

RETAIL SPACE

Damascus Square

19831-20000 SE HWY 212 / DAMASCUS, OR 97089



Excellent retail opportunity available at prime intersection of Hwy 212 and Foster Road

AVAILABLE SPACE

- 3,458 SF – with drive-thru
- 2,000 SF
- 934 SF

LEASE RATE

Call for details

TRAFFIC COUNTS

SE Hwy 212 – 21,971 ADT ('22)

HIGHLIGHTS

- Located in rapidly-growing Damascus trade area
- Signalized access
- Pylon signage available
- Excellent visibility
- Plentiful parking

CONTACT

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Ideal drive-thru space located in the rapidly-growing Damascus trade area

Located in the vibrant Damascus Square shopping center, this prime retail space offers excellent visibility and easy signalized access. Neighboring businesses include Bi-Mart, Dollar Tree, Key Bank, Unlimited Coffee Company, and Papa Murphy's, providing strong traffic and customer synergy. Pylon signage is available, and plentiful parking ensures convenience for both customers and staff.



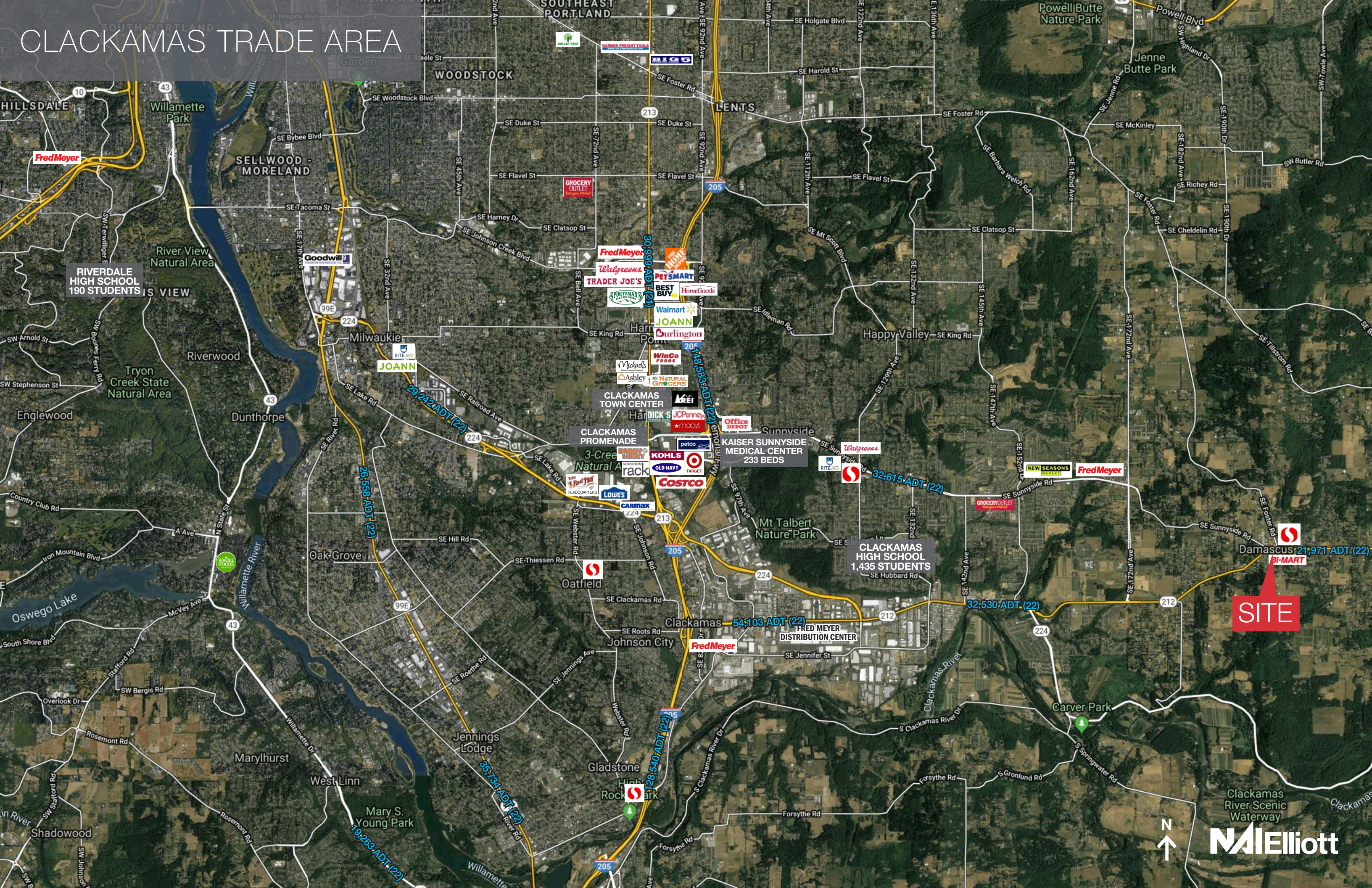
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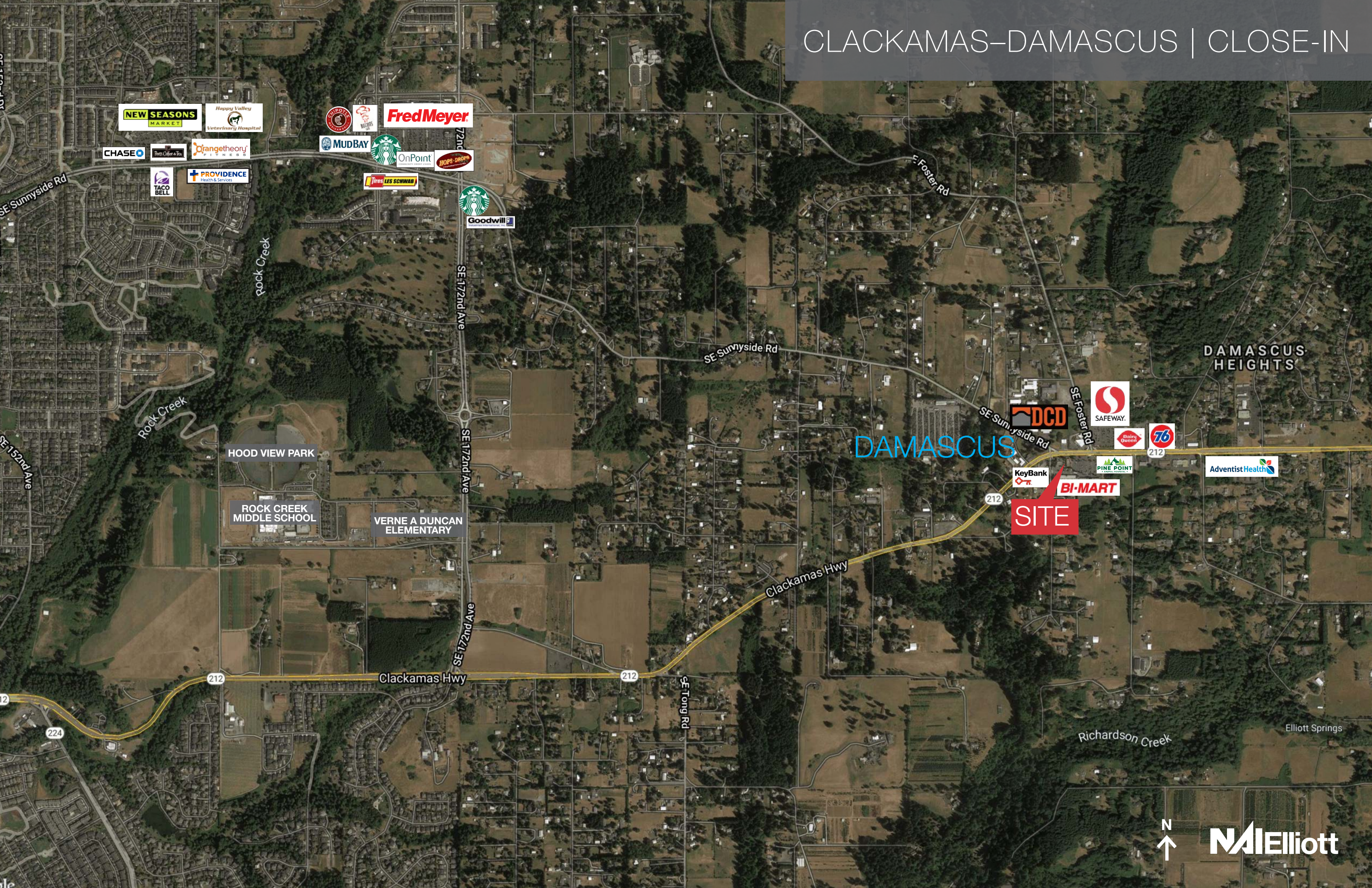
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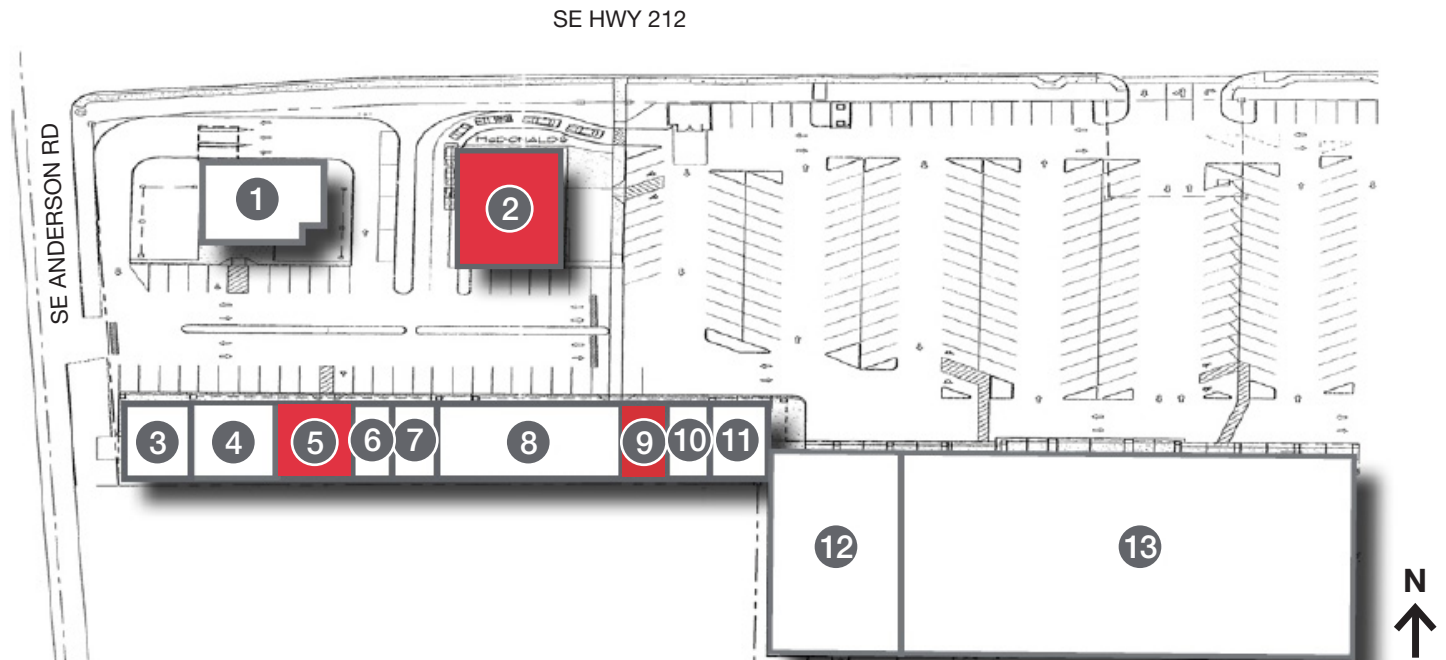
CLACKAMAS TRADE AREA



