



FOR LEASE

Ross Center

11211 SE 82ND AVENUE

Happy Valley, OR 97086

PRESENTED BY:

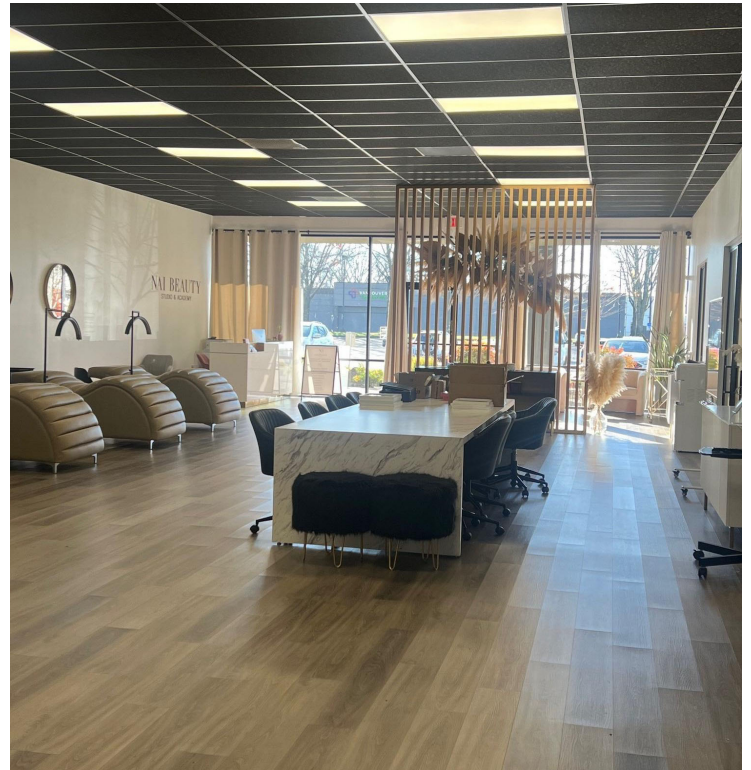
STACY LOONEY

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OR #940200076

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 - 30.00 SF/yr (NNN)
AVAILABLE SF:	1,760 - 13,568 SF
LOT SIZE:	9.95 Acres
BUILDING SIZE:	134,555 SF

PROPERTY DESCRIPTION

Ross Center is a well located shopping center on the primary retail thoroughfare SE 82nd Avenue, a primary north-south arterial serving Portland's east side, as a large centralized retail corridor. The property is within half a mile of one of the Portland area's largest malls, Clackamas Town Center which has nearly 1.5 million square feet of retail space and 180 retailers and Portland's largest collection of restaurants and eateries. Ross Center is easily accessible from I-205 and I-84 in addition to being directly accessible from Portland's major transportation lines. There is 7-day per week on-site security at the property.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,288	47,106	128,812
TOTAL POPULATION	15,905	121,658	323,725
AVERAGE HH INCOME	\$49,184	\$61,207	\$62,499

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,760 - 13,568 SF	LEASE RATE:	\$28.00 - \$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite Q1	Available	3,000 SF	NNN	\$28.00 SF/yr	Available immediately.
Suite T	Available	6,808 SF	NNN	\$28.00 SF/yr	2nd Generation Restaurant space. Available immediately.
Suite U1	Available	1,760 SF	NNN	\$28.00 SF/yr	Available immediately.
Suite U2	Available	2,000 SF	NNN	\$28.00 SF/yr	Available immediately.
Suite U1 & U2	Available	3,760 SF	NNN	\$28.00 SF/yr	Available immediately.
Suite W1	Available	5,662 SF	NNN	\$28.00 SF/yr	Available immediately.
Suite Y	Available	2,207 SF	NNN	\$30.00 SF/yr	Available immediately.
Suites Q1, T	Available	9,808 SF	NNN	\$28.00 SF/yr	Available immediately.
Suites T, U1, U2	Available	10,568 SF	NNN	\$28.00 SF/yr	Available immediately.
Suites Q1, T, U1, U2	Available	13,568 SF	NNN	\$28.00 SF/yr	Available immediately.

