

Happy Valley Ross Center - 11211 SE 82nd Ave.



Ross Center - Happy Valley

LEASE OVERVIEW

Lease Rate:	\$28.00 - 30.00 SF/yr (NNN)
Building Size:	134,555 SF
Available SF:	1,735 - 5,662 SF
Lot Size:	9.95 Acres
Year Built:	1985
Renovated:	2015
Zoning:	RTL
Market:	Portland Metropolitan
Submarket:	SE Portland

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. 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 Population	15,905	121,658	323,725
Average HH Income	\$49,184	\$61,207	\$62,499

Available Spaces

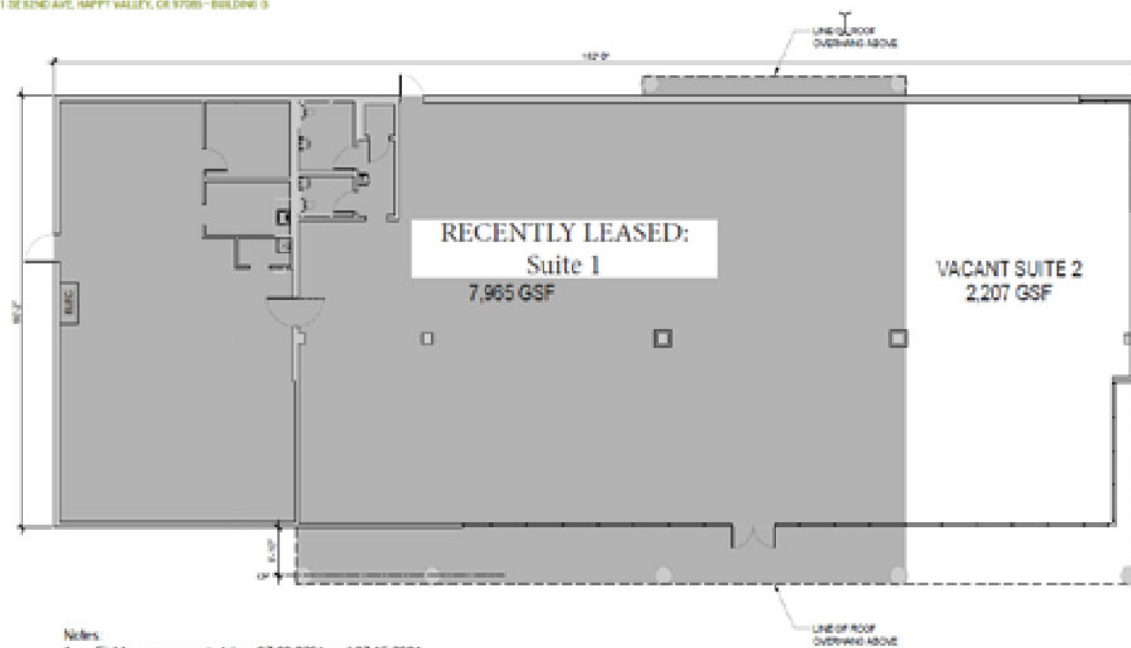
LEASE RATE:	\$28.00 - 30.00 SF/YR	TOTAL SPACE:	1,735 - 5,662 SF
LEASE TYPE:	NNN	LEASE TERM:	5-10 Years

SPACE	LEASE RATE	LEASE TYPE	SIZE	TERM
Suite Y	\$30.00 SF/yr	NNN	2,207 SF	5-10 Years
Suite W1	\$28.00 SF/yr	NNN	5,662 SF	5-10 Years
U1	\$28.00 SF/yr	NNN	1,750 SF	5-10 Years
Suite U1	\$28.00 SF/yr	NNN	1,735 SF	5-10 Years
Suite U2	\$28.00 SF/yr	NNN	3,485 SF	5-10 Years

