

\$22+
NNN

OFFICE DEPOT PLAZA

12115 SE Stevens Court | Happy Valley, OR

Square Feet **5,000 SF**

Parking

135 Surface Spaces

Year Built **1992**

Lease Type

NNN



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Property Highlights

Office Depot Plaza has one available suite ideal for general retail, service or office users in Happy Valley, Oregon. The suite is a **5,000 square foot unit with 22 foot high ceilings**. The retail center is easily accessible with its location **adjacent to Interstate 205 and provides ample on-site parking** (approximately 135 surface stalls). Rare signage exposure opportunity with 5'x10' lighted sign visible to over 150,000 vehicles per day traveling along Interstate 205, the auxiliary interstate highway in the Portland Metropolitan.

Office Depot Plaza is across the street from Kaiser Sunnyside Medical Center, one of two Kaiser hospitals in the Portland Metro, employing over 2,400 people and providing 244 hospital beds. Clackamas Town Center, a 1.23M square foot shopping mall anchored by Macy's, JCPenney, Century Theaters and Dick's Sporting Goods, is **one of the largest malls** in the state of Oregon and **drives additional traffic to the area**.

Available Space Highlights:

- 5,000 SF available with 22 ft high ceilings
- Fantastic Happy Valley location with ample parking
- Signage exposure and adjacent to interstate 205 (150,000+ VPD)
- Increased traffic to the area due to proximity to clackamas town center



AERIAL PHOTOS



AERIAL MAP



Community Breakdown: Who's Living Here

Population:

State: Oregon	4.18M
County: Clackamas	423,729
MSA: Portland-Metro	2.49M
City: Happy Valley	23,329

	1 mile	3 Miles	5 Miles
Population	15,362	116,611	302,334
Total Households	6,585	44,241	116,215
Average Household Income	\$76,729	\$98,904	\$94,939
Total Consumer Spending	\$162.3M	\$5B	\$12.5B



Transportation:

- 12.7 miles to Portland International Airport
- 10.7 miles to Downtown Portland



Daily Car Count: (VPD)

- 9,445+ Vehicles Per Day Along Bob Schumacher Rd
- 32,242+ Vehicles Per Day Along Sunnyside Rd
- 150,000+ Vehicles Per Day Along Interstate 205

