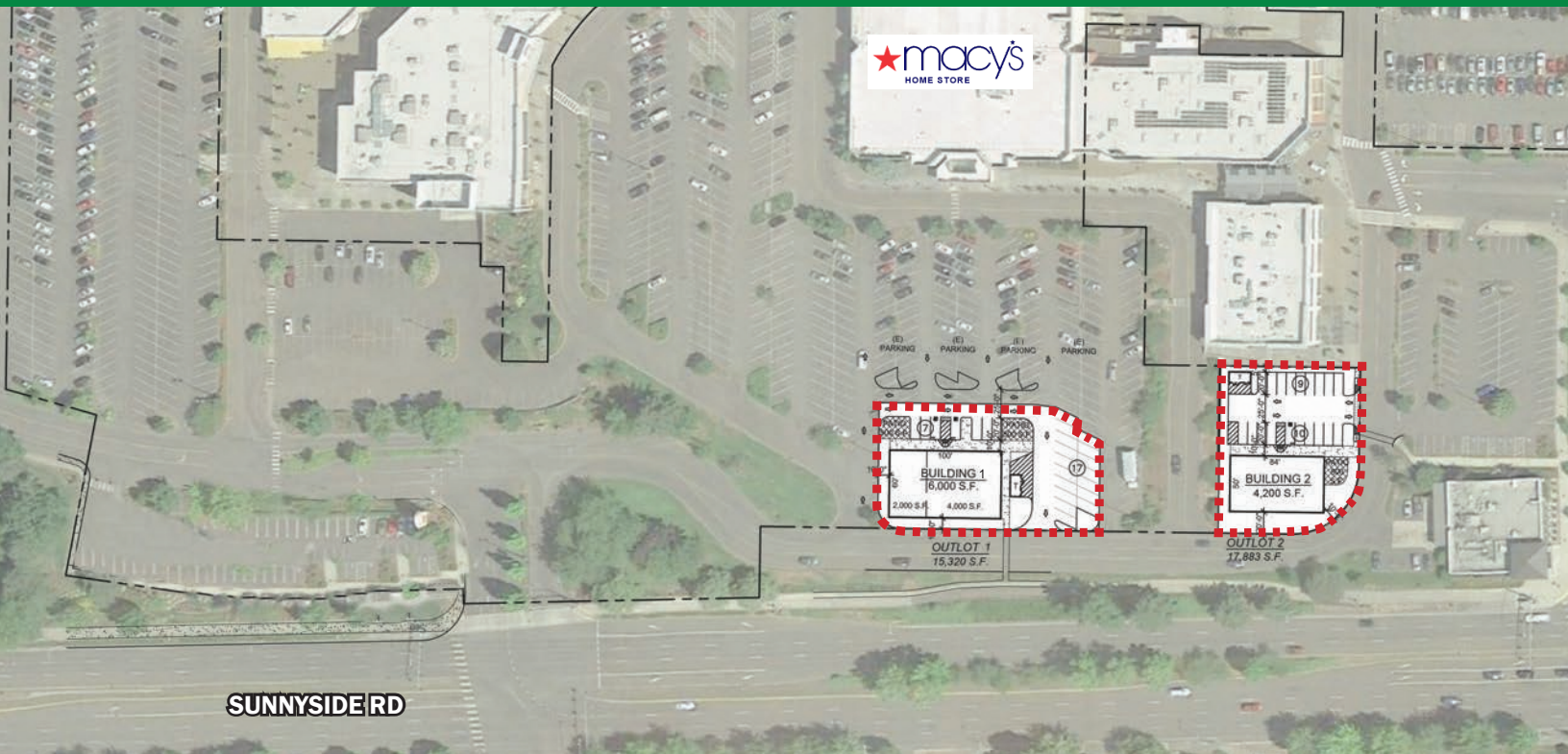


FOR LEASE > CLACKAMAS TOWN CENTER

PADS AT MACY'S



LOCATION

Macy's parking lot, Clackamas Town Center, Clackamas Oregon

AVAILABLE SPACES

Two new pad sites available for Ground Lease or Build to Suit

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Sunnyside Rd - 33,020 ADT ('20)

