

# 82ND AVE & ORCHARD

**FLOOR  
DECOR**

**AVAILABLE  
22,362 SF**

**Floor & Décor  
Coming Soon!**

**FOR LEASE ► CLACKAMAS, OR**

**Fred Meyer**

**TRADER  
JOE'S**

**THE  
HOME  
DEPOT**

**Walmart**

**WinCo  
FOODS**

**BEST  
BUY**

**SPORTSMAN'S  
WAREHOUSE**

## ADDRESS

10176 SE 82nd Ave  
Clackamas, OR

## AVAILABLE SPACE

- 22,362 SF
- Showroom has drop ceiling at 12' with a back warehouse at 13' 9"
- Interior columns are spaced from side to side at 41' 9" and front to back at 34' 4"

## LEASE RATE

Call for details | NNN Rates Insurance \$.85;  
Property Taxes \$1.74; CAM \$1.26

## HIGHLIGHTS

- Opportunity located at the NE corner of 82nd & Orchard, one mile north of Clackamas Town Center
- Parking ratio is 3/1000
- Area retailers include Fred Meyer, Trader Joe's, Home Depot, Walmart, WinCo, Best Buy, Sportsman's Warehouse, and more!
- Free-Standing Pole Sign located off 82nd Ave
- Building is fully sprinklered
- Loading dock at rear of each building

## TRAFFIC COUNTS

**82nd Ave/Hwy 213** – 34,611 ADT ('25)

**I-205** – 147,550 ADT ('24)

**Johnson Creek Blvd** – 26,965 ADT ('25)



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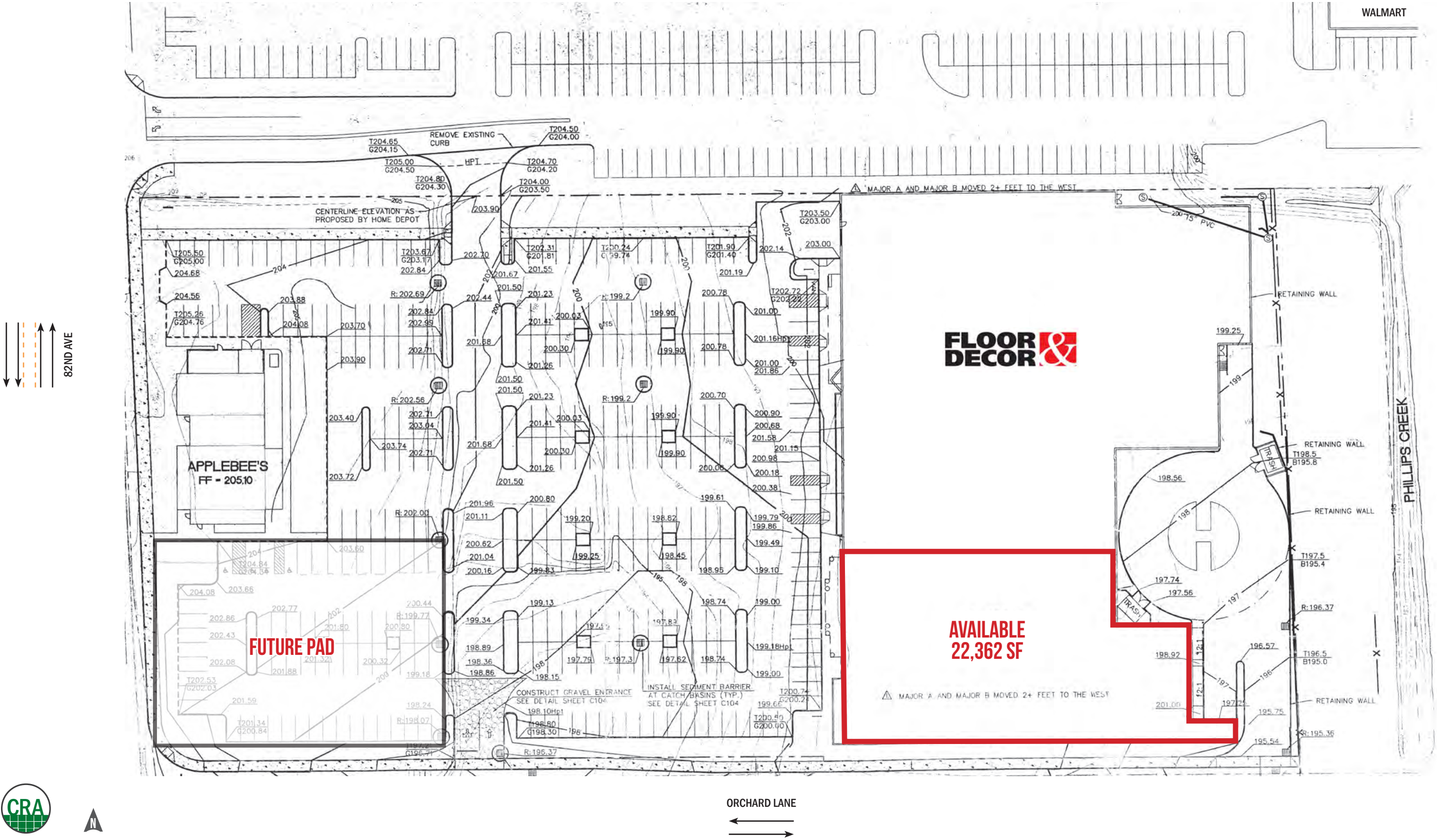