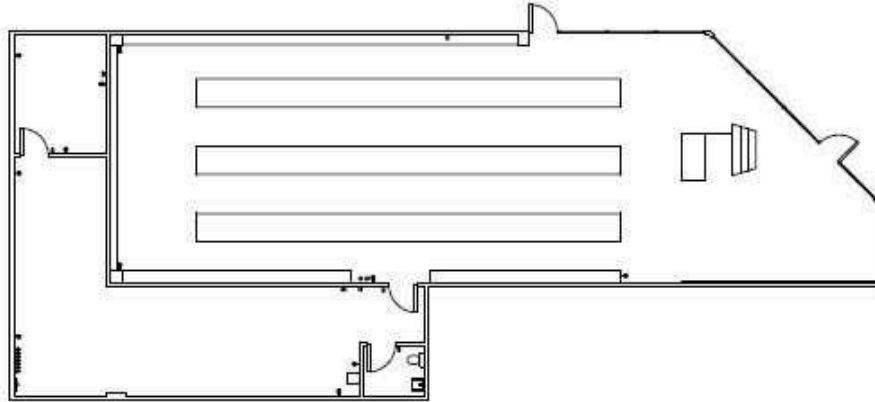
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SUITE Q1 FLOOR PLAN



MARKETING PLAN:

ROSS RETAIL CENTER - SUITE Q1

SCALE: 1/16" = 1'-0"



837 GLA



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www.lrsarchitects.com

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ADDRESS: 11211 SE 82nd AVE, SUITE Q1
CLACKAMAS, OR 97015

PROJECT NUMBER: 217381

DATE ISSUED: 1.8.18

A.1

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SUITE T FLOOR PLAN



MARKETING PLAN:

ROSS RETAIL CENTER - SUITE T

SCALE: 1/16" = 1'-0"



6,760 GLA



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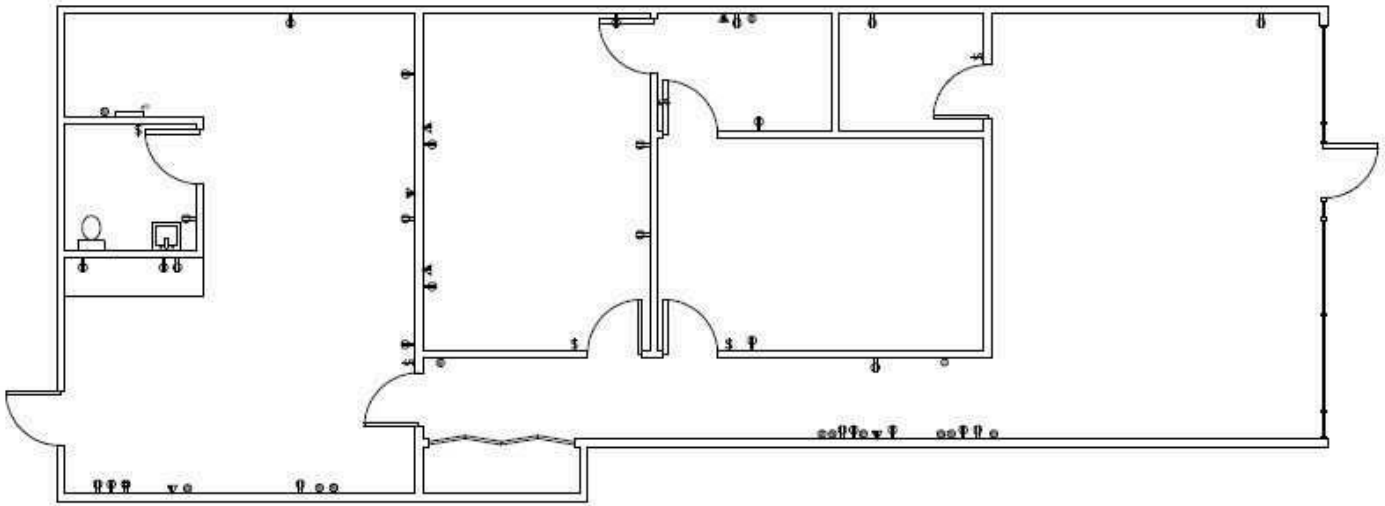
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SUITE U1 FLOOR PLAN



