

Clackamas | Oregon

Northwest EyeCare Flex Facility

15259 SE 82ND AVE | CLACKAMAS, OR

PRICE: \$2,200,000
RENTABLE SF 10,040

Flexible Office/Retail Space

Suitable for Owner/User or Investment



Scott Logan

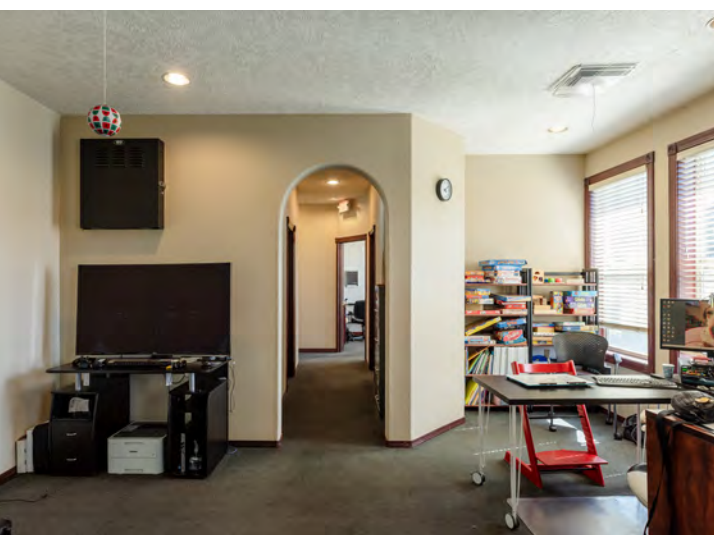
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Colliers









Executive Summary

PRICE

\$2.2M

RENTABLE SF

10,040

OCCUPANCY

81%

Colliers International presents for sale the Northwest EyeCare Flex Facility located at 15259 SE 82nd Drive in Clackamas, Oregon. This two-story office building, constructed in 1998, consists of 10,040 rentable square feet, and is situated on a 0.48-acre L-shaped lot featuring two separate parking areas. Zoned C-3 (General Commercial), the property supports a variety of uses, including professional offices and retail services. The majority of the rentable space is leased to Northwest EyeCare Professionals, a well-regarded optometry practice with multiple locations throughout the Portland metro. The company operates under a lease expiring in 2032, and is willing to consider potential lease alterations to accommodate a buyer with specific space requirements. The offering is ideal for owner/users seeking an established headquarters location while benefiting from stable rental income.

The property is well situated in Clackamas within a vibrant commercial corridor that enhances its appeal for businesses and tenants. The property is located near major amenities including Clackamas Town Center, Costco, and Kaiser Permanente Sunnyside Medical Center, all within a few miles. Nearby attractions provide ample retail, dining, and healthcare options, while the nearby freeway access ensures mobility for employees and customers. Downtown Portland and the I-205 Bridge en route to Vancouver are both under 20 minutes' drive time, as is the intersection of I-5 and I-205.



Address	15259 SE 82nd Drive, Clackamas, OR 97015
Building Size	12,247 SF
Lot Size	20,826 (0.48 Acres)
Year Built	1998
Tenancy	Multi-Tenant, Office and Retail Use
Stories	2
Construction	Wood Frame
Zoning	C3 (General Commercial)
Parking	2 Lots, 31 Spaces plus Street
Floor Area Ratio	0.59
Roof	Sloped
Elevator Served	Yes

Executive Summary

Property Highlights

- Ideal Opportunity for Owner/User Desiring Ownership with Rental Income
- Anchored by Northwest EyeCare | Long-Time Tenant with 2032 Expiration
- Flexible Tenancy | Space can be Reconfigured to Suit Buyer*
- In-Place Income with Long-Term Leases*
- Currently Occupied by Two Tenants, with Two Vacant Suites Available
- Excellent Freeway Access | Proximate to I-205 and Highways 224 and 212
- Nearby Amenities Include Clackamas Town Center, Kaiser Permanente, and Costco
- L-Shaped Parcel with Two Parking Lots
- Attractive Entrance Foyer with Elevator Access
- Large Windows | Ample Natural Lighting
- Multiple Bathrooms on Each Floor

*Contact Agent for Income/Expense Data or Lease Details



Area Demographics

Population Summary

	1 Mile	3 Miles	5 Miles
2030 Projection	9,695	91,957	240,106
2025 Estimated	9,605	90,873	236,911
2010 Total Population	9,291	83,261	209,816

Household Summary

	1 Mile	3 Miles	5 Miles
2030 Projection	4,082	35,932	93,930
2025 Estimated	4,013	35,205	92,088
2010 Total Households	3,914	32,251	81,760

