

EXECUTIVE SUMMARY

FOR SALE | \$2,400,000
9691 SE 82ND AVE, HAPPY VALLEY, OR 97086



OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	10,788 SF
Lot Size:	32,143 SF
Price / SF:	\$222.47
Year Built:	1981
Zoning:	Corridor Commercial
Market:	Happy Valley

PROPERTY OVERVIEW

Large 10,788 SF retail building with signage on 32,143 SF lot that includes plentiful off-street parking stalls. The driveways to the property have access to both SE 82nd Ave and SE 81st Ave. Zoning allows for a variety of uses.

LOCATION OVERVIEW

A retail location doesn't get much better than busy 82nd Avenue. Thousands of cars travel by daily, and there is easy access to I-205, making for an easy commute. The light rail stops right across the street and is located just 20 minutes away from the Portland International Airport. A multitude of casual and fine dining restaurants, food carts, pubs, and bars surround this property.

PROPERTY HIGHLIGHTS

- Easy access to I-205
- Prominent signage
- Plentiful off-street parking stalls
- Served by Trimet bus line 72

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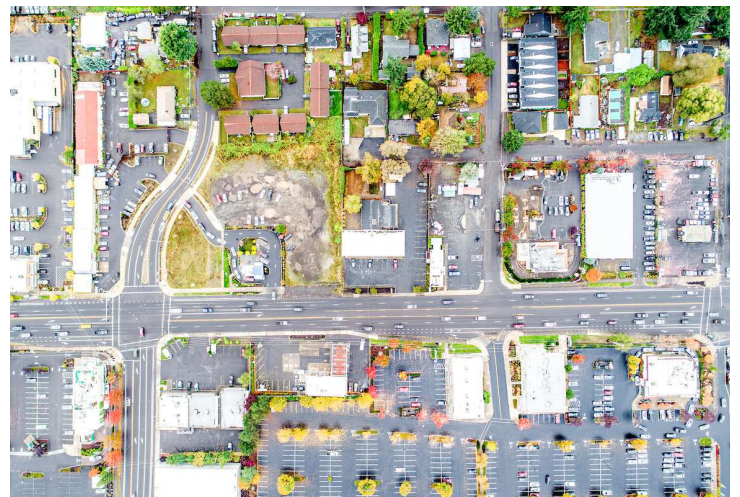
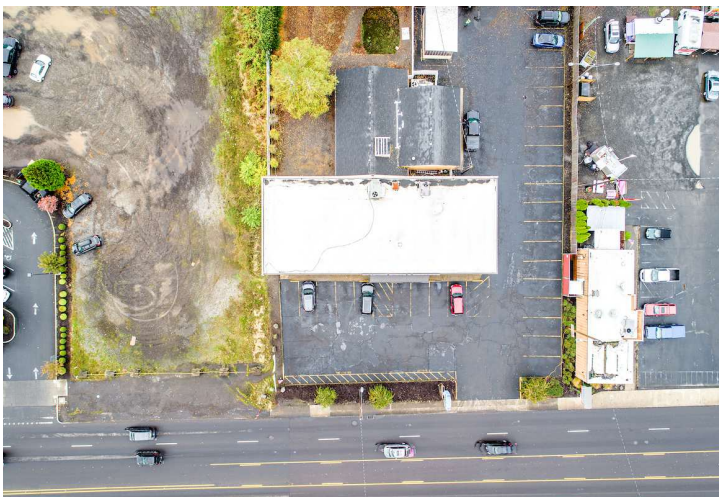
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Allowable Uses

This property is zoned Corridor Commercial (CC). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The CC zone is a medium density commercial zone intended for development within Happy Valley's existing or planned high quality transit service. The CC zone allows for convenient access to transit and increased residential and employment densities. This zone implements a high-quality pedestrian environment.

To learn more about this zoning, visit:

<https://dochub.clackamas.us/documents/drupal/439eecef-f529-4215-9650-44333a87124a>

Specific allowable uses include the following:

Allowed	Limited/Conditional
Places of Worship	Public Utility Facilities
Fitness Facilities	Radio & Tv Transmission and Receiving Towers
Child Care Facilities	Heliport
Offices	Dog Services
Outpatient Clinics	
Retailing	
Recreational Sports Facilities	
Research Facilities & Laboratories	
Parking Lots & Parking Structures	
Hotels & Motels	
Marijuana Retail	
Entertainment Facilities	