MARKETING PLAN:

ROSS RETAIL CENTER - SUITE U1

SCALE: 1/8" = 1'-0"



1,760 GLA

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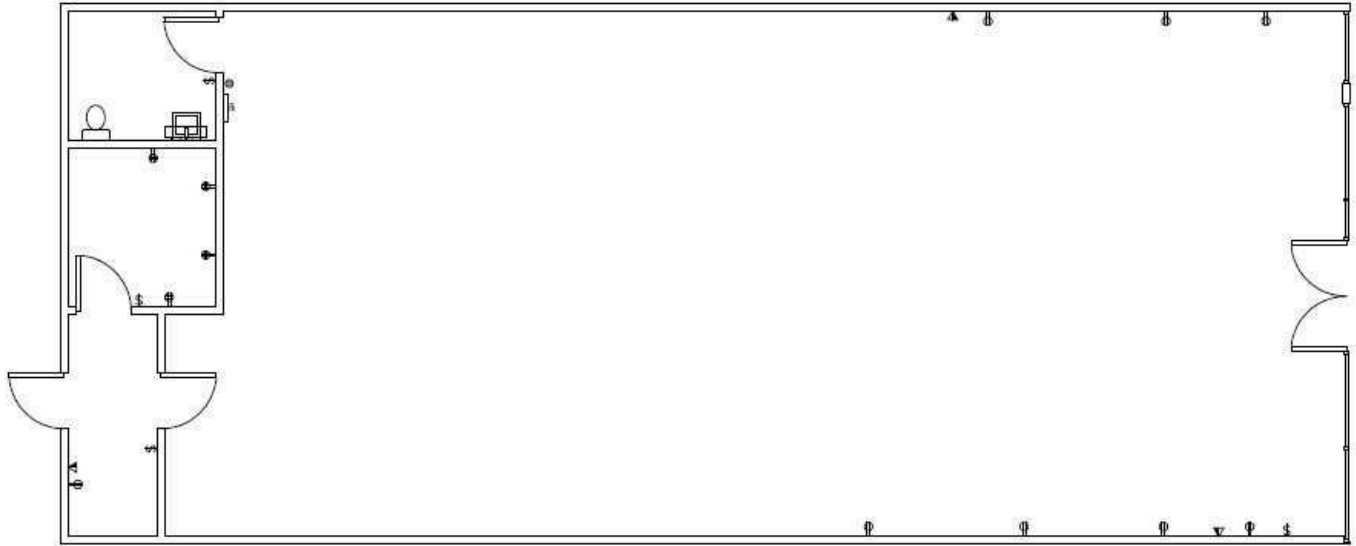
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SUITE U2 FLOOR PLAN



MARKETING PLAN:

ROSS RETAIL CENTER - SUITE U2

SCALE: 1/8" = 1'-0"



