

OFFICE/MEDICAL FOR LEASE: 1,350-3,190 SF

SUNNYSIDE PLAZA

10001 SE Sunnyside Road, Clackamas, OR 97015



COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES



SUNNYSIDE PLAZA

OFFICE/MEDICAL SPACE IN BUSTLING AREA

Welcome to Sunnyside Plaza, which features an office building and retail strip centrally located in Happy Valley. The complex is situated just across the street from Kaiser Sunnyside Hospital providing synergy for other medical/office users. With easy access from I-205 and Sunnyside Road, navigating to and from Sunnyside Plaza is a breeze.

One of the standout features of Sunnyside Plaza is its ample parking, ensuring that visitors and tenants alike can always find a spot. Additionally, the building is part of a vibrant complex with a variety of dining options onsite, including Jersey Mike's, Soy Grill, Coco's Donuts, and more. This is convenient for tenants to enjoy lunch nearby or visitors to take advantage of the various business offerings.

Positioned at the corner of Sunnyside Road and Stevens Road in Clackamas, Sunnyside Plaza enjoys high visibility and accessibility. Whether you're a healthcare professional seeking proximity to Kaiser Sunnyside Hospital or a business looking for a strategic location in Clackamas, Sunnyside Plaza offers the ideal setting for success.

10001 SE SUNNYSIDE ROAD, CLACKAMAS, OR 97015

PROPERTY SUMMARY

Address	10001 SE Sunnyside Road, Clackamas, OR 97015
Building Size	24,152 SF
Lot Size	2.61 Acres
Year Built	1986
Year Renovated	2015
Zoning	Regional Center Commercial (RCC)

SUITE 140

Suite Size	1,350 SF
Lease Type	Full Service Gross
Configuration	Office suite with reception, 4 offices, and break area

SUITE 150

Suite Size	3,190 SF
Lease Type	Full Service Gross
Configuration	Office suite with reception, 9 offices, and break area

SUITE 210

Suite Size	1,867 SF
Lease Type	Full Service Gross
Configuration	Office suite with reception, 5 offices, and conference room

Call listing agent for lease rates

BUILDING HIGHLIGHTS



OFFICE/MEDICAL SPACE

Excellent location for professional or medical use



NEAR HOSPITAL

Just across the street from Kaiser Sunnyside Hospital



HIGH VISIBILITY

Located on the corner of Sunnyside and Stevens Roads



STUNNING LOBBY

High-end office finishes and showcase stairwell



ONSITE EATERIES

Featuring Jersey Mikes, Soy Grill, Coco's Donuts and more!