SE 82nd Ave - 34,472 ADT ('18)

I-205 - 128,527 ADT ('20)

HIGHLIGHTS

- Newly available pads at Clackamas Town Center offering great visibility and easy access in the Macy's parking lot facing Sunnyside Road.
- Available for Ground Lease or Build to Suit.
- Clackamas Town Center is anchored by Macy's, Nordstrom, REI, Dick's Sporting Goods, Century Theaters, and JC Penney.



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PADS AT MACY'S CLACKAMAS TOWN CENTER

CLACKAMAS, OR



Fred Meyer

32,829 ADT (20)

TRADER JOE'S

35,629 ADT (18)

Walmart

148,771 ADT (20)

AMERICAN FREIGHT FURNITURE - MATTRESS

Durlington

ROSS DRESS FOR LESS

Michael's

USbank

Ashley HOMESTORE

SHERWIN WILLIAMS

Wendy's

Denny's

buybuy BABY

34,472 ADT (18)

16,548 ADT (18)

COSTCO WHOLESALE

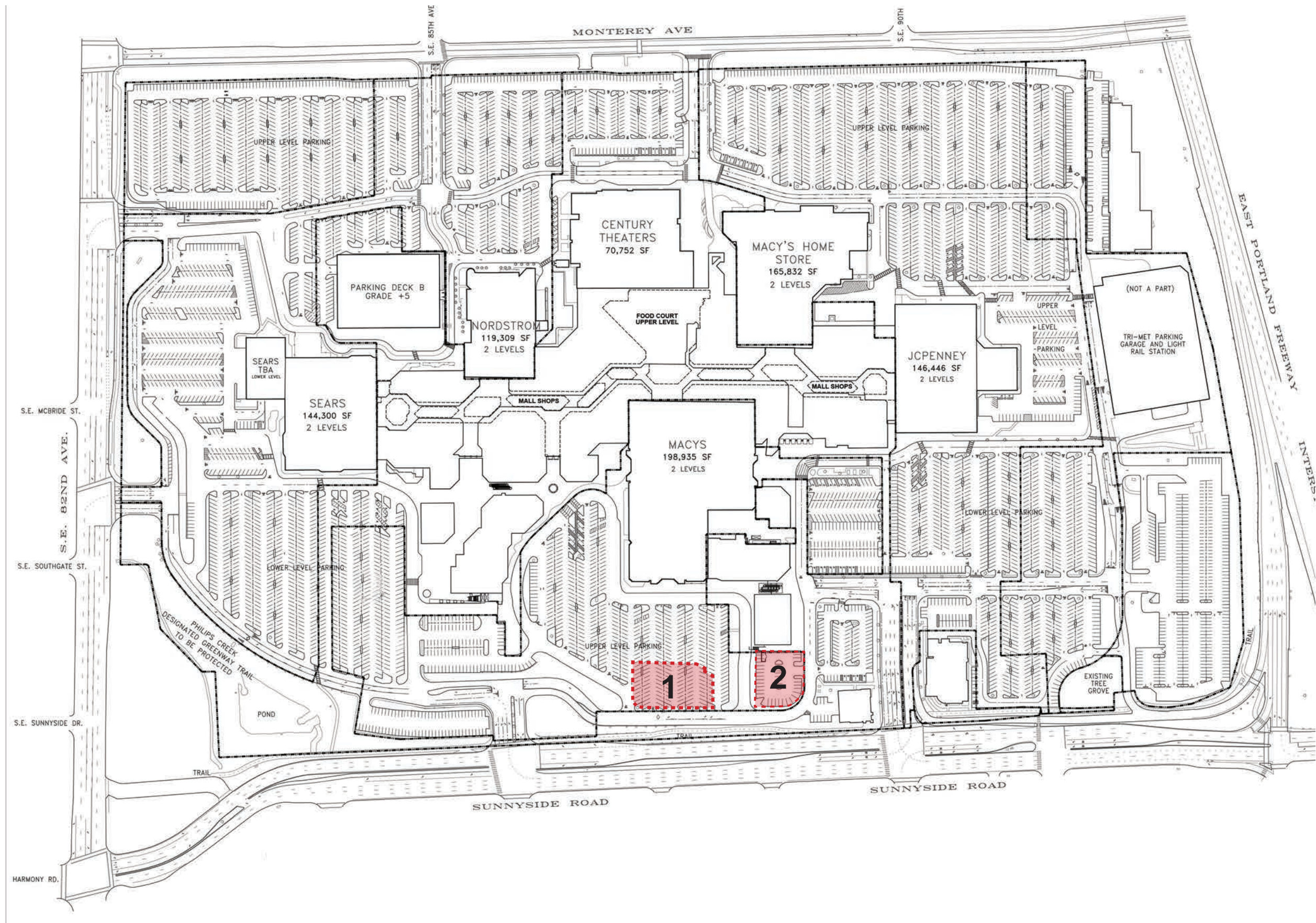
LOWE'S

CARMAX

37,407 ADT (20)

CLACKAMAS TOWN CENTER
 NORDSTROM
 MACY'S
 JC PENNEY
 REI
 BARNES & NOBLE
 COACH
 DICK'S SPORTING GOODS

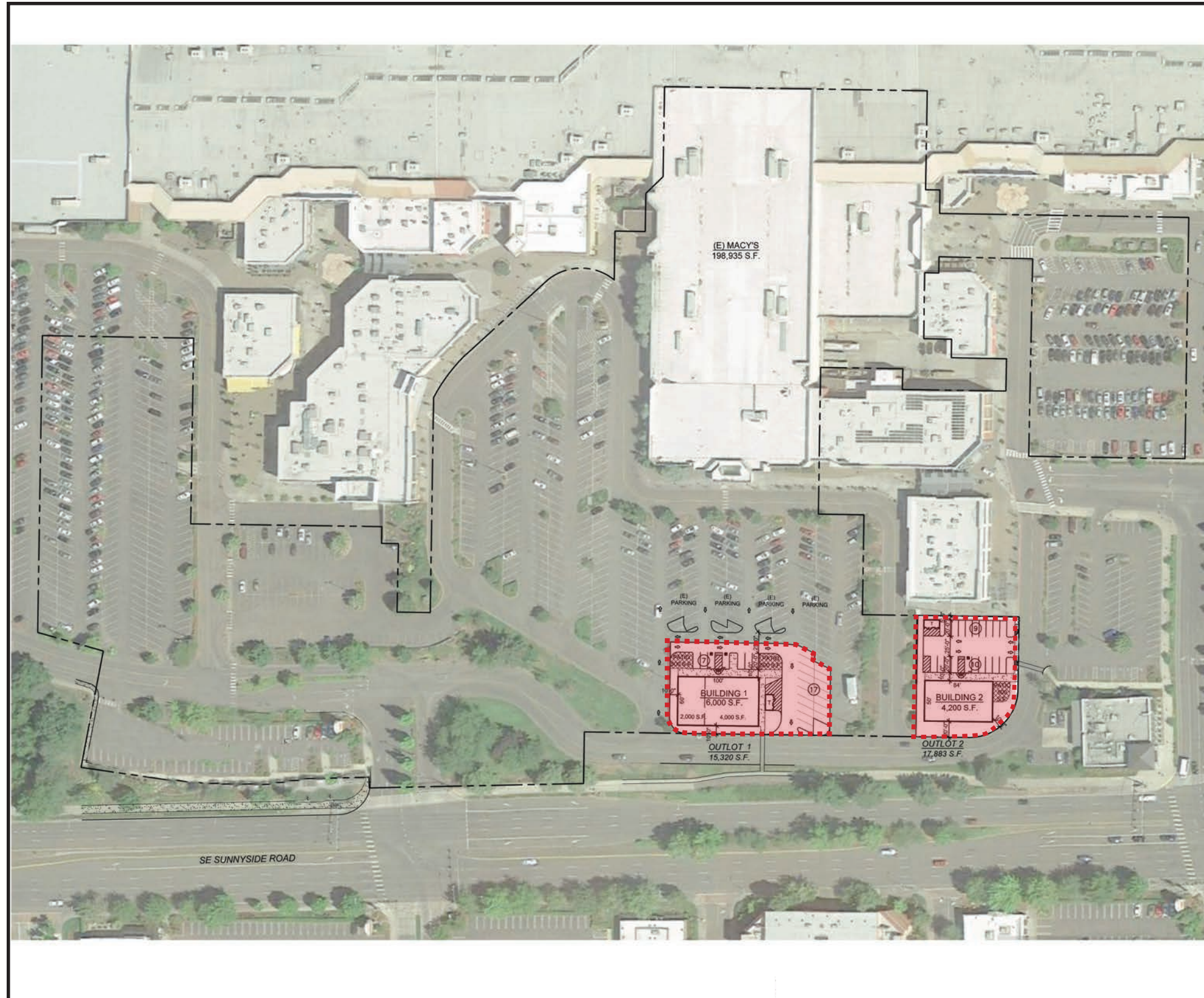
CLACKAMAS PROMENADE
 TARGET
 NORDSTROM RACK
 KOHL'S
 MEN'S WEARHOUSE
 OLD NAVY
 PETCO
 HOBBY LOBBY
 OLIVE GARDEN
 STANFORD'S