2,000 GLA

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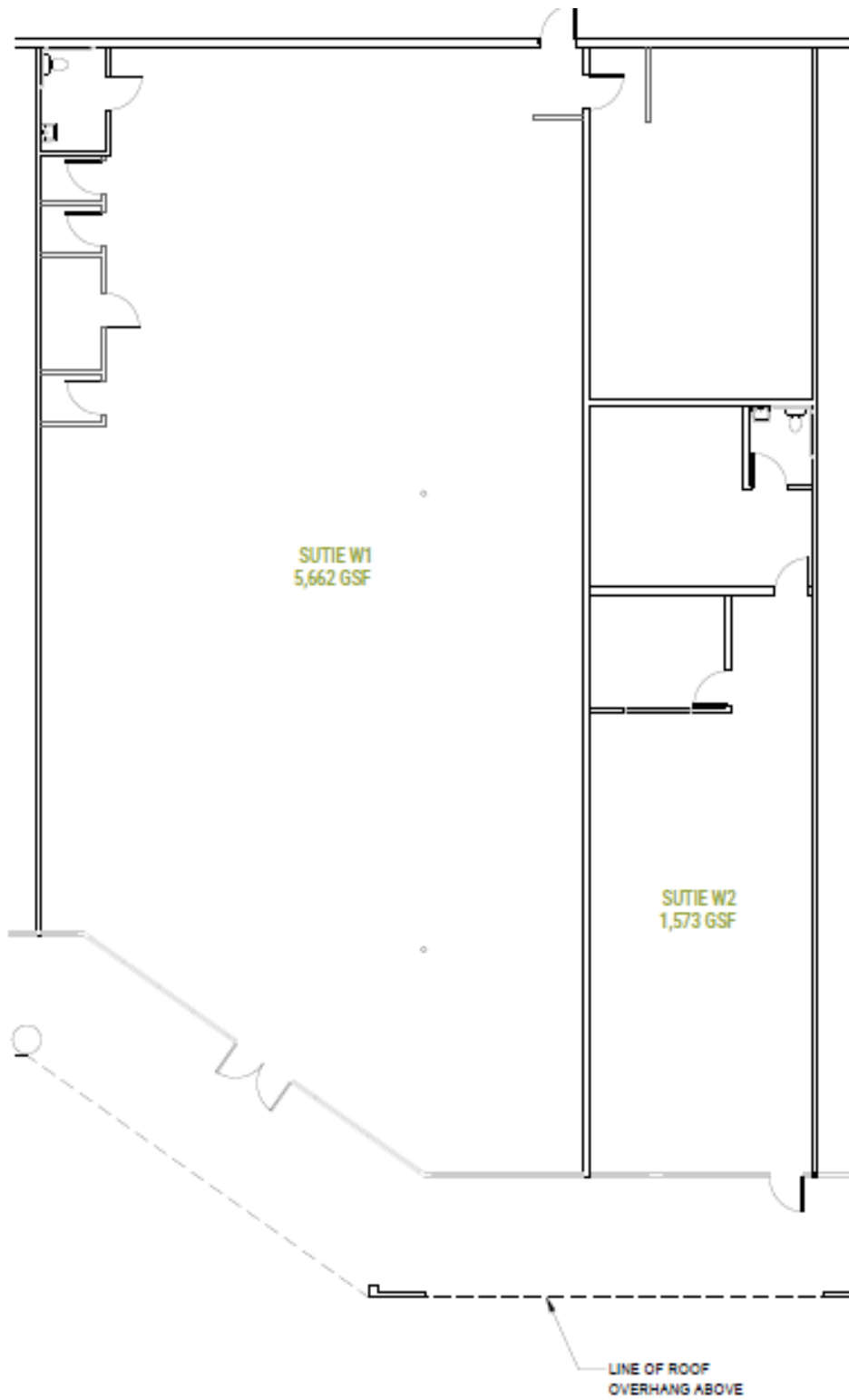
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SUITE W1 FLOOR PLAN



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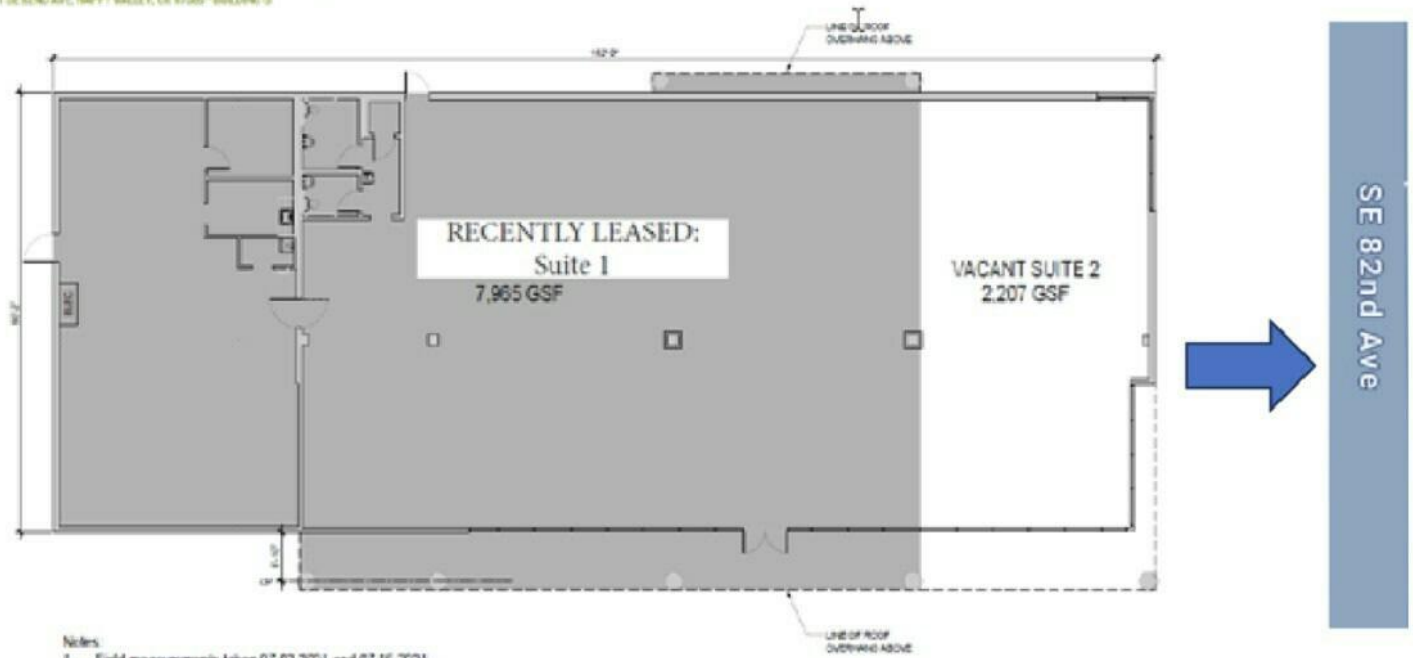
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SUITE Y FLOOR PLAN