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FLOOR PLAN - FIRST FLOOR

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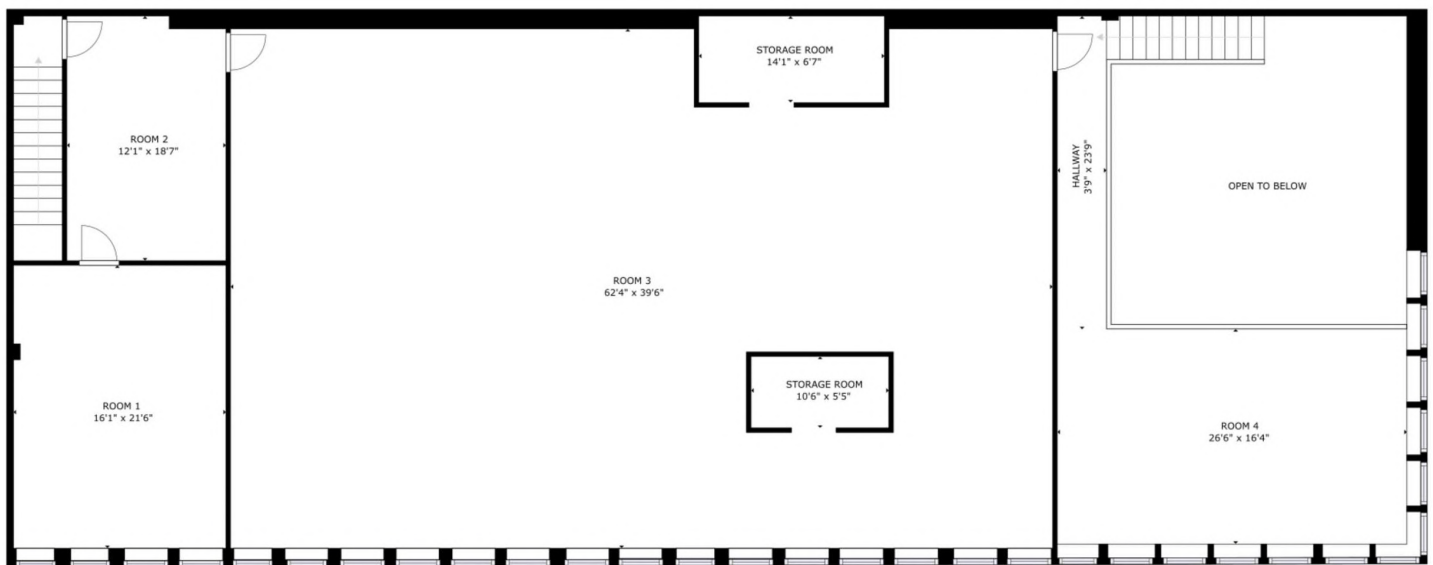
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FLOOR PLAN - SECOND FLOOR