PADS AT MACY'S CLACKAMAS TOWN CENTER

CLACKAMAS, OR

SITE PLAN | AVAILABLE PADS AT CLACKAMAS TOWN CENTER



APN: 0011-7037
 SITE AREA: ± 657,756 S.F. (15.1 AC.)
 ZONING: PMU 1 (PLANNED MIXED-USE 1)

EXISTING CONDITIONS:

TOTAL BUILDING AREA: 1,658,113 S.F.
 TOTAL PARKING PROVIDED: 7,462 SPACES
 PARKING RATIO: 4.5 SPACES / 1,000 S.F.

MACY'S SITE AREA: ± 657,756 S.F. (15.1 AC.)
 MACY'S BUILDING AREA: 198,935 S.F.
 PARKING PROVIDED: 895 SPACES
 PARKING RATIO: 4.4 SPACES / 1,000 S.F.

PROPOSED SITE LAYOUT:

MACY'S
 NEW SITE AREA: 599,796 S.F. (13.8 AC.)
 (E) BUILDING AREA: 198,935 S.F.
 PARKING REQUIRED:
 S.C. AT 1/250 (198,935 S.F.): 796 SPACES
 DISPLACED PARKING: 158 SPACES
 REMAINING PARKING PROVIDED: 737 SPACES
 PARKING RATIO: 3.7 SPACES / 1,000 S.F.

NEW OUTLOT 1
 SITE AREA: 18,644 S.F. (0.43 AC.)
 BUILDING 1 AREA: 4,200 S.F.
 PARKING REQUIRED:
 S.C. AT 1/250 (4,200 S.F.): 17 SPACES
 DISPLACED PARKING: 50 SPACES
 NEW PARKING PROVIDED: 17 SPACES
 PARKING RATIO: 4 SPACES / 1,000 S.F.

NEW OUTLOT 2
 SITE AREA: 17,883 S.F. (0.41 AC.)
 BUILDING 2 AREA: 4,200 S.F.
 PARKING REQUIRED:
 S.C. AT 1/250 (4,200 S.F.): 17 SPACES
 DISPLACED PARKING: 35 SPACES
 NEW PARKING PROVIDED: 19 SPACES
 PARKING RATIO: 4.5 SPACES / 1,000 S.F.