EXISTING CONDITIONS FLOOR PLAN

11211 SE 82ND AVE, HAPPY VALLEY, OR 97086 - BUILDING 9



Notes

1. Field measurements taken 07/02/2021 and 07/15/2021.
2. Gross area includes duplex and overhangs per BOMA Retail Building Measuring Method.

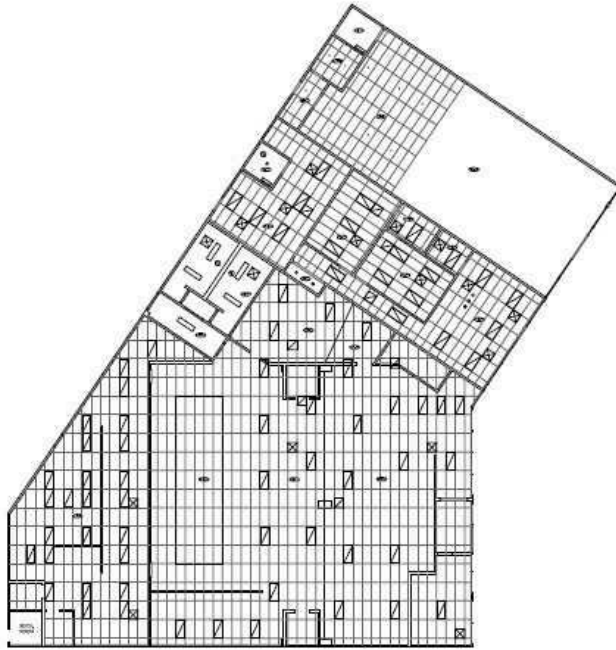
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SUITES T, U1 & U2



MARKETING PLAN:

ROSS RETAIL CENTER - SUITES T, U1, U2

SCALE: 1/16" = 1'-0"