End Cap Suite Y

EXISTING CONDITIONS FLOOR PLAN

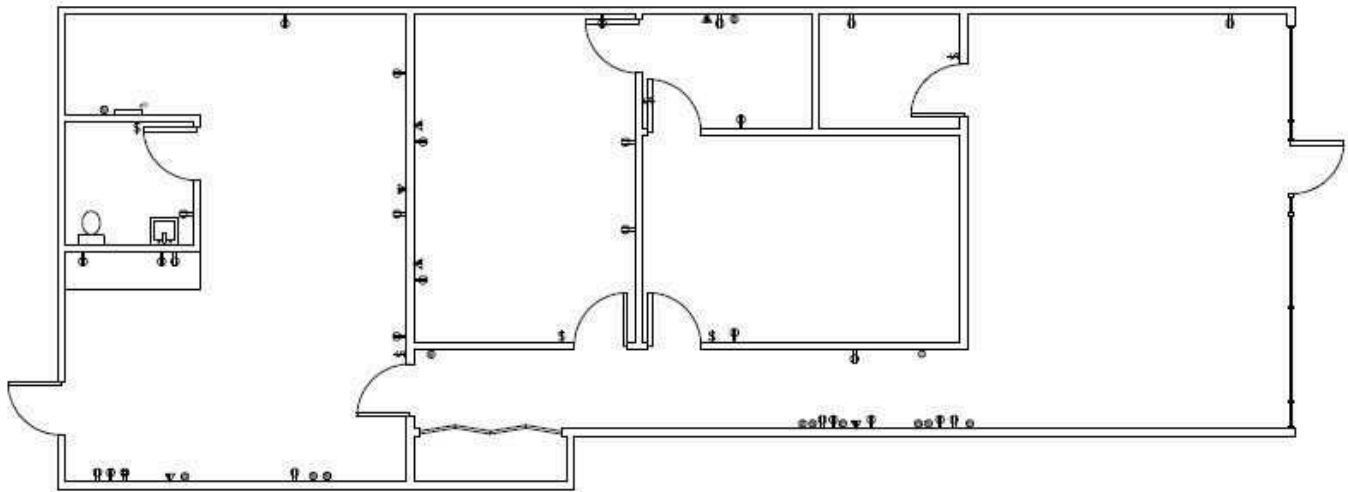
11211 SE 82ND AVE, HAPPY VALLEY, OR 97086 - BUILDING 9



Notes:

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

Suite U1 Floor Plan



MARKETING PLAN:

ROSS RETAIL CENTER - SUITE U1

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



1,760 GLA

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www.lrsarchitects.com

720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077

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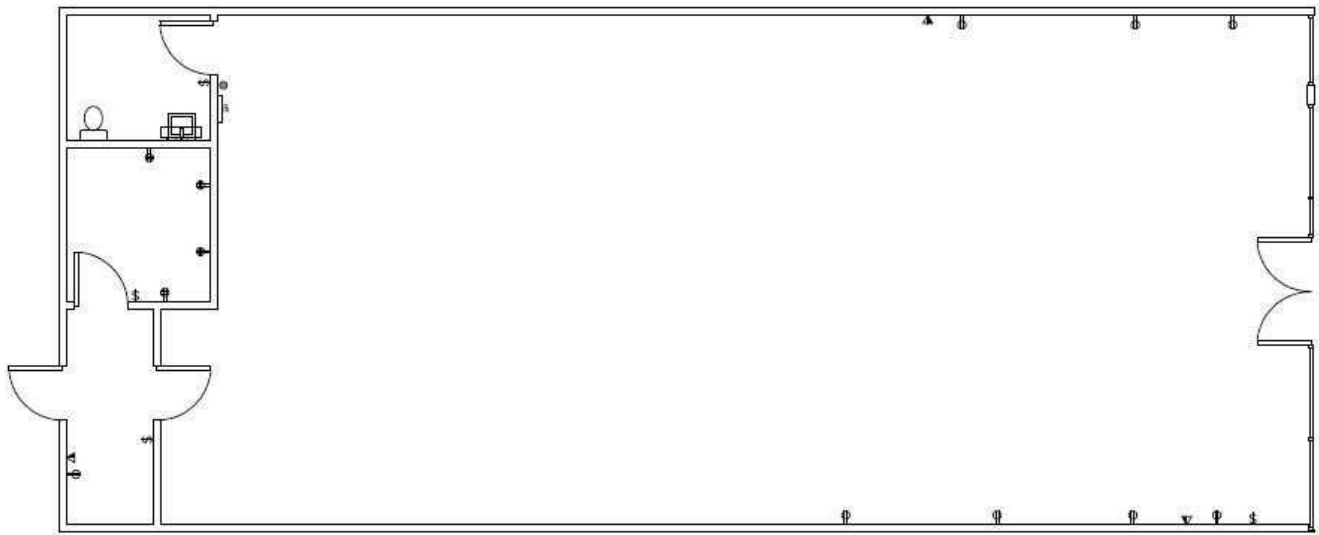
ADDRESS: 11211 SE 82nd AVE, SUITE U1
CLACKAMAS, OR 97015

PROJECT NUMBER: 217381

DATE ISSUED: 4.12.18

A.1

Suite U2 Floor Plan



MARKETING PLAN:

ROSS RETAIL CENTER - SUITE U2

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



2,000 GLA



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720 NW Davis
Suite 300
Portland OR 97209
503.221.1121
503.221.2077