NEW OUTLOT 3
 SITE AREA: 21,433 S.F. (0.40 AC.)
 BUILDING 3 AREA: 6,000 S.F.
 PARKING REQUIRED:
 S.C. AT 1/250 (6,000 S.F.): 24 SPACES
 DISPLACED PARKING: 73 SPACES
 NEW PARKING PROVIDED: 24 SPACES
 PARKING RATIO: 4 SPACES / 1,000 S.F.

PROPOSED MACY'S + 3 OUTLOTS LAYOUT SUMMARY:

AGGREGATE BUILDING AREA: 213,335 S.F.
 AGGREGATE PARKING COUNT: 797 SPACES
 AGGREGATE PARKING RATIO: 3.7 SPACES / 1,000 S.F.
 NET PARKING SPACE REDUCTION: 158 SPACES

PROPOSED TOTAL LAYOUT SUMMARY:

AGGREGATE TOTAL BUILDING AREA: 1,672,513 S.F.
 AGGREGATE TOTAL PARKING: 7,357 SPACES
 AGGREGATE PARKING RATIO: 4.4 SPACES / 1,000 S.F.

REFERENCE:

CITY PARKING REQUIREMENTS:
 RETAIL AT 1/250 S.F.
 RESTAURANT AT 1/111 S.F.



*Pads have reciprocal parking with Clackamas Town Center



PADS AT MACY'S CLACKAMAS TOWN CENTER

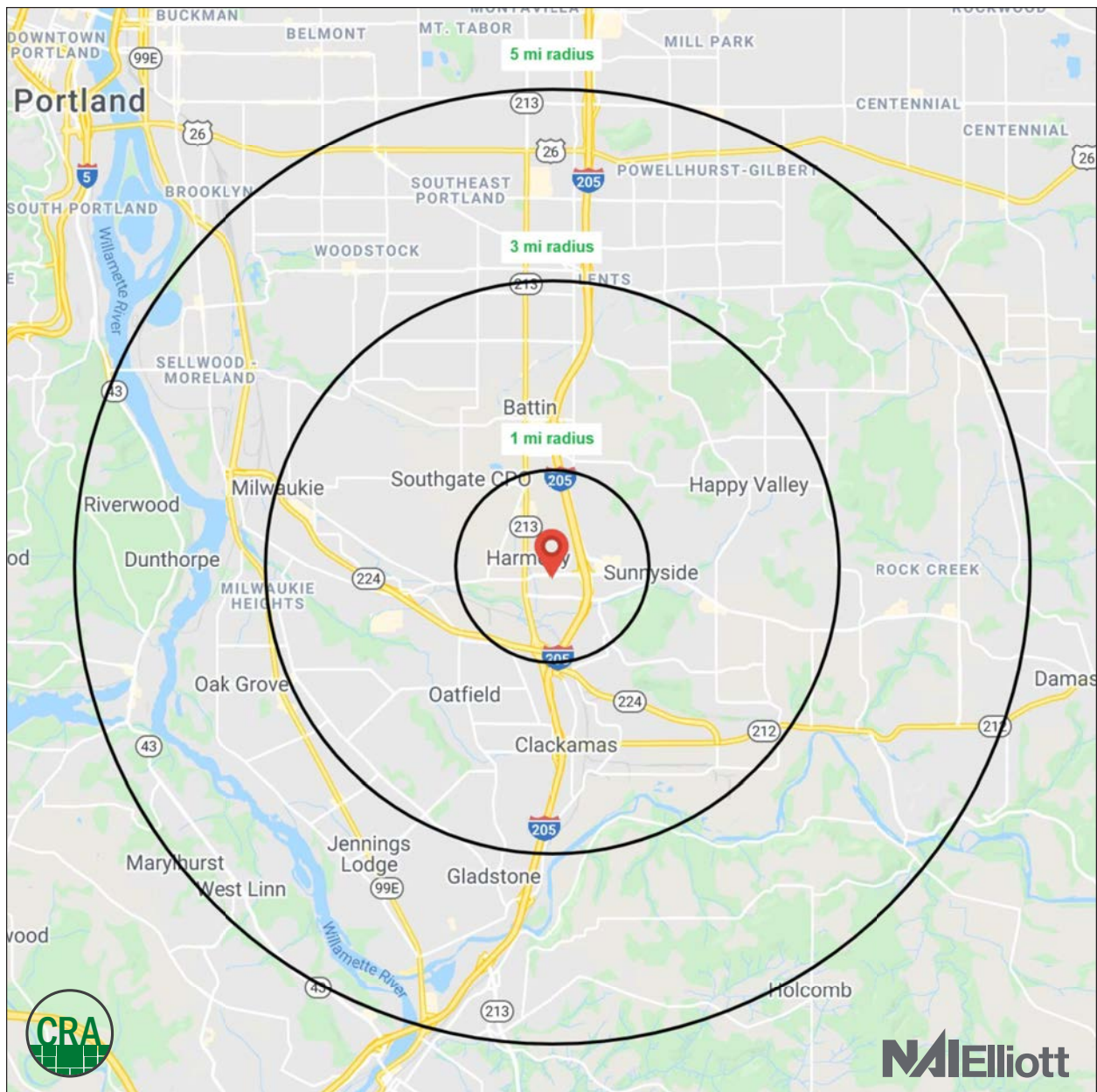
CLACKAMAS, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	12,675	114,036	299,272
Projected Population 2026	13,230	116,756	307,168
Average HH Income	\$72,114	\$100,445	\$100,166
Median Home Value	\$376,845	\$386,858	\$423,003
Daytime Demographics 16+	21,170	87,263	196,404
Some College or Higher	65.3%	69.2%	71.5%