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A.2

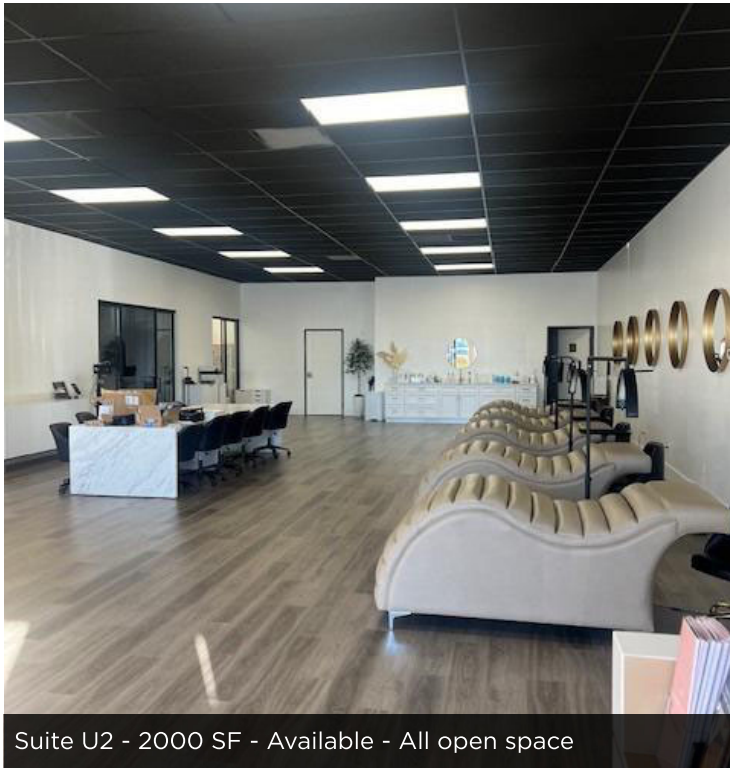
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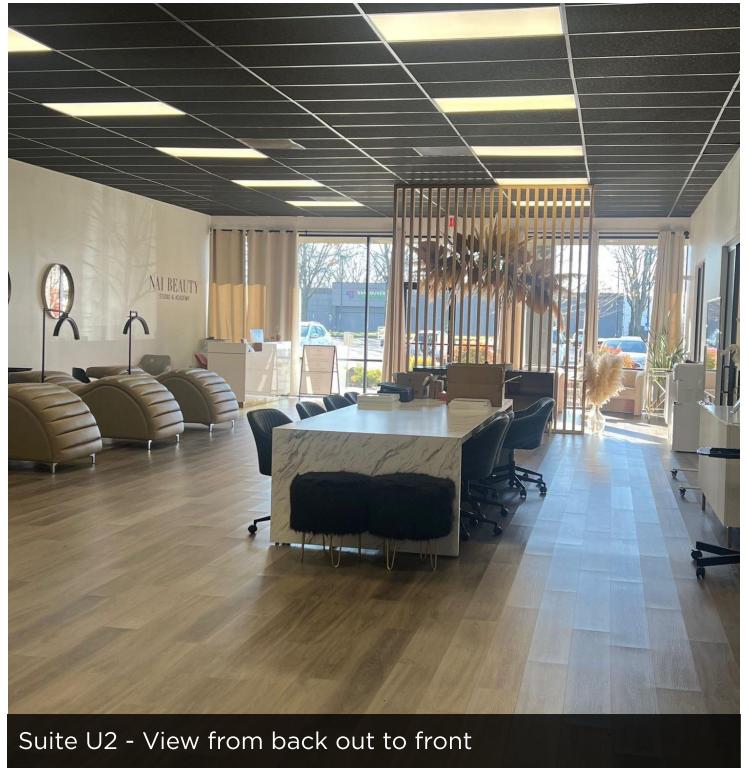
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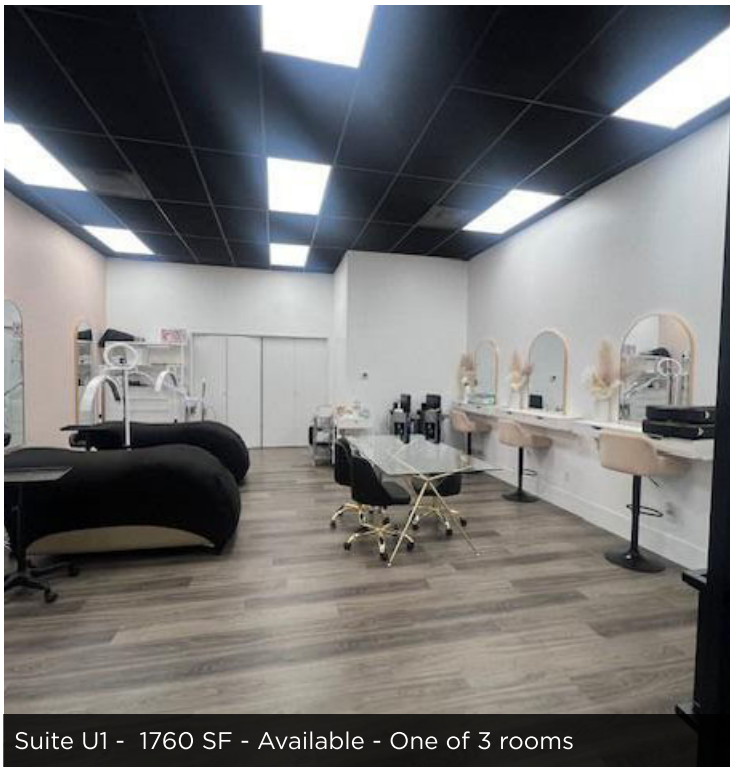
ADDITIONAL PHOTOS