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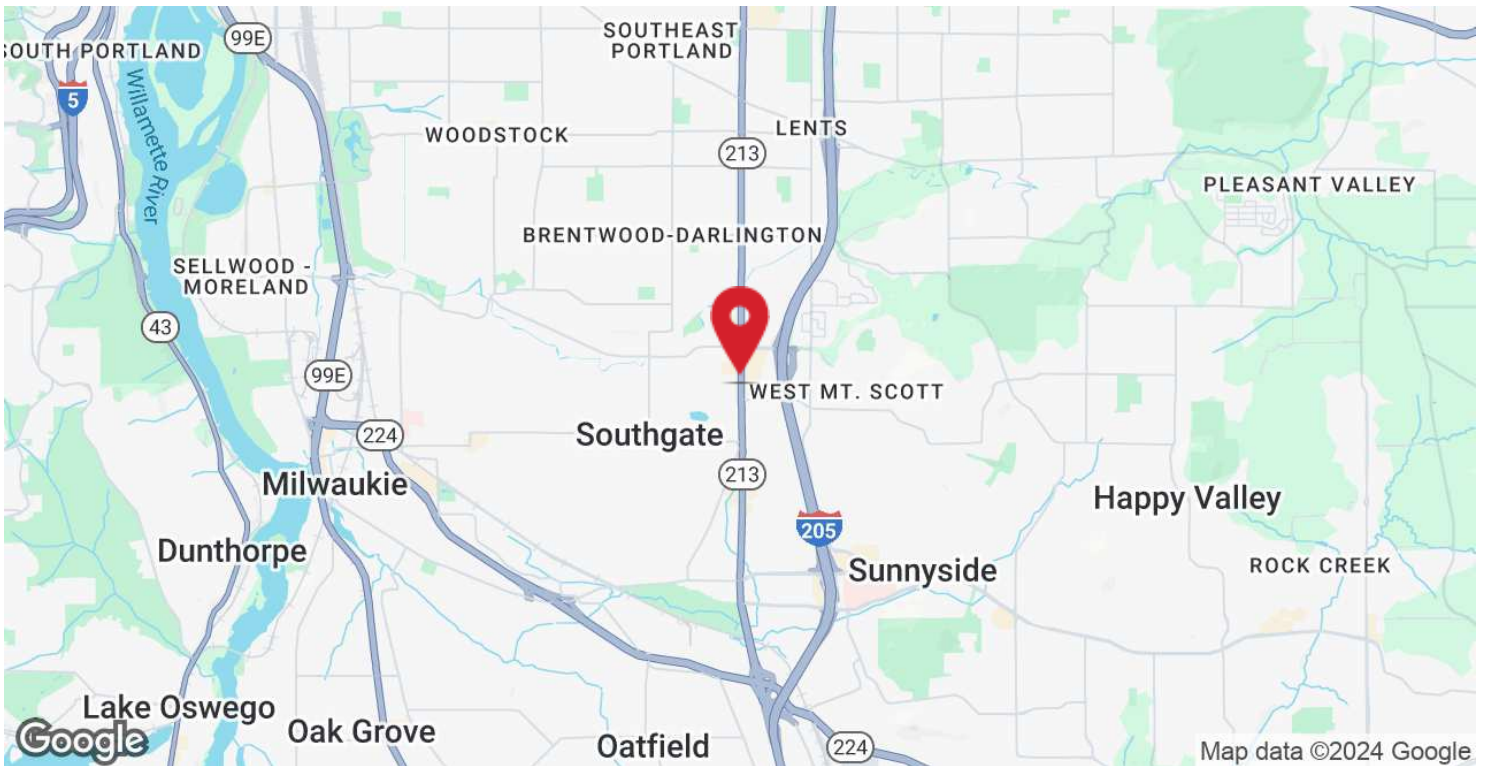
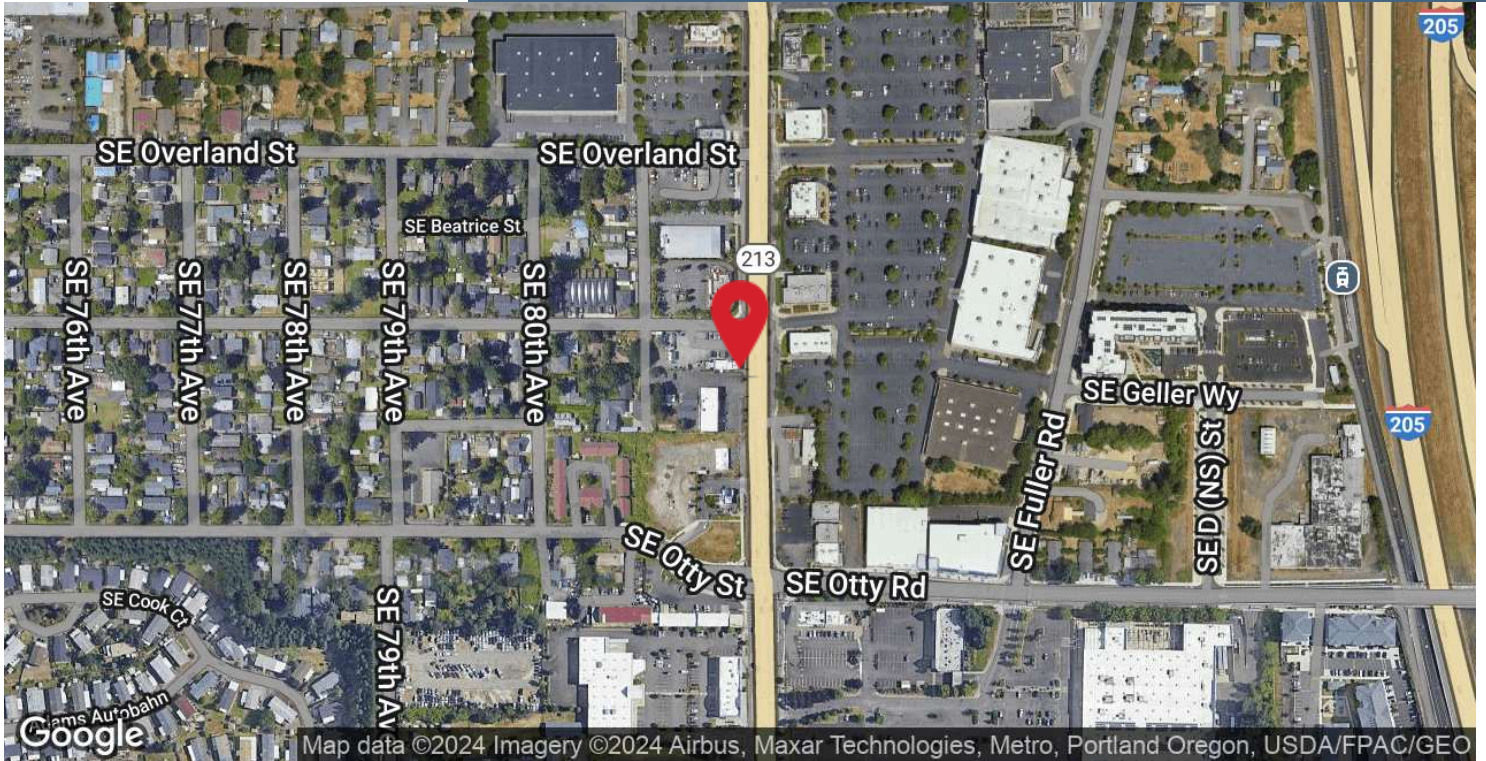
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LOCATION MAPS

