



FOR SALE

Prime Corner Retail Property

10800 SE 82ND AVE

Happy Valley, OR 97086

PRESENTED BY:

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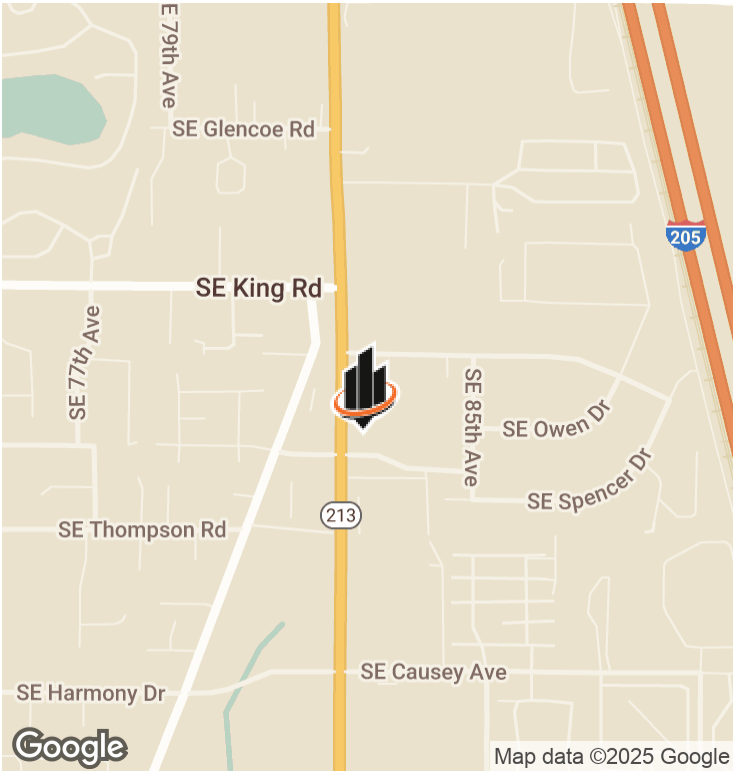
SHAWN ADAMS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,999,000
LOT SIZE:	30,616 SF
BUILDING SIZE:	8,100 SF

PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 10800 SE 82nd Ave, Happy Valley, OR. This 8,100 SF free-standing building is perfectly situated in the sought-after Happy Valley area, enticing retailers and investor interest. Zoned RTL, the property offers versatility and potential for various retail ventures. With ample space, a rare dock-high loading door, and a prominent location, this property is poised to attract a range of retail businesses. Don't miss this chance to secure a strategic investment in a thriving commercial hub.

PROPERTY HIGHLIGHTS

- 8,100 SF free-standing building
- Corner lot includes ownership of pylon sign
- Zoned RTL
- Strategically located along high-traffic corridor in Happy Valley market area

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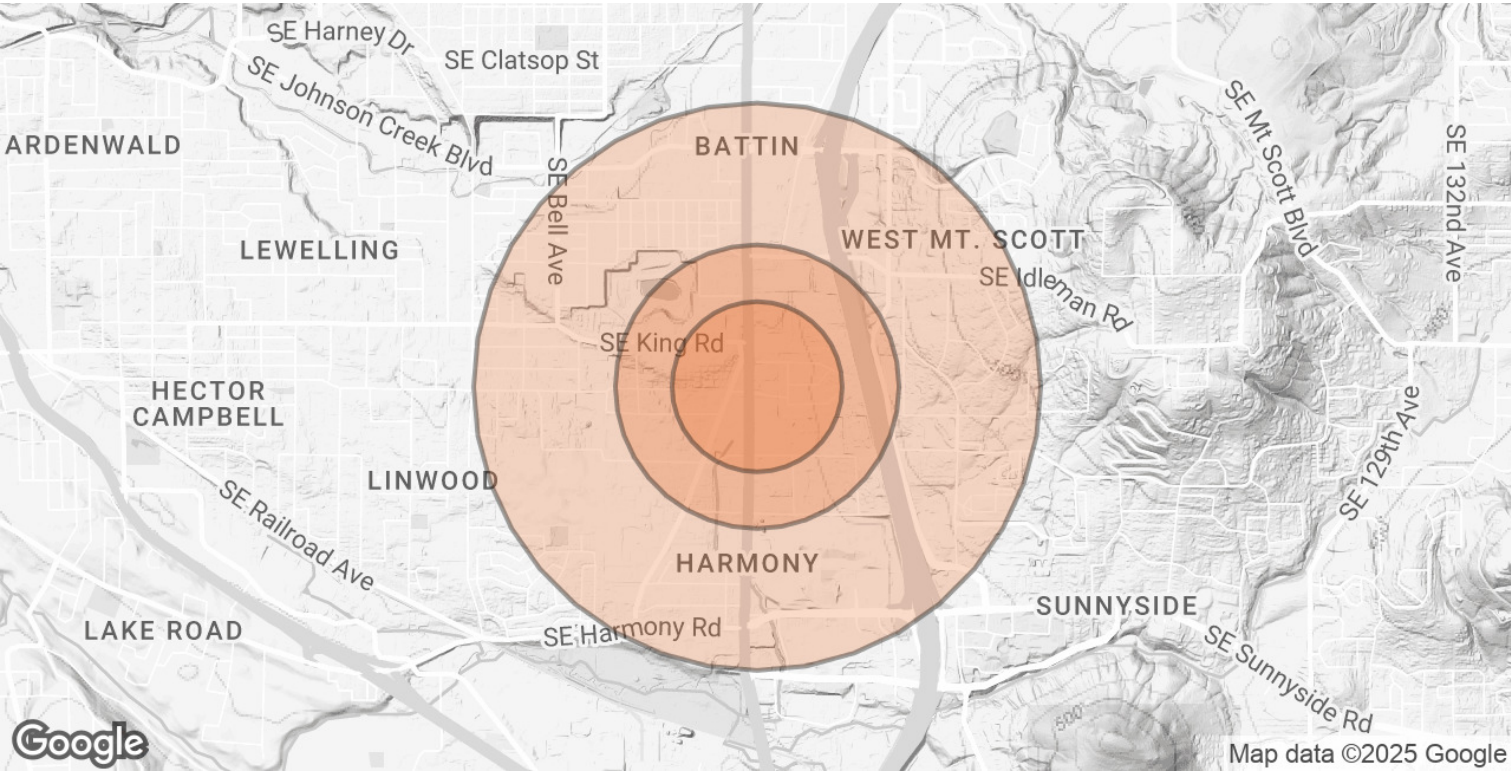
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,116	6,657	17,259
AVERAGE AGE	38	38	40
AVERAGE AGE (MALE)	37	36	38
AVERAGE AGE (FEMALE)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	864	2,882	7,084
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$68,497	\$64,704	\$86,849
AVERAGE HOUSE VALUE	\$366,162	\$329,417	\$431,538

Demographics data derived from AlphaMap

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