CLACKAMAS-DAMASCUS | CLOSE-IN



Site plan



#	TENANT	SF
1	Key Bank	3,588 SF
2	AVAILABLE	3,458 SF
3	D.C. Nails & Tanning	1,130 SF
4	Endeavor Physical Therapy	1,817 SF
5	AVAILABLE	2,000 SF
6	Bow + Arrow Coffeehouse	1,000 SF
7	USWC Damascus, Inc.	927 SF

#	TENANT	SF
8	Damascus Liquors	4,100 SF
9	AVAILABLE	934 SF
10	Leaf Tobacco	890 SF
11	Papa Murphy's Take 'n Bake	1,462 SF
12	Dollar Tree	8,571 SF
13	Bi-Mart	31,287 SF

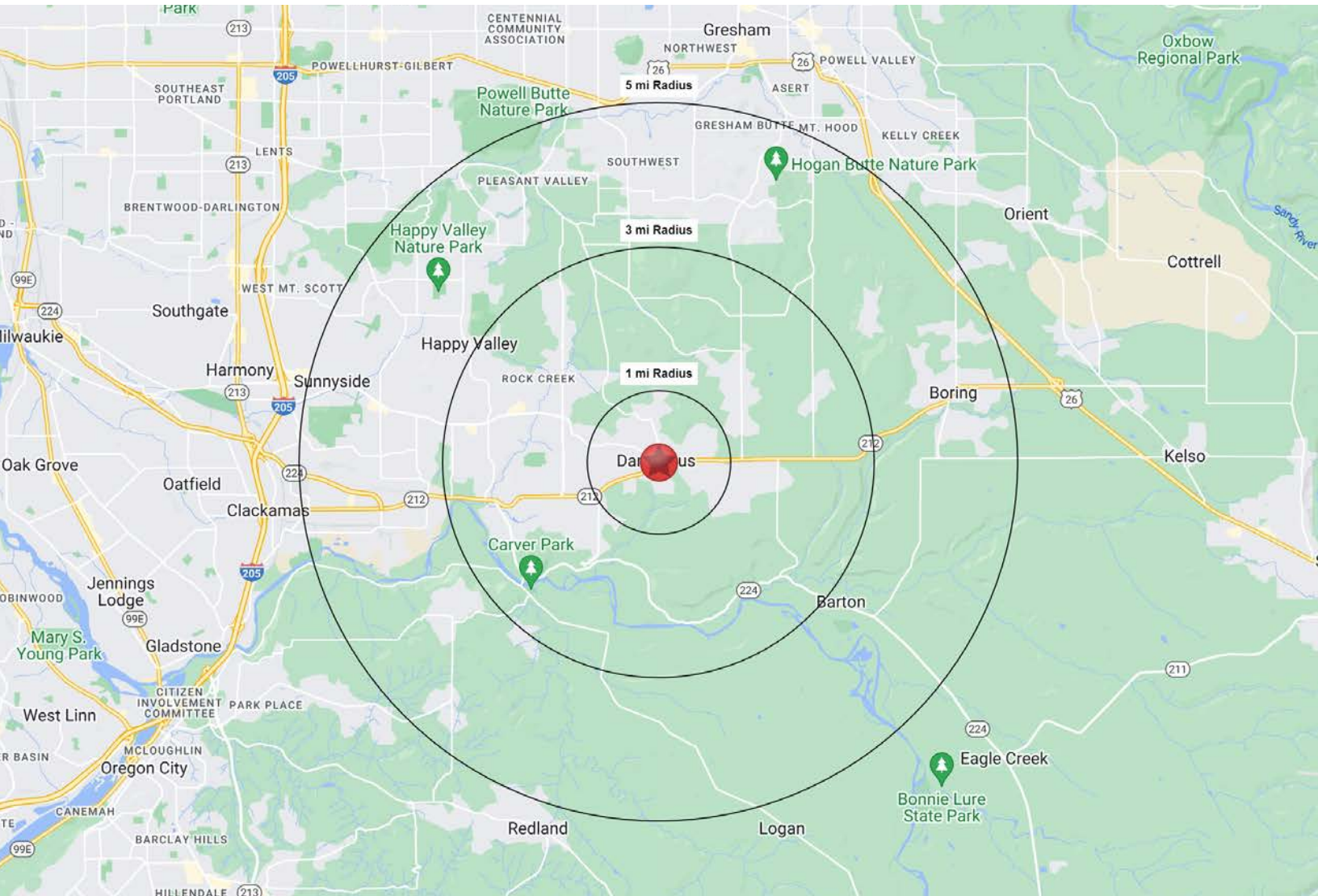
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Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	2,299	28,214	84,212
Projected Population 2028	2,451	30,696	87,309
Average HH Income	\$114,587	\$143,321	\$156,997
Median Home Value	\$561,297	\$556,912	\$527,343
Daytime Population 16+	1,418	12,729	47,624
Some College or Higher	70.9%	73.0%	74.0%

Source: Regis – SitesUSA (2024)

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Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