CONVENIENT LOCATION

Great access off I-205 and Sunnyside Road



BUILDING SIGNAGE

Exceptional visibility for tenants

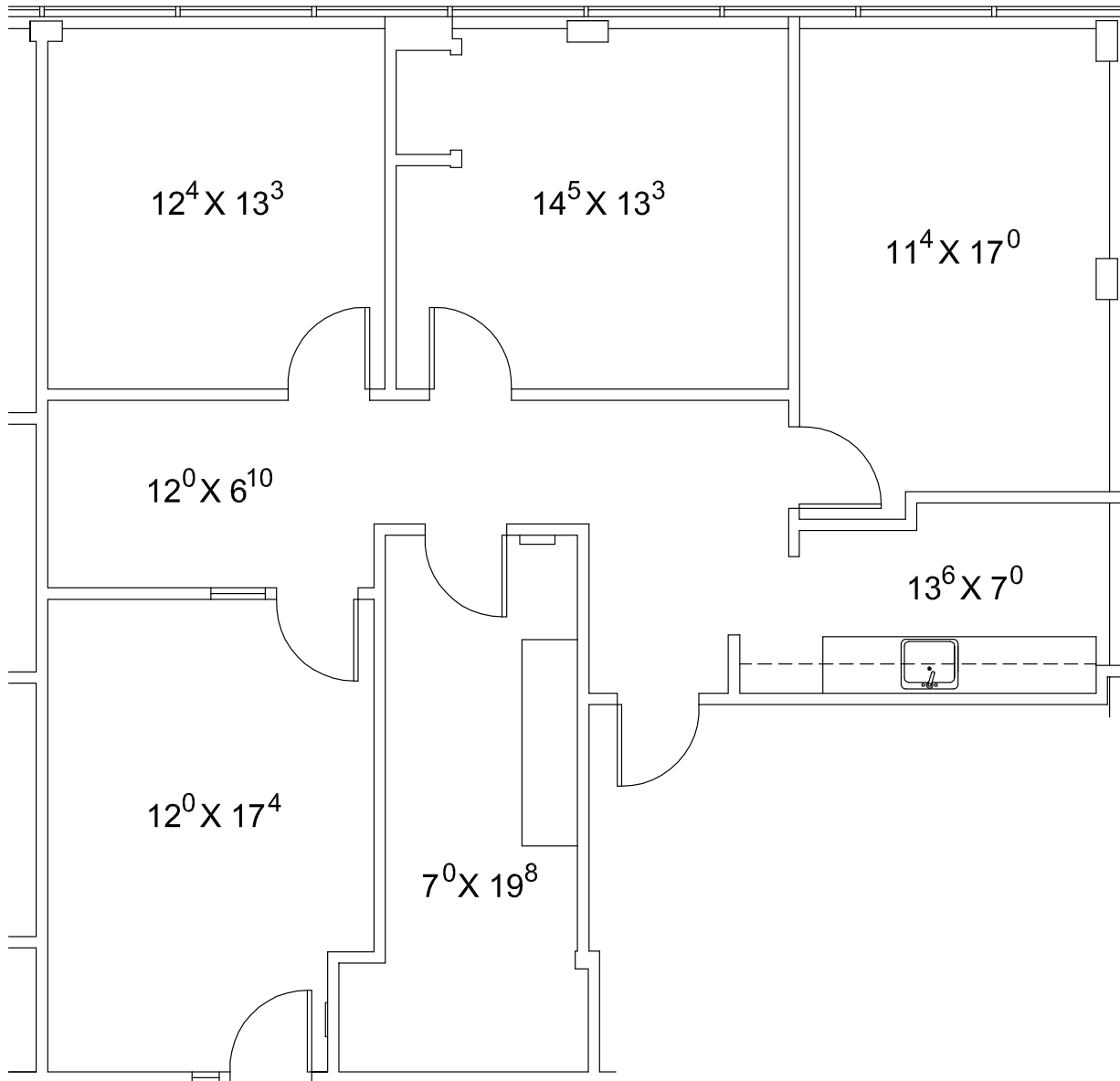


AMPLE PARKING

150+ onsite surface spaces



OFFICE/MEDICAL SUITE



10001 SE SUNNYSIDE ROAD, CLACKAMAS, OR 97015

SUITE 140

SUITE SIZE: 1,350 SF
LEASE RATE: Call for Details

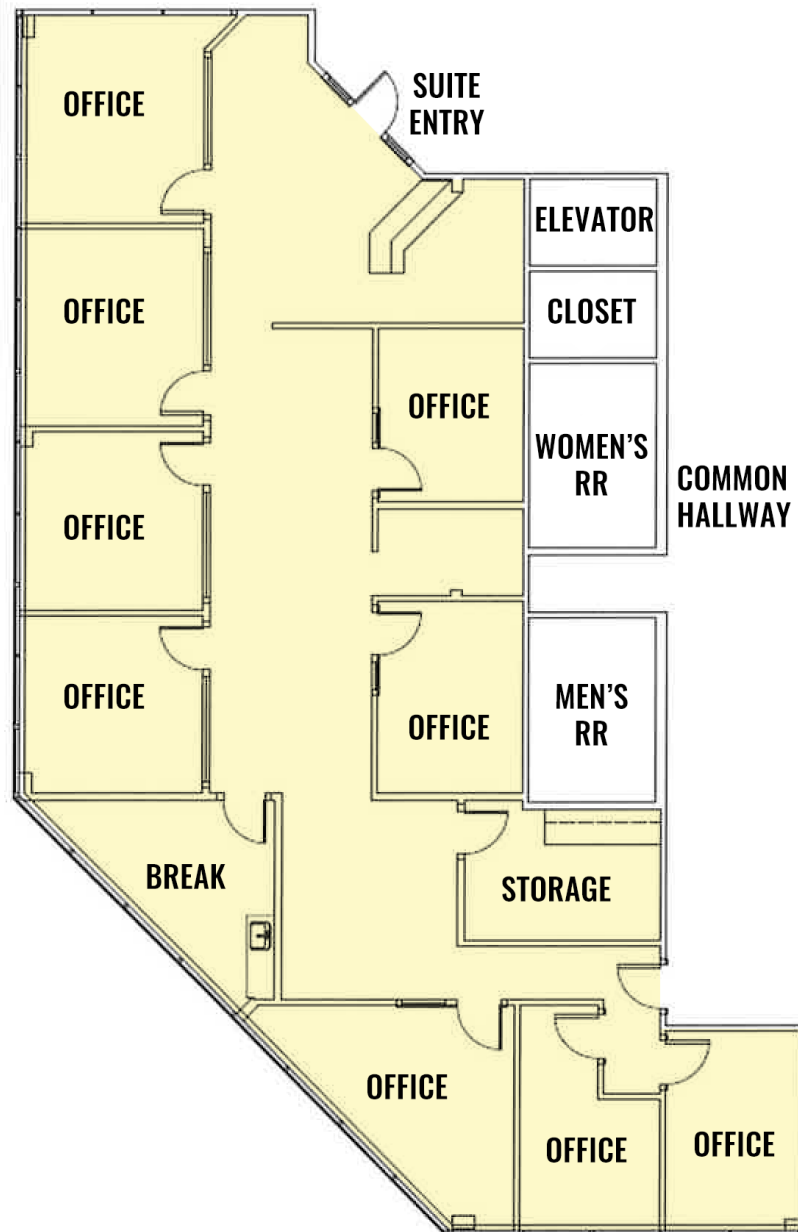
FEATURES & AMENITIES

- Built out as standard office
- Four private offices
- Reception
- Break area
- Common restrooms
- Lots of natural light
- High-end fixtures
- Building signage available

LOCATION

- First floor office/medical suite
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, office and medical tenants
- Across the street from Kaiser Sunnyside Hospital
- Great access off I-205 and Sunnyside Road