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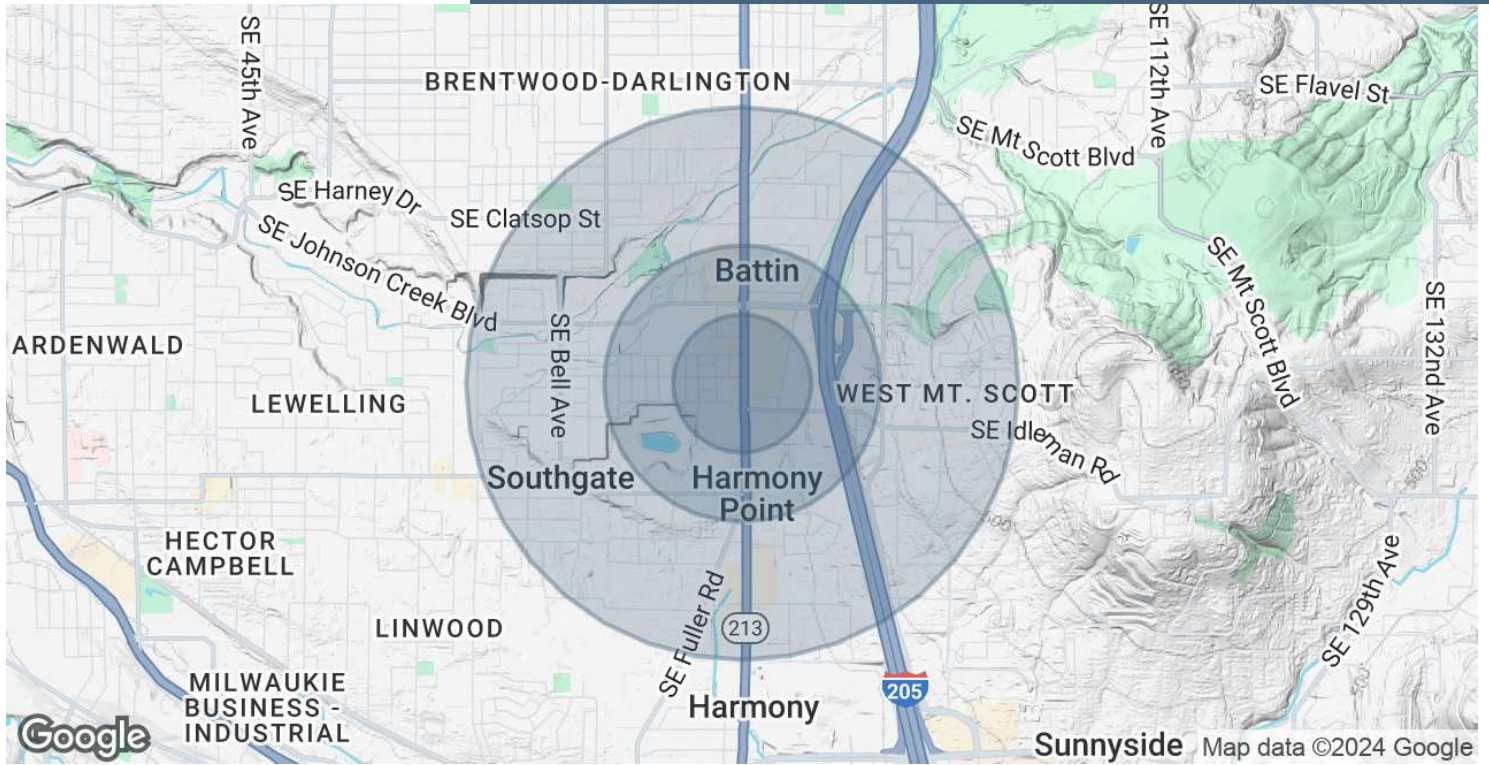
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	791	3,986	18,717
Average Age	31.6	32.2	37.4
Average Age (Male)	29.9	31.0	34.4
Average Age (Female)	35.5	34.9	40.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	331	1,728	7,940
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$63,929	\$62,358	\$64,912
Average House Value	\$253,834	\$191,402	\$231,353

* Demographic data derived from 2020 ACS - US Census

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RETAILER MAP

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