SITE PLAN

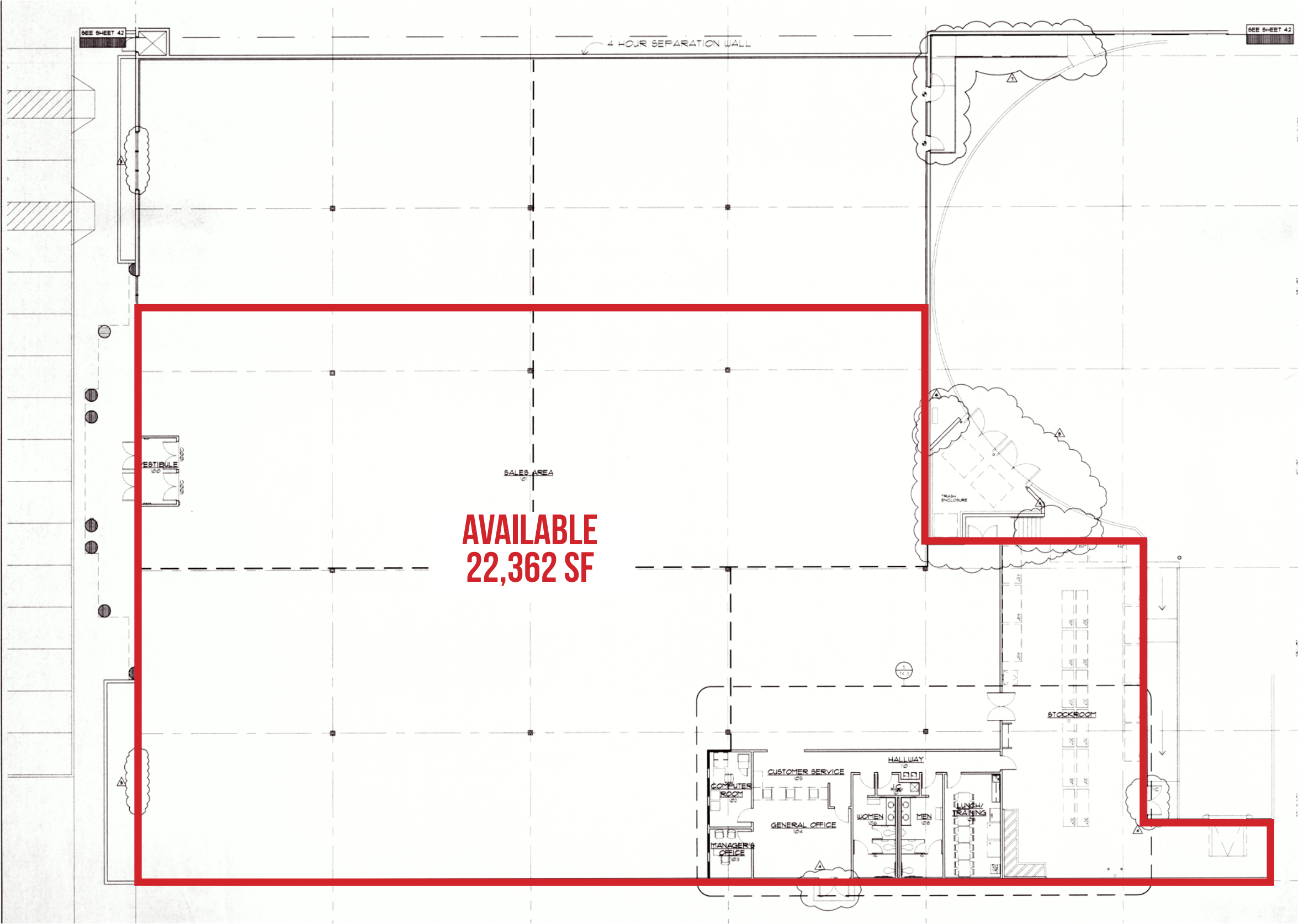
82ND AVE & ORCHARD  
10176 SE 82ND AVE  
Clackamas, OR