19850 SE Hwy 212, Damascus, Oregon 97089	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	2,299	28,214	84,212
2028 Projected Population	2,451	30,696	87,309
2020 Census Population	2,350	25,912	82,150
2010 Census Population	2,031	19,493	68,807
Projected Annual Growth 2023 to 2028	1.3%	1.8%	0.7%
Historical Annual Growth 2010 to 2023	1.0%	3.4%	1.7%
Households			
2023 Estimated Households	797	9,759	29,441
2028 Projected Households	848	10,553	30,657
2020 Census Households	795	8,803	28,290
2010 Census Households	711	6,695	24,244
Projected Annual Growth 2023 to 2028	1.3%	1.6%	0.8%
Historical Annual Growth 2010 to 2023	0.9%	3.5%	1.6%
Age			
2023 Est. Population Under 10 Years	7.8%	11.1%	10.2%
2023 Est. Population 10 to 19 Years	12.4%	13.1%	12.7%
2023 Est. Population 20 to 29 Years	7.9%	10.2%	10.3%
2023 Est. Population 30 to 44 Years	15.3%	22.6%	22.0%
2023 Est. Population 45 to 59 Years	23.6%	20.3%	21.5%
2023 Est. Population 60 to 74 Years	26.7%	17.2%	17.5%
2023 Est. Population 75 Years or Over	6.3%	5.4%	5.8%
2023 Est. Median Age	48.7	40.6	41.2
Marital Status & Gender			
2023 Est. Male Population	51.3%	50.8%	50.3%
2023 Est. Female Population	48.7%	49.2%	49.7%
2023 Est. Never Married	30.0%	27.0%	27.2%
2023 Est. Now Married	54.7%	57.7%	57.1%
2023 Est. Separated or Divorced	10.2%	11.9%	11.5%
2023 Est. Widowed	5.1%	3.4%	4.2%
Income			
2023 Est. HH Income \$200,000 or More	12.4%	21.6%	20.4%
2023 Est. HH Income \$150,000 to \$199,999	14.1%	12.7%	14.2%
2023 Est. HH Income \$100,000 to \$149,999	31.6%	23.6%	21.8%
2023 Est. HH Income \$75,000 to \$99,999	17.3%	15.2%	13.2%
2023 Est. HH Income \$50,000 to \$74,999	6.8%	10.2%	12.2%
2023 Est. HH Income \$35,000 to \$49,999	9.0%	6.4%	7.2%
2023 Est. HH Income \$25,000 to \$34,999	3.8%	4.3%	4.6%
2023 Est. HH Income \$15,000 to \$24,999	3.0%	3.1%	3.4%
2023 Est. HH Income Under \$15,000	2.1%	2.7%	3.0%
2023 Est. Average Household Income	\$114,587	\$143,321	\$156,997
2023 Est. Median Household Income	\$113,257	\$124,433	\$119,457
2023 Est. Per Capita Income	\$39,726	\$49,608	\$54,937
2023 Est. Total Businesses	170	1,071	3,666
2023 Est. Total Employees	716	4,757	21,289

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

19850 SE Hwy 212, Damascus, Oregon 97089	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	85.3%	75.2%	75.0%
2023 Est. Black	1.0%	1.9%	2.2%
2023 Est. Asian or Pacific Islander	5.8%	13.2%	12.9%
2023 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
2023 Est. Other Races	7.4%	9.2%	9.4%
Hispanic			
2023 Est. Hispanic Population	151	2,344	7,268
2023 Est. Hispanic Population	6.6%	8.3%	8.6%
2028 Proj. Hispanic Population	6.8%	8.3%	8.7%
2020 Hispanic Population	6.5%	10.2%	9.5%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	1,737	19,968	60,525
2023 Est. Elementary (Grade Level 0 to 8)	0.6%	1.2%	1.7%
2023 Est. Some High School (Grade Level 9 to 11)	3.2%	2.4%	3.4%
2023 Est. High School Graduate	25.3%	23.4%	20.8%
2023 Est. Some College	28.1%	22.8%	23.4%
2023 Est. Associate Degree Only	10.3%	12.1%	11.3%
2023 Est. Bachelor Degree Only	19.3%	23.6%	23.9%
2023 Est. Graduate Degree	13.1%	14.4%	15.4%
Housing			
2023 Est. Total Housing Units	830	10,205	31,056
2023 Est. Owner-Occupied	70.8%	69.8%	63.9%
2023 Est. Renter-Occupied	25.2%	25.8%	30.9%
2023 Est. Vacant Housing	4.0%	4.4%	5.2%
Homes Built by Year			
2023 Homes Built 2010 or later	13.8%	22.0%	13.8%
2023 Homes Built 2000 to 2009	7.9%	18.4%	16.7%
2023 Homes Built 1990 to 1999	11.2%	18.6%	18.9%
2023 Homes Built 1980 to 1989	11.3%	6.1%	13.7%
2023 Homes Built 1970 to 1979	29.3%	16.2%	17.9%
2023 Homes Built 1960 to 1969	8.2%	5.8%	5.1%
2023 Homes Built 1950 to 1959	2.5%	2.2%	2.5%
2023 Homes Built Before 1949	11.8%	6.4%	6.2%
Homes Values			
2023 Home Value \$1,000,000 or More	3.8%	5.8%	5.2%
2023 Home Value \$500,000 to \$999,999	58.0%	53.3%	48.2%
2023 Home Value \$400,000 to \$499,999	26.7%	24.0%	26.3%
2023 Home Value \$300,000 to \$399,999	9.2%	11.7%	13.0%
2023 Home Value \$200,000 to \$299,999	0.7%	1.3%	2.1%
2023 Home Value \$150,000 to \$199,999	0.2%	-	0.3%
2023 Home Value \$100,000 to \$149,999	0.5%	0.7%	1.4%
2023 Home Value \$50,000 to \$99,999	0.8%	1.5%	1.4%
2023 Home Value \$25,000 to \$49,999	-	0.8%	0.8%
2023 Home Value Under \$25,000	0.2%	1.0%	1.2%
2023 Median Home Value	\$561,297	\$556,912	\$527,343
2023 Median Rent	\$1,419	\$1,495	\$1,442