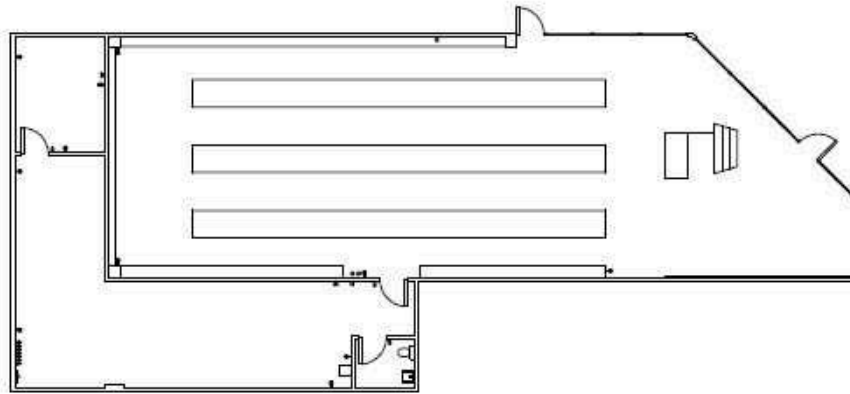
ADDRESS: 11211 SE 82nd AVE, SUITE U2
CLACKAMAS, OR 97015

PROJECT NUMBER: 217381

DATE ISSUED: 4.12.18

A.1

Suite Q1 Floor Plan



MARKETING PLAN:

ROSS RETAIL CENTER - SUITE Q1

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



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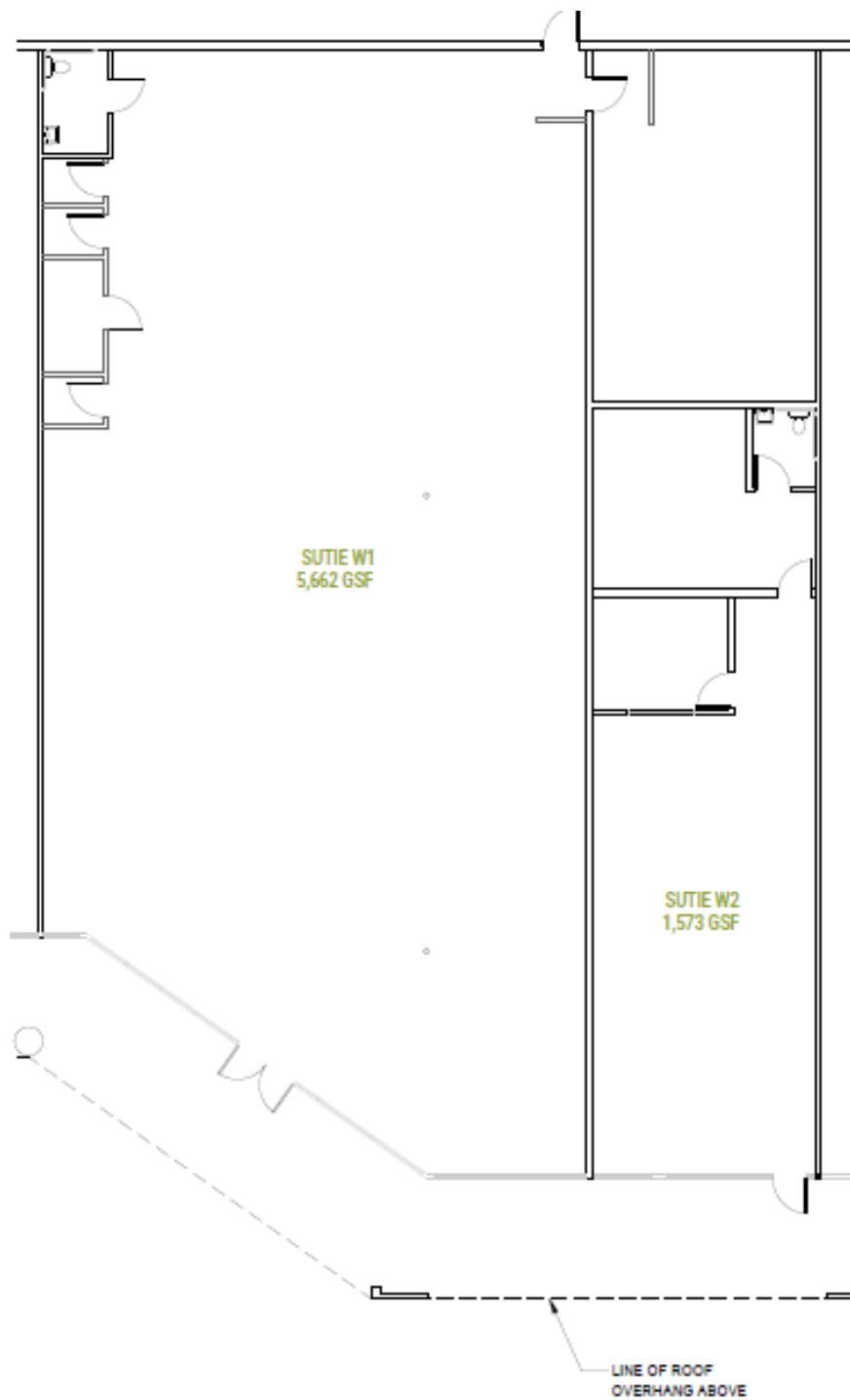
ADDRESS: 11211 SE 82nd AVE, SUITE Q1
CLACKAMAS, OR 97015