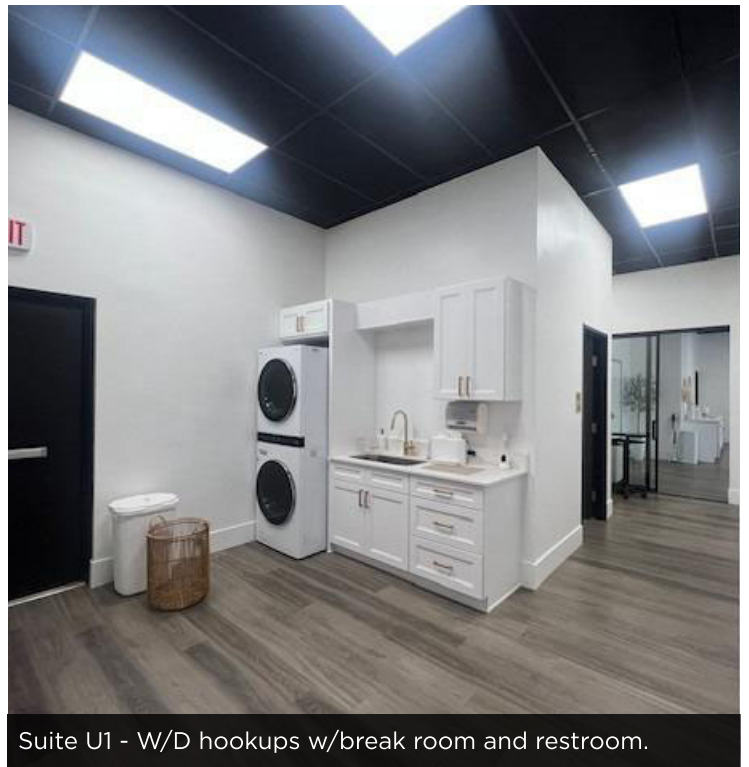
Suite U2 - 2000 SF - Available - All open space



Suite U2 - View from back out to front



Suite U1 - 1760 SF - Available - One of 3 rooms



Suite U1 - W/D hookups w/break room and restroom.