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

19850 SE Hwy 212, Damascus, Oregon 97089	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	1,931	22,649	68,812
2023 Est. Civilian Employed	63.6%	64.7%	61.7%
2023 Est. Civilian Unemployed	1.8%	1.3%	1.7%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	34.6%	33.9%	36.6%
2023 Labor Force Males	51.0%	50.6%	49.9%
2023 Labor Force Females	49.0%	49.4%	50.1%
Occupation			
2023 Occupation: Population Age 16 Years or Over	1,229	14,661	42,447
2023 Mgmt, Business, & Financial Operations	20.4%	21.5%	20.8%
2023 Professional, Related	16.9%	22.3%	24.0%
2023 Service	21.8%	12.5%	13.2%
2023 Sales, Office	18.7%	23.3%	22.0%
2023 Farming, Fishing, Forestry	0.2%	-	0.2%
2023 Construction, Extraction, Maintenance	11.9%	8.8%	7.8%
2023 Production, Transport, Material Moving	10.1%	11.5%	12.0%
2023 White Collar Workers	56.0%	67.1%	66.8%
2023 Blue Collar Workers	44.0%	32.9%	33.2%
Transportation to Work			
2023 Drive to Work Alone	73.3%	63.4%	61.0%
2023 Drive to Work in Carpool	2.3%	6.8%	6.6%
2023 Travel to Work by Public Transportation	0.1%	0.6%	1.1%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	-	0.9%	1.4%
2023 Other Means	0.3%	1.1%	0.9%
2023 Work at Home	24.0%	27.3%	28.9%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	17.4%	20.4%	20.8%
2023 Travel to Work in 15 to 29 Minutes	30.5%	38.4%	39.3%
2023 Travel to Work in 30 to 59 Minutes	45.4%	34.5%	33.6%
2023 Travel to Work in 60 Minutes or More	6.7%	6.8%	6.4%
2023 Average Travel Time to Work	29.2	25.4	24.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$62.67 M	\$884.77 M	\$2.88 B
2023 Est. Apparel	\$2.24 M	\$32.05 M	\$104.58 M
2023 Est. Contributions, Gifts	\$3.74 M	\$55.36 M	\$180.45 M
2023 Est. Education, Reading	\$2.15 M	\$32.64 M	\$107.29 M
2023 Est. Entertainment	\$3.65 M	\$51.77 M	\$168.71 M
2023 Est. Food, Beverages, Tobacco	\$9.47 M	\$132.24 M	\$430.78 M
2023 Est. Furnishings, Equipment	\$2.26 M	\$31.98 M	\$104.22 M
2023 Est. Health Care, Insurance	\$5.67 M	\$78.41 M	\$255.06 M
2023 Est. Household Operations, Shelter, Utilities	\$19.96 M	\$281.49 M	\$919.07 M
2023 Est. Miscellaneous Expenses	\$1.19 M	\$16.85 M	\$55.04 M
2023 Est. Personal Care	\$845.51 K	\$11.87 M	\$38.7 M
2023 Est. Transportation	\$11.5 M	\$160.1 M	\$520.58 M