Household Income

	1 Mile	3 Miles	5 Miles
\$200,000+	11.9%	15.6%	18.5%
\$150,000 - \$199,999	8.6%	10.8%	11.3%
\$100,000 - \$149,999	21.4%	20.6%	20.3%
\$75,000 - \$99,999	14.4%	12.8%	12.5%
\$50,000 - \$74,999	22.5%	17.1%	16.4%
\$35,000 - \$49,999	7.0%	7.4%	7.5%
\$25,000 - \$34,999	6.3%	5.1%	4.5%
\$15,000 - \$24,999	3.6%	4.1%	3.5%
Less than \$15,000	4.2%	6.5%	5.5%
Average Household Income	\$115,807	\$122,673	\$134,211
Median Household Income	\$84,275	\$92,968	\$100,217
Per Capita Income	\$47,016	\$47,796	\$52,056



2025 Population by Age

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	9,605	90,873	236,911
Under 10 Years	10.4%	10.3%	10.4%
10 to 19 Years	10.8%	11.4%	11.6%
20 to 29 Years	12.6%	11.9%	11.6%
30 to 44 Years	20.6%	20.8%	22.0%
45 to 59 Years	18.1%	19.1%	19.3%
60 to 74 Years	18.1%	17.1%	16.4%
75 Years or Over	9.4%	9.3%	8.6%
Median Age	41.8	42.0	41.4

2025 Population 25+ Education Level

	1 Mile	3 Miles	5 Miles
Total	7,019	66,205	171,586
Less than 9th Grade	3.4%	2.2%	2.2%
9th - 12th Grade, No Diploma	3.4%	3.2%	3.1%
High School Graduate	23.0%	18.4%	16.2%
GED/Alternative Credential	5.3%	5.3%	4.6%
Some College, No Degree	24.8%	23.4%	20.4%
Associate Degree	12.0%	11.2%	10.9%
Bachelor's Degree	20.1%	25.0%	28.3%
Graduate/Professional Degree	8.0%	11.4%	14.5%

Amenity Map





Clackamas Town Center

Clackamas Town Center boasts 170 restaurants and eateries including California Pizza Kitchen, The Cheesecake Factory, and Panera Bread. Anchor stores are Dave & Buster's, Macy's, Macy's HOME, JCPenney, Cinemark Theaters (20 screens) and Oregon's largest Barnes & Noble Booksellers as well as national brands Sephora, Ulta Beauty, lululemon athletica, REI co-op, and H&M.



170
stores and restaurants



1.4M SF
of retail on 100 acres

Portland MSA

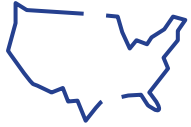


15259 SE 82nd Drive is located in the Sunnyside neighborhood of Clackamas County, a suburban community of Portland, Oregon.

Clackamas (an unincorporated community) is part of the Portland MSA and lies approximately 10 miles southeast of downtown Portland and to the east of Interstate 205.

Clackamas County is Oregon's third-most populous county.

Portland MSA Overview



ONE OF THE BEST PLACES TO LIVE IN THE US

U.S. NEWS & WORLD REPORT, 2022-2023

Portland ranked highest in its desirability, quality of life, and job market.



TECH INDUSTRY

108,700+ tech employees in the Portland MSA



EDUCATION

51.9% of residents have a Bachelor's degree or greater



IN-MIGRATION

Portland is the #2 moving destination in the USA



UNEMPLOYMENT

Unemployment rate is 4.2% in the Portland MSA



BIKE-FRIENDLY

315+ miles of bike lanes throughout the city make it easy to get around by bicycle



PUBLIC TRANSIT

530+ square miles are served by various modes of public transportation



BEST AIRPORT

#2 Airport in the nation, ranked by Travel + Leisure 2022



COMMUTE

The average commute time is 23.9 minutes, below the national average of 26.8 minutes.