\$100,166
Average Household Income
5 MILE RADIUS

33.4
Median Age
1 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4343/-122.5734

RF1

Clackamas Town Center

Clackamas, OR 97015

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	12,675	114,036	299,272
	2026 Projected Population	13,230	116,756	307,168
	2010 Census Population	10,339	104,761	269,431
	2000 Census Population	9,659	94,134	238,254
	Projected Annual Growth 2021 to 2026	0.9%	0.5%	0.5%
	Historical Annual Growth 2000 to 2021	1.5%	1.0%	1.2%
HOUSEHOLDS	2021 Estimated Households	5,461	44,605	118,776
	2026 Projected Households	5,857	46,838	125,362
	2010 Census Households	4,394	40,514	105,357
	2000 Census Households	4,112	36,203	93,673
	Projected Annual Growth 2021 to 2026	1.4%	1.0%	1.1%
	Historical Annual Growth 2000 to 2021	1.6%	1.1%	1.3%
AGE	2021 Est. Population Under 10 Years	13.0%	11.0%	10.8%
	2021 Est. Population 10 to 19 Years	12.1%	11.5%	11.2%
	2021 Est. Population 20 to 29 Years	19.0%	13.3%	12.8%
	2021 Est. Population 30 to 44 Years	20.9%	21.7%	23.2%
	2021 Est. Population 45 to 59 Years	15.5%	19.0%	18.9%
	2021 Est. Population 60 to 74 Years	12.5%	16.4%	16.0%
	2021 Est. Population 75 Years or Over	6.9%	7.0%	7.1%
	2021 Est. Median Age	33.4	39.2	39.2
MARITAL STATUS & GENDER	2021 Est. Male Population	48.7%	49.3%	49.2%
	2021 Est. Female Population	51.3%	50.7%	50.8%
	2021 Est. Never Married	36.9%	33.7%	34.5%
	2021 Est. Now Married	31.8%	43.1%	43.5%
	2021 Est. Separated or Divorced	22.5%	17.8%	17.0%
	2021 Est. Widowed	8.8%	5.4%	5.0%
INCOME	2021 Est. HH Income \$200,000 or More	2.7%	8.0%	9.0%
	2021 Est. HH Income \$150,000 to \$199,999	5.9%	8.2%	8.1%
	2021 Est. HH Income \$100,000 to \$149,999	11.8%	19.3%	18.4%
	2021 Est. HH Income \$75,000 to \$99,999	16.7%	16.2%	15.7%
	2021 Est. HH Income \$50,000 to \$74,999	20.6%	19.1%	18.4%
	2021 Est. HH Income \$35,000 to \$49,999	15.3%	10.7%	10.3%
	2021 Est. HH Income \$25,000 to \$34,999	9.1%	6.6%	6.9%
	2021 Est. HH Income \$15,000 to \$24,999	5.9%	5.1%	5.1%
	2021 Est. HH Income Under \$15,000	12.1%	6.8%	8.2%
	2021 Est. Average Household Income	\$72,114	\$100,445	\$100,166
	2021 Est. Median Household Income	\$60,560	\$82,023	\$81,355
	2021 Est. Per Capita Income	\$31,135	\$39,411	\$39,902
2021 Est. Total Businesses	1,324	5,562	14,094	
2021 Est. Total Employees	17,133	52,493	103,831	