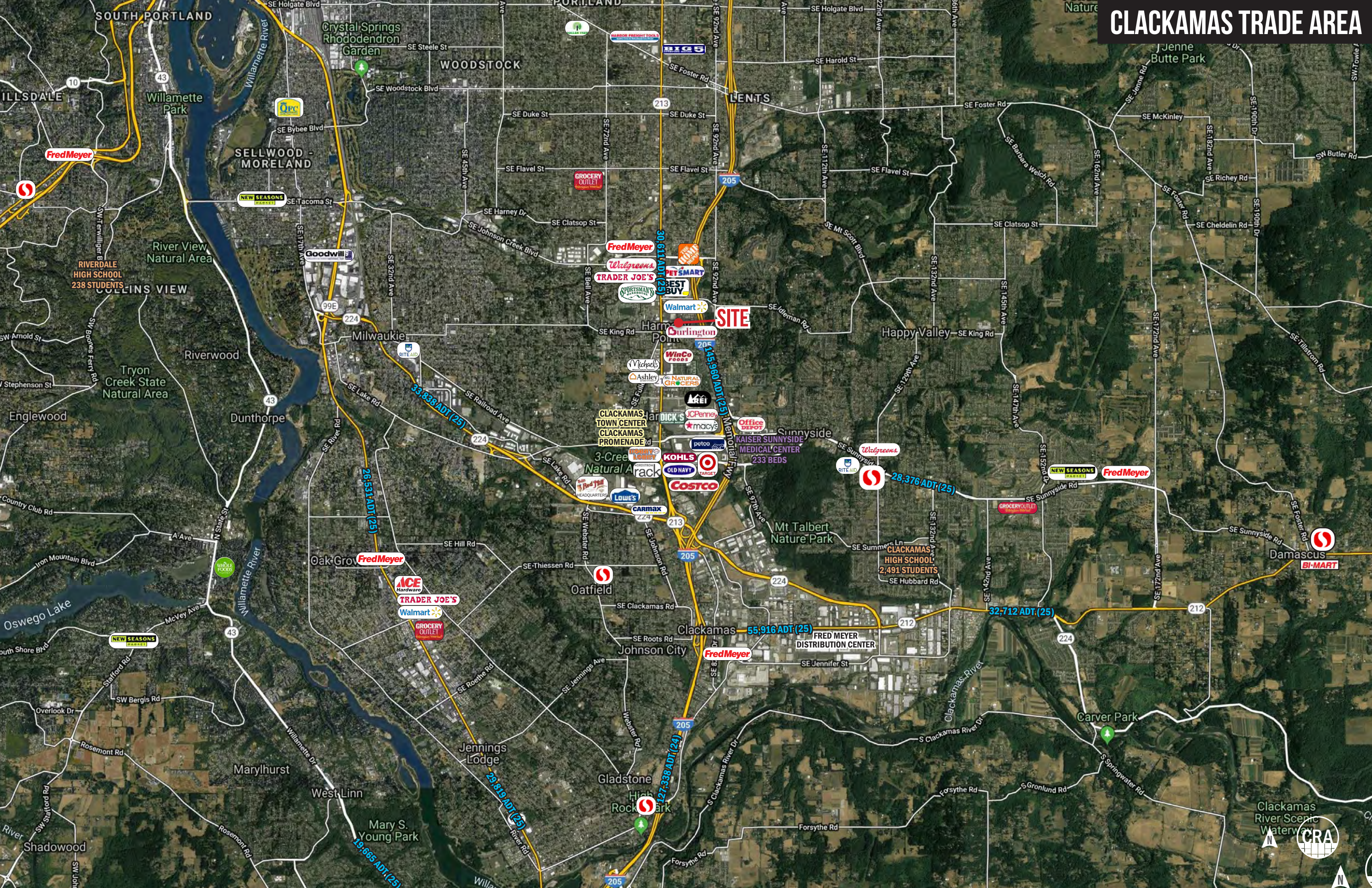
FLOOR PLAN

82ND AVE & ORCHARD  
10176 SE 82ND AVE  
Clackamas, OR





# CLACKAMAS TRADE AREA





# 82ND AVE & ORCHARD

## 10176 SE 82ND AVE

Clackamas, OR

SE Lindy St

SE Hinkley Ave

SE Battin Rd

SE Con Battin Rd

SE Otty Rd

SE Glencoe Rd

SE Orchard Ln

Fred Meyer

FIVE GUYS

SE Johnson Creek Blvd

Walgreens

TRADER JOE'S

SE Clackamas St

SPORTSMAN'S

SE Beatice St

SE Roslyn St

SE Otty St

SE 80th Ave

SE Lamphier St

SE 81st Ave

Dutch Bros

Goodwill

Aspen Dental

CAR·TOYS

Rodda

UMPQUA

76

unitus

7-Eleven

HOG WILD

WELLS FARGO

BURGER KING

MOD

Starbucks

Roxys

SUPERCUTS

JJ

Chevron

7-Eleven

Krispy Kreme

Starbucks

Applebee's

FUTURE PAD

THE HOME DEPOT

PET SMART

Banfield PET HOSPITAL

Oregon Hot Tub

HomeGoods

Burlington

BEST BUY

DANIA FURNITURE

Walmart

FLOOR DECOR

AVAILABLE  
22,362 SF

26,965 ADT (25)

213

34,611 ADT (25)