MEDICAL/DENTAL SUITE



SUITE 150

SUITE SIZE: 3,190 SF
LEASE RATE: Call for Details

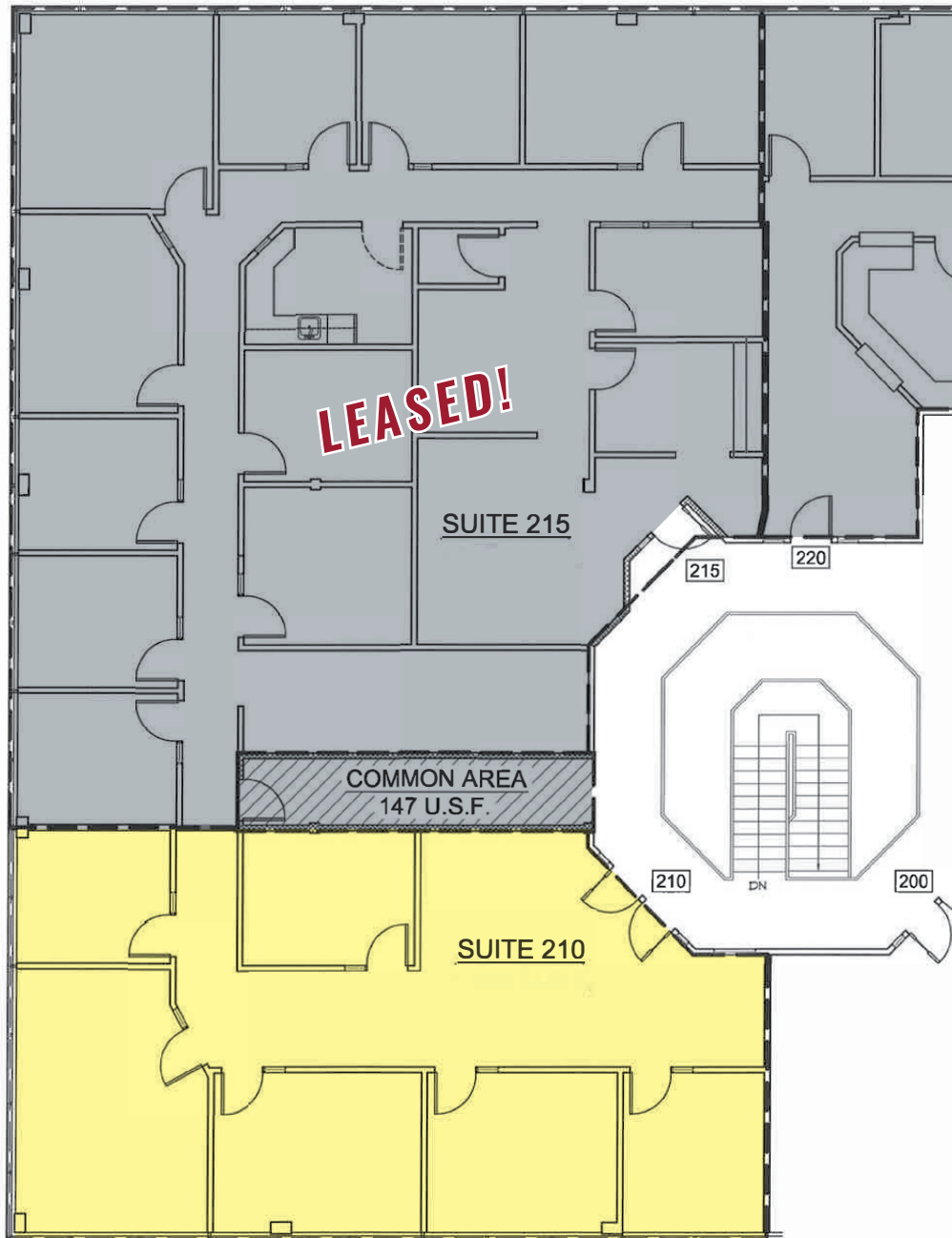
FEATURES & AMENITIES

- Built out as standard office, but ideal for a medical/dental suite
- Nine private offices
- Reception
- Break room
- Common restrooms
- Lots of natural light
- High-end fixtures
- Building signage available

LOCATION

- First floor medical/dental suite
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, office and medical tenants
- Across the street from Kaiser Sunnyside Hospital
- Great access off I-205 and Sunnyside Road

