

FOR LEASE

10317 – 10435 SE 82ND 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 82ND AVENUE
SPACES AVAILABLE NOW

PROPERTY DETAILS

AVAILABILITY	1,800-8,100 SF	TRAFFIC COUNT	33,919+/- VPD (Along SE 82 nd Avenue)
LOT SIZE	3.70 AC	PARKING	201 Surface Spaces (3.95:1,000 SF)
LEASE RATE	Call Broker For Rates	FRONTAGE	563 Feet on SE 82 nd Avenue (with 2 curb cuts)
YEAR BUILT	1956	ANNUAL HH INCOME . .	\$102,187 (3-Mile Radius)
ZONING	RTL (Retail Commercial)	WALK SCORE	77 (Very Walkable)

PROPERTY HIGHLIGHTS



LOCATION DESCRIPTION

The 50,879 square foot **SOUTHGATE SHOPPING CENTER** is located along highly-trafficked SE 82nd 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 82nd Avenue.

- EXCELLENT VISIBILITY AND EASE OF ACCESS WITH LARGE PYLON SIGNAGE AND SIGNIFICANT FRONTAGE ALONG BUSY SE 82ND 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





DEMOGRAPHICS

DEMOGRAPHIC DATA

	1-Mile	3-Miles	5-Miles
AVERAGE HOUSEHOLD INCOME	\$82,989	\$102,187	\$102,208
# OF HOUSEHOLDS ESTIMATE (2022)	8,280	53,292	139,707
POPULATION ESTIMATE (2022)	20,082	137,876	357,522
DAYTIME POPULATION ESTIMATE (2021)	8,866	53,300	124,390
DISTANCE TO DOWNTOWN PORTLAND	Approx. 8.2 Miles		
DISTANCE TO PORTLAND INTERNATIONAL AIRPORT (PDX)	Approx. 11.6 Miles		
TRAFFIC COUNTS	33,919+/- VPD Along SE 82 nd Avenue 12,500+/- VPD Along SE King Road		
COUNTY	Clackamas		
METROPOLITAN	Portland-Vancouver-Hillsboro MSA		
PORTLAND, OR POPULATION	666,453 (2022 Estimate)		
HAPPY VALLEY, OR POPULATION	23,717 (2022 Estimate)		
CLACKAMAS COUNTY POPULATION	426,500 (2022 Estimate)		
PORTLAND METRO POPULATION	2,530,540 (2021 Estimate)		

Traffic and Demographic Data: ©CoStar 2022, ©2022, Sites USA
Other Population data from: <https://worldpopulationreview.com/us-cities/portland-or-population>



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