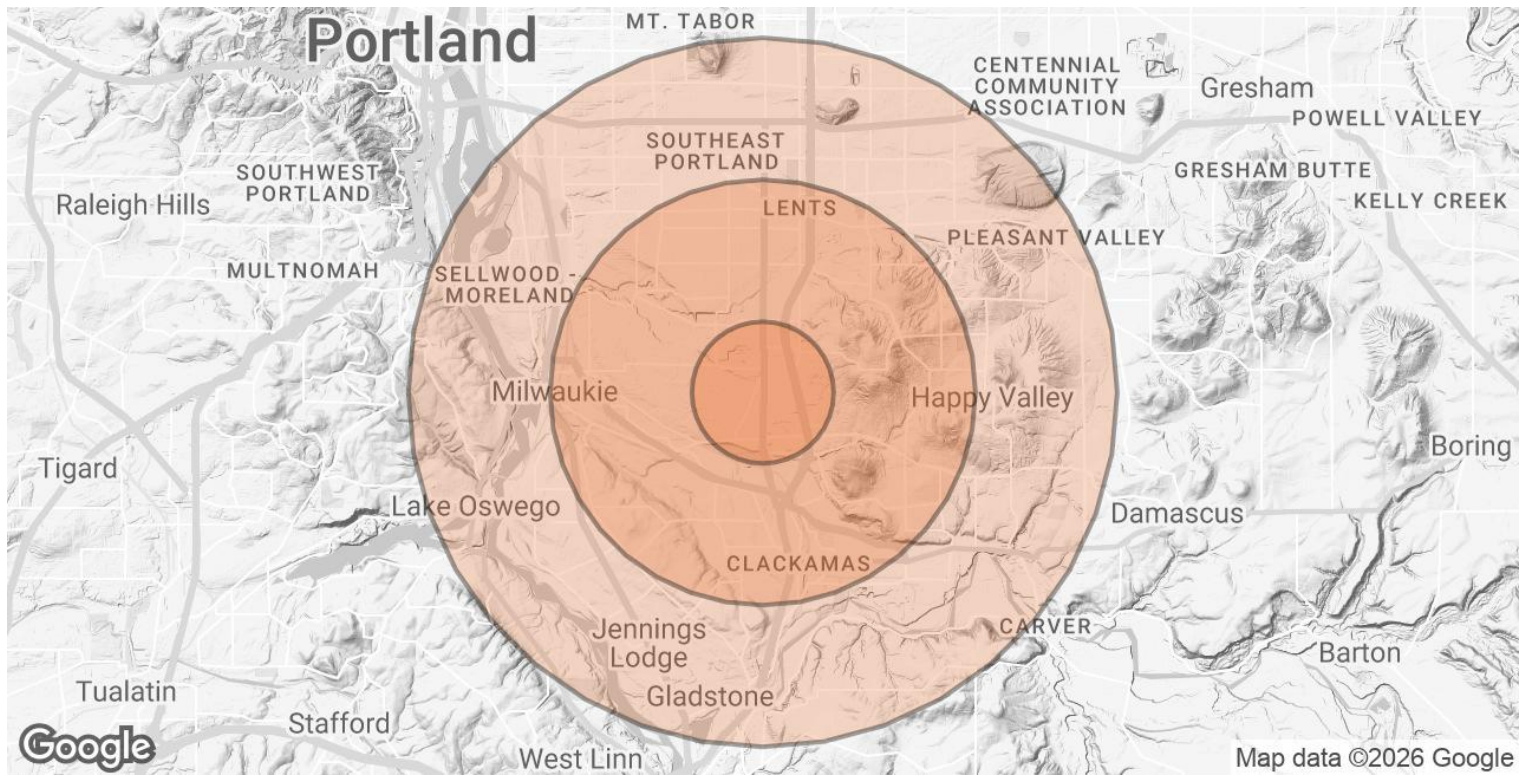
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,905	121,658	323,725
AVERAGE AGE	31.9	35.9	36.9
AVERAGE AGE (MALE)	32.5	35.4	36.4
AVERAGE AGE (FEMALE)	31.4	36.4	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,288	47,106	128,812
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$49,184	\$61,207	\$62,499
AVERAGE HOUSE VALUE	\$502,728	\$297,467	\$312,380

2020 American Community Survey (ACS)

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RETAILER MAP



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ADVISOR BIO 1



STACY LOONEY

Senior Advisor

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PROFESSIONAL BACKGROUND

Stacy is a licensed Oregon Principal Broker with almost 25 years of in-depth sales, leasing, and management experience. She has represented both local and institutional buyers in Oregon and California, and a number of diverse tenants - focusing primarily on owner/user sales and office/retail leasing. Her tenacity and commitment to her clients earned her the SVN Partners Circle award several years in a row!

Stacy began her commercial real estate career in 1999, working as a General Manager with Regus. In 2001, she was recruited to join BRE Commercial (later Cassidy Turley affiliate) in Carlsbad, CA - where she went on to become Rookie of the Year in 2002. She remained at Cassidy Turley until 2013, and completed over 700 transactions during her time there. She returned to Oregon in 2013, and prior to joining SVN|Bluestone Hockley as a Senior Advisor, she was a broker with both Colliers and Living Room Realty - specializing in buyer and tenant representation.

Stacy has a true passion for real estate, and a desire to help clients enjoy their real estate experience. She is also a Portland Chapter member of CREW Commercial Real Estate Women.

EDUCATION

University of Idaho

Bachelor of Science - Kinesiology and Exercise Science, Corporate Fitness

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