OFFICE/MEDICAL SUITE



10001 SE SUNNYSIDE ROAD, CLACKAMAS, OR 97015

SUITE 210

SUITE SIZE: 1,867 SF
LEASE RATE: Call for Details

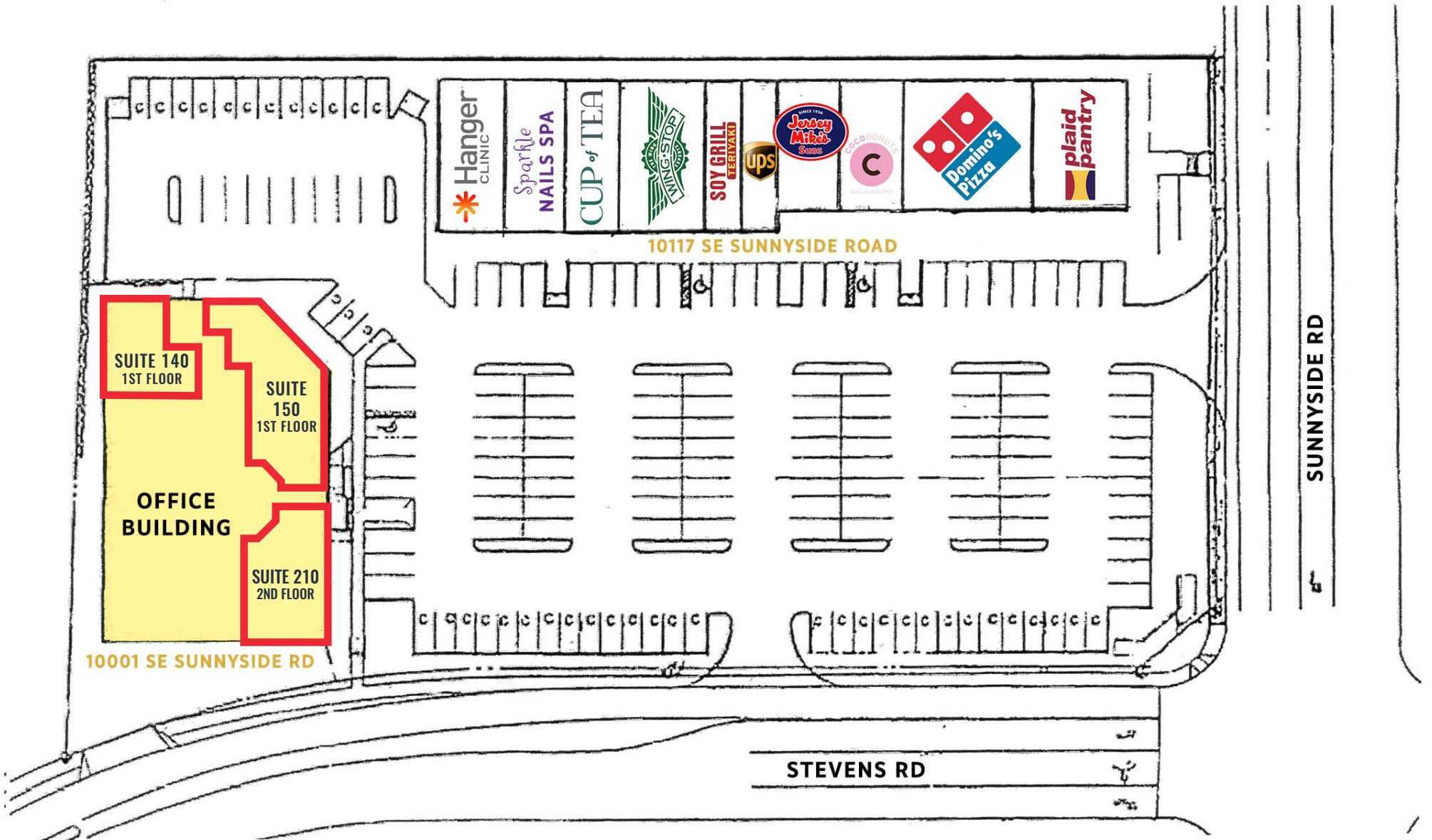
FEATURES & AMENITIES

- Built out as standard office
- Five private offices
- Conference room
- Reception
- Common restrooms
- Lots of natural light
- High-end fixtures
- Building signage available

LOCATION

- Second floor office/medical suite
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, office and medical tenants
- Across the street from Kaiser Sunnyside Hospital
- Great access off I-205 and Sunnyside Road