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FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4343/-122.5734

RF1

Clackamas Town Center

Clackamas, OR 97015

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2021 Est. White	65.9%	76.3%	76.8%
	2021 Est. Black	5.8%	2.7%	2.9%
	2021 Est. Asian or Pacific Islander	9.0%	9.8%	10.3%
	2021 Est. American Indian or Alaska Native	1.3%	1.0%	0.9%
	2021 Est. Other Races	17.9%	10.1%	9.1%
HISPANIC	2021 Est. Hispanic Population	2,972	13,742	31,378
	2021 Est. Hispanic Population	23.4%	12.1%	10.5%
	2026 Proj. Hispanic Population	24.3%	12.5%	10.9%
	2010 Hispanic Population	19.7%	10.5%	9.2%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	8,289	81,249	216,438
	2021 Est. Elementary (Grade Level 0 to 8)	2.9%	3.0%	3.4%
	2021 Est. Some High School (Grade Level 9 to 11)	5.9%	4.8%	4.7%
	2021 Est. High School Graduate	25.9%	23.0%	20.5%
	2021 Est. Some College	25.1%	24.7%	23.2%
	2021 Est. Associate Degree Only	10.0%	9.3%	8.7%
	2021 Est. Bachelor Degree Only	20.8%	23.0%	24.6%
	2021 Est. Graduate Degree	9.5%	12.2%	15.0%
HOUSING	2021 Est. Total Housing Units	5,669	46,385	123,551
	2021 Est. Owner-Occupied	33.1%	60.3%	58.5%
	2021 Est. Renter-Occupied	63.2%	35.9%	37.7%
	2021 Est. Vacant Housing	3.7%	3.8%	3.9%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	7.7%	4.8%	5.5%
	2021 Homes Built 2000 to 2009	11.4%	12.2%	11.4%
	2021 Homes Built 1990 to 1999	19.3%	18.9%	13.6%
	2021 Homes Built 1980 to 1989	26.3%	13.2%	10.3%
	2021 Homes Built 1970 to 1979	17.4%	17.6%	16.2%
	2021 Homes Built 1960 to 1969	7.0%	10.2%	10.2%
	2021 Homes Built 1950 to 1959	4.2%	8.5%	10.3%
	2021 Homes Built Before 1949	3.0%	10.7%	18.6%
HOME VALUES	2021 Home Value \$1,000,000 or More	2.1%	1.8%	3.2%
	2021 Home Value \$500,000 to \$999,999	21.4%	20.0%	25.0%
	2021 Home Value \$400,000 to \$499,999	16.1%	24.8%	23.2%
	2021 Home Value \$300,000 to \$399,999	35.7%	32.2%	29.5%
	2021 Home Value \$200,000 to \$299,999	12.0%	11.8%	11.5%
	2021 Home Value \$150,000 to \$199,999	1.4%	1.4%	1.4%
	2021 Home Value \$100,000 to \$149,999	2.0%	1.2%	0.9%
	2021 Home Value \$50,000 to \$99,999	2.0%	2.0%	1.5%
	2021 Home Value \$25,000 to \$49,999	4.2%	2.7%	2.0%
	2021 Home Value Under \$25,000	3.2%	2.2%	1.8%
	2021 Median Home Value	\$376,845	\$386,858	\$423,003
	2021 Median Rent	\$1,178	\$1,215	\$1,198

