<sup>ND</sup> Avenue (with 2 curb cuts)

ANNUAL HH INCOME . . . \$102,187 (3-Mile Radius)

WALK SCORE . . . . . 77 (Very Walkable)



SRS

Demographic and Traffic Count Data: ©CoStar 2022, ©2022, SITES USA

# PROPERTY HIGHLIGHTS



## LOCATION DESCRIPTION

The 50,879 square foot **SOUTHGATE SHOPPING CENTER** is located along highly-trafficked SE 82<sup>ND</sup> Avenue (nearly 34,000 VPD) in a dense shopping corridor near Clackamas Town Center Mall (with over 1.4 million square feet of retail area) in Happy Valley, Oregon – a suburban city in the Portland, Oregon metropolitan area.

**SOUTHGATE SHOPPING CENTER** is anchored by Planet Fitness and Starbucks. Other co-tenants at the center include HobbyTown, Round Table Pizza, Dotty's, Magic Spa, Tasty Pot, Tobacco Vape Center and #1 Nails. There is ample customer parking available, with 201 surface spaces available. The shopping center has great visibility and easy access to traffic and pedestrians, with large pylon signage and significant frontage on SE 82<sup>ND</sup> Avenue.

- EXCELLENT VISIBILITY AND EASE OF ACCESS WITH LARGE PYLON SIGNAGE AND SIGNIFICANT FRONTAGE ALONG BUSY SE 82<sup>ND</sup> AVENUE



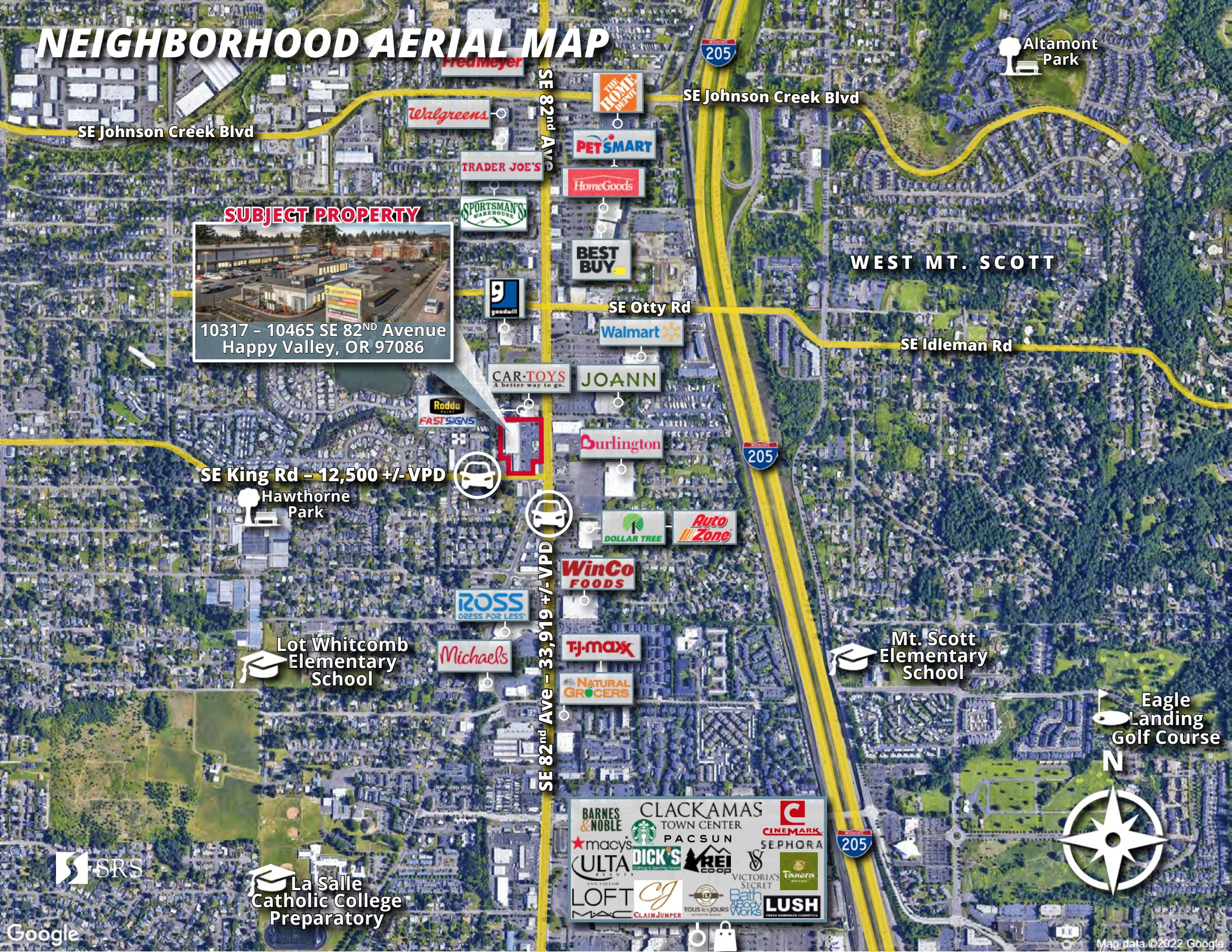
- HIGH VOLUME SHOPPING CORRIDOR, LOCATED ONE MILE FROM CLACKAMAS TOWN CENTER MALL WITH OVER 1.4 MILLION SF OF RETAIL AREA



- SURROUNDING RETAILERS INCLUDE STARBUCKS COFFEE, PLANET FITNESS, ROUND TABLE PIZZA, HOBBYTOWN USA, ARBY'S, WINCO, WALMART AND MANY MORE



# NEIGHBORHOOD AERIAL MAP



# DEMOGRAPHIC

## DEMOGRAPHIC DATA

<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
\$82,989	\$102,187	\$102,201
8,280	53,292	139,701
20,082	137,876	357,522
8,866	53,300	124,390

## VERAGE HOUSEHOLD INCOME

#### OF HOUSEHOLDS ESTIMATE (2022)

#### POPULATION ESTIMATE (2022)

DAYTIME POPULATION ESTIMATE (2021)

## DISTANCE TO DOWNTOWN PORTLAND

DISTANCE TO PORTLAND INTERNATIONAL AIRPORT (PDX) Approx. 11.6

## TRAFFIC COUNTS

## COUNTY

METROPOLITAN

## PORTLAND, OR POPULATION

ABBY VALLEY OR POPULATION

#### LACKAWANNA COUNTY POPULATION

#### PORTLAND METRO POPULATION

30,540 (202

19. *Leucaspis* sp. (Hymenoptera: Encyrtidae)

**Office and Demographic Data:** ©CoStar 2022. ©2022, SITES USA.

Population data from: <https://worldpopulationreview.com/us-cities/portland-or-population>



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