SITE PLAN



BUILDING PHOTOS



10001 SE SUNNYSIDE ROAD, CLACKAMAS, OR 97015



LOCATION

CLACKAMAS TOWN CENTER



SUNNYSIDE PLAZA

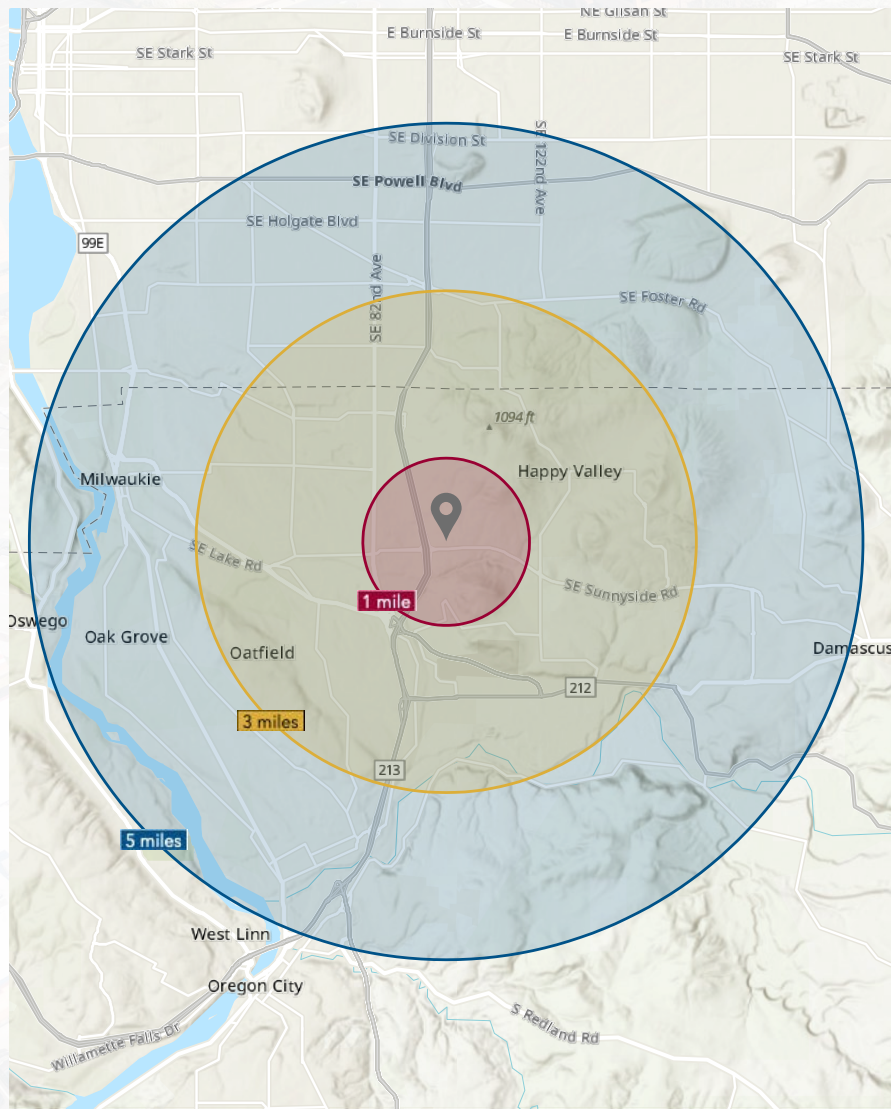


CLACKAMAS PROMENADE



10001 SE SIDE ROAD, CLACKAMAS, OR 97015

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	
POPULATION	2023 Population	11,932	108,238	289,352
	2023 Daytime Population	21,114	110,346	248,220
	2028 Population	12,236	109,595	291,884
	2010-2020 Growth Rate	1.20%	1.08%	0.99%
	2022-2027 Growth Rate	0.50%	0.25%	0.17%
HOUSEHOLDS	2023 Median Age	34.1	39.3	39.5
	2023 Households	5,157	40,420	110,628
	2028 Households	5,310	41,177	112,283
	2010-2020 Growth Rate	1.12%	1.02%	0.95%
	2022-2027 Growth Rate	0.59%	0.37%	0.30%
INCOME	2023 Avg. Household Size	2.27	2.64	2.57
	2023 Avg. Household Income	\$89,990	\$115,180	\$113,094
	2023 Med. Household Income	\$64,269	\$88,116	\$84,136
HOUSING	2023 Per Capita Income	\$38,171	\$43,361	\$43,203
	2023 Avg. Home Value	\$560,150	\$495,146	\$500,453
	2023 Housing Units	5,496	42,307	116,061
	2023 Vacant Housing Units	1,848	27,157	71,174
	2023 Owner Occupied Units	3,309	13,263	39,454
EDUCATION	2023 Renter Occupied Units	339	1,887	5,433
	2023 Population Age 18+	9,408	84,699	228,247
	High School Diploma	1,595	14,231	34,915
LABOR	Bachelor's Degree	1,870	19,292	52,793
	Graduate/Professional Degree	922	9,794	29,615
	2023 Businesses	877	4,057	9,375
2023 Employees	13,301	55,200	98,625	
2023 Unemployment Rate	7.2%	5.2%	5.4%	



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EXCLUSIVELY LISTED BY:



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