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FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4343/-122.5734

RF1

Clackamas Town Center		1 mi radius	3 mi radius	5 mi radius
Clackamas, OR 97015				
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	10,147	93,543	247,027
	2021 Est. Civilian Employed	60.2%	62.8%	62.5%
	2021 Est. Civilian Unemployed	5.5%	4.9%	4.9%
	2021 Est. in Armed Forces	-	-	-
	2021 Est. not in Labor Force	34.2%	32.3%	32.6%
	2021 Labor Force Males	48.0%	48.8%	48.6%
	2021 Labor Force Females	52.0%	51.2%	51.4%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	6,110	58,773	154,294
	2021 Mgmt, Business, & Financial Operations	15.4%	17.3%	17.4%
	2021 Professional, Related	18.0%	23.1%	25.6%
	2021 Service	17.8%	17.3%	17.7%
	2021 Sales, Office	26.0%	22.7%	20.7%
	2021 Farming, Fishing, Forestry	0.4%	0.5%	0.5%
	2021 Construction, Extraction, Maintenance	6.4%	6.1%	6.0%
	2021 Production, Transport, Material Moving	16.0%	13.1%	12.1%
	2021 White Collar Workers	59.4%	63.0%	63.7%
	2021 Blue Collar Workers	40.6%	37.0%	36.3%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	70.0%	71.6%	67.2%
	2021 Drive to Work in Carpool	9.3%	8.1%	8.5%
	2021 Travel to Work by Public Transportation	7.3%	6.7%	9.1%
	2021 Drive to Work on Motorcycle	0.3%	0.3%	0.3%
	2021 Walk or Bicycle to Work	6.4%	4.3%	5.5%
	2021 Other Means	2.3%	1.9%	1.4%
	2021 Work at Home	4.3%	7.1%	8.1%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	22.4%	19.5%	17.7%
	2021 Travel to Work in 15 to 29 Minutes	28.7%	35.3%	35.6%
	2021 Travel to Work in 30 to 59 Minutes	36.6%	40.4%	39.2%
	2021 Travel to Work in 60 Minutes or More	9.3%	7.3%	7.9%
	2021 Average Travel Time to Work	26.1	26.4	26.7
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$305.41 M	\$3.13 B	\$8.34 B
	2021 Est. Apparel	\$10.73 M	\$110.94 M	\$295.94 M
	2021 Est. Contributions, Gifts	\$16.63 M	\$181.35 M	\$486.08 M
	2021 Est. Education, Reading	\$9.27 M	\$102.28 M	\$275.9 M
	2021 Est. Entertainment	\$16.91 M	\$178.47 M	\$475.35 M
	2021 Est. Food, Beverages, Tobacco	\$47.55 M	\$478.7 M	\$1.27 B
	2021 Est. Furnishings, Equipment	\$10.54 M	\$110.94 M	\$295.27 M
	2021 Est. Health Care, Insurance	\$28 M	\$285.81 M	\$758.78 M
	2021 Est. Household Operations, Shelter, Utilities	\$100.46 M	\$1.01 B	\$2.69 B
	2021 Est. Miscellaneous Expenses	\$5.73 M	\$59.33 M	\$158.1 M
	2021 Est. Personal Care	\$4.1 M	\$42.11 M	\$112.1 M
	2021 Est. Transportation	\$55.49 M	\$572.26 M	\$1.52 B

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