Portland MSA Employment

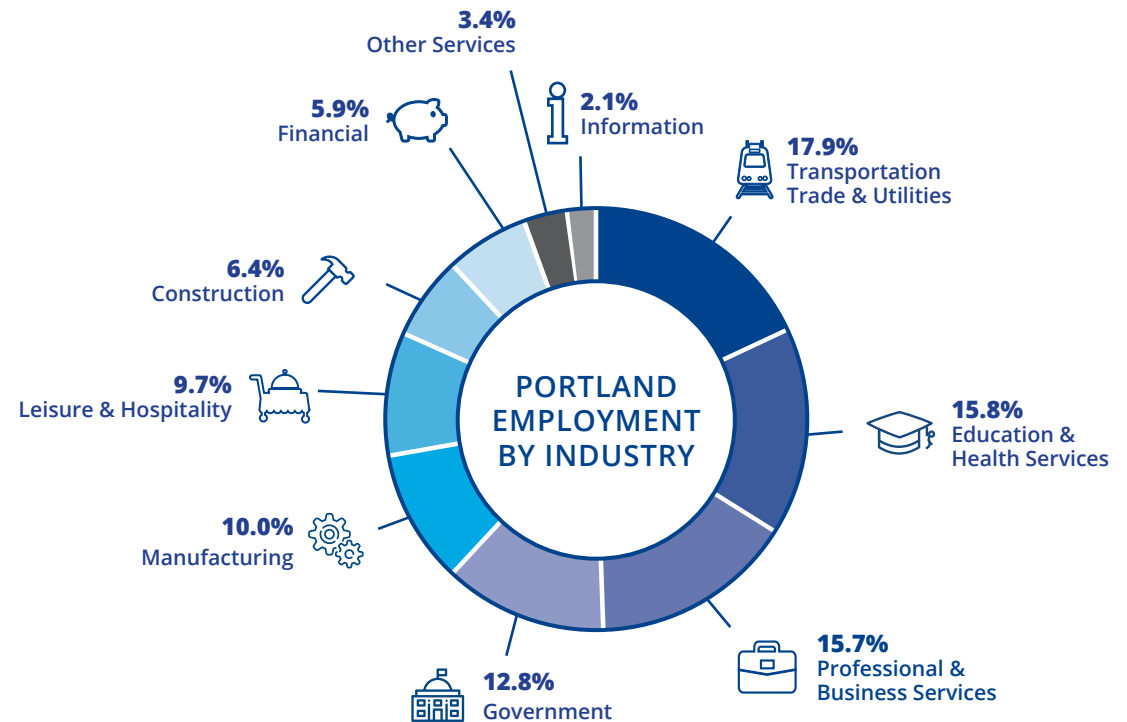
EMPLOYMENT

- Portland ranked 6th for prosperity and compares favorably to other top metropolitan areas in The Brookings Institution's 2023 Metro Monitor composite index, which ranks the 100 largest MSAs across job growth, unemployment, gross product range and home prices.
- Oregon was ranked 3rd in employment growth (647,600 jobs) in the USA in 2022 (Seidman Institute)
- Portland had a median household income of \$85,876 in 2024

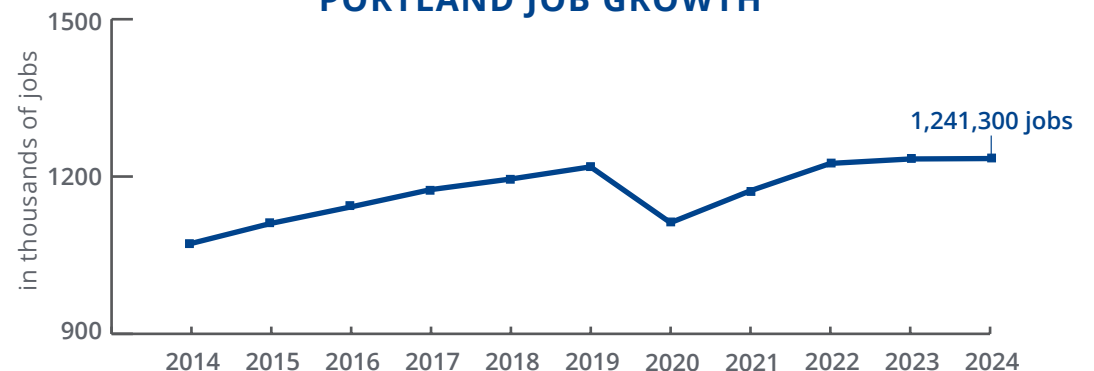
PORTLAND'S TOP EMPLOYERS 2024

Company	# Employees
Intel	23,192
OHSU	20,917
Providence	20,700
Kaiser Permanente	13,086
Nike	10,700
Fred Meyer	9,000
Portland Public Schools	7,638
City of Portland	6,631
Multnomah County	5,626
Beaverton School District	5,432
US Dept. of Veterans Affairs	3,846
US Postal Service	3,724
Portland State University	3,599
Trimet	3,400
Vancouver Public Schools	3,264

Source: Portland Business Journal, Book of Lists 2024



PORTLAND JOB GROWTH



Source: BLS, Economy at a Glance, Portland-Vancouver-Hillsboro, OR-WA



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