PROJECT NUMBER: 217381

DATE ISSUED: 1.8.18

A.1

Suite W1 Floor Plan



Additional Tenant Photos



Margarita Factory



Penzeys Spices & Liquor World



Bobo Tee & Coffee, Hair USA, El Zalsoso

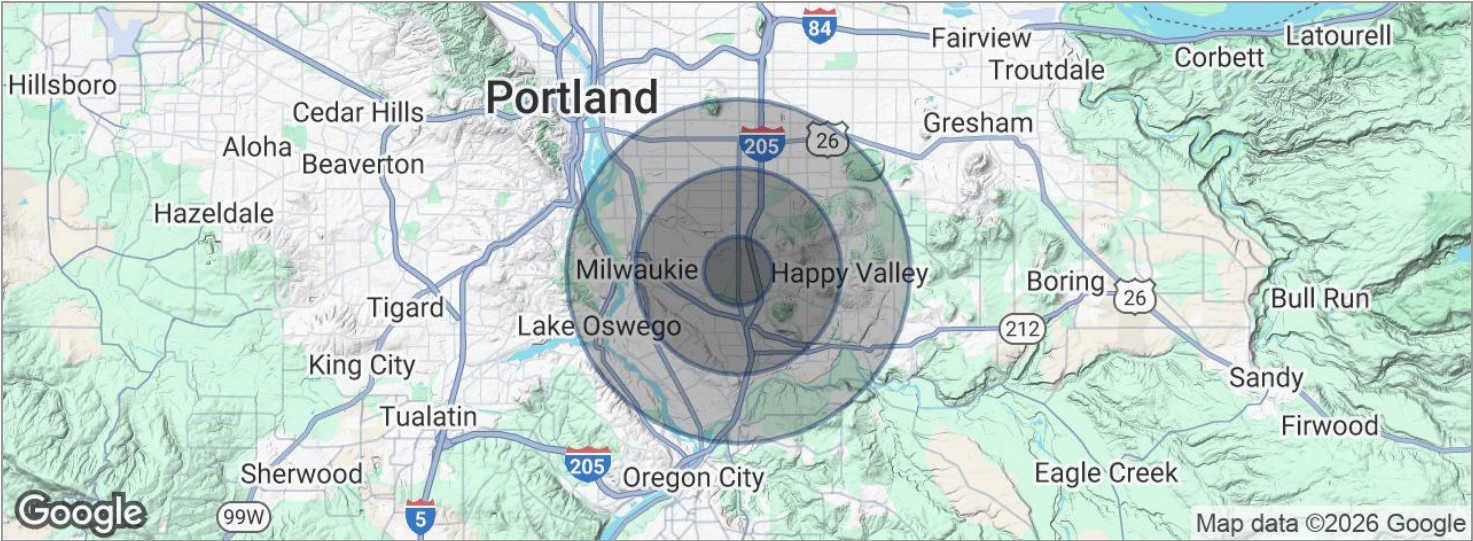


In-line space with floor to ceiling windows

Retailer & Tenant Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,905	121,658	323,725
Median age	31.9	35.9	36.9
Median age [Male]	32.5	35.4	36.4
Median 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

* Demographic data derived from 2020 ACS - US Census

Advisor Bio

STACY LOONEY

Senior Advisor



9430 SW Coral, Ste 100
Portland, OR 97223
T 503.459.4387
C 760.550.8670
stacy.looney@svn.com
OR #940200076

PROFESSIONAL BACKGROUND

Stacy is a licensed Oregon Principal Broker with over 20 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 retail/office leasing and owner/user sales.

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.

Awarded 2020 & 2021 Top Producer at SVN|Bluestone. Stacy has a true passion for real estate, and a desire to help clients enjoy their real estate experience.

EDUCATION

University of Idaho
Bachelor of Science - Kinesiology and Exercise Science, Corporate Fitness
CCIM 101