205

205

War Veterans Memorial Fwy

CRA



# 82ND AVE & ORCHARD

## 10176 SE 82ND AVE

### DEMOGRAPHIC SUMMARY

Clackamas, OR

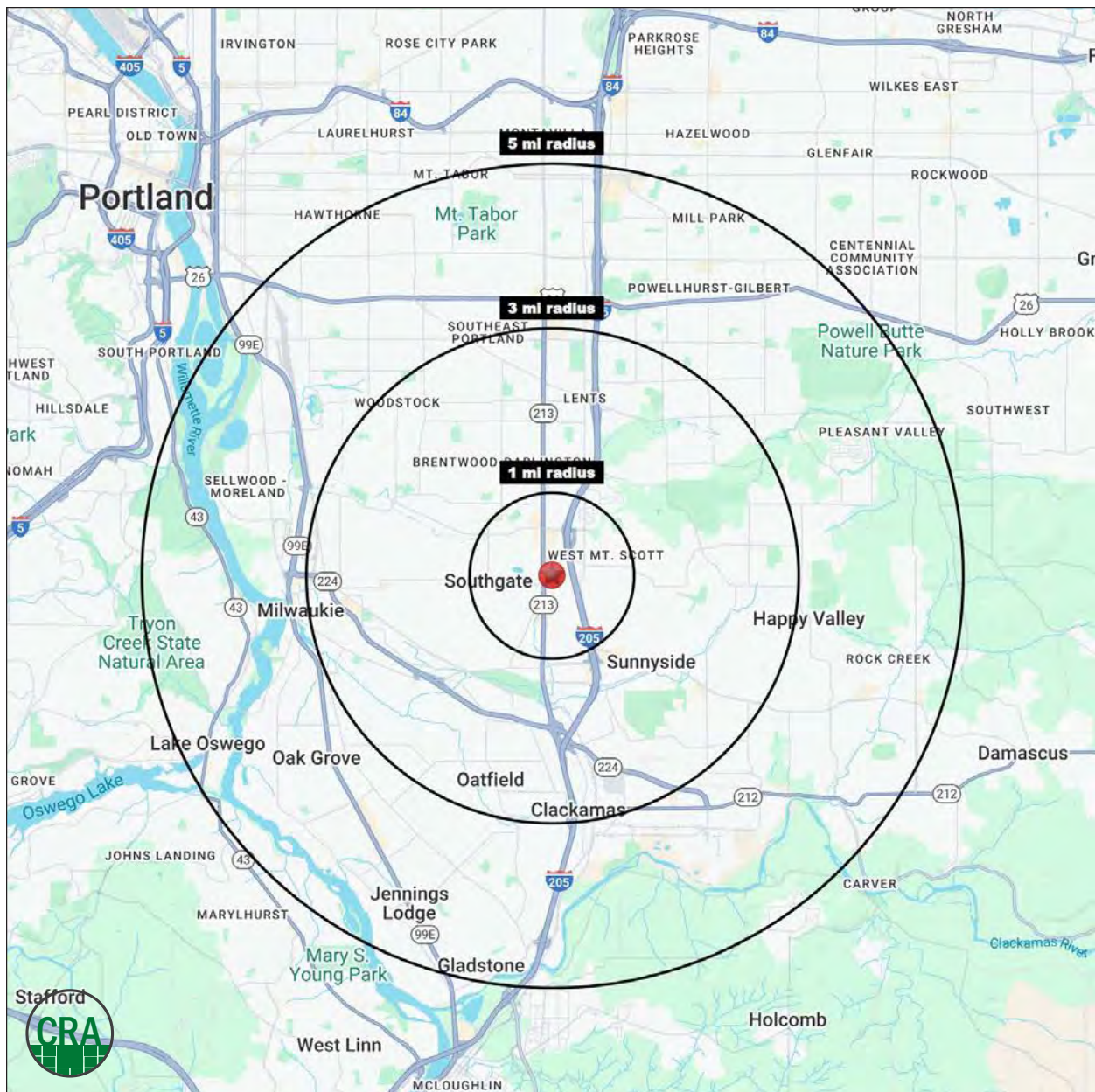
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	119,499	129,260	338,221
Estimated Households 2025	8,233	51,426	136,014
Average HH Income	\$94,085	\$122,216	\$127,249
Median Age	35.9	39	39.3
Median Home Value	\$450,561	\$538,136	\$564,668
Daytime Demographics 16+	12,976	87,321	225,711

# \$129,260

Average Household Income  
3 MILE RADIUS

# 29

Median Age  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4489/-122.5767

10176 SE 82nd Ave Clackamas, OR 97086	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	19,499	129,260	338,221
2030 Projected Population	20,034	128,536	334,677
2020 Census Population	18,595	132,001	343,301
2010 Census Population	17,084	122,228	311,515
Projected Annual Growth 2025 to 2030	0.5%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	0.9%	0.4%	0.6%
2025 Median Age	35.9	39.0	39.3
<b>Households</b>			
2025 Estimated Households	8,233	51,426	136,014
2030 Projected Households	8,641	51,917	136,051
2020 Census Households	7,500	50,266	133,775
2010 Census Households	6,974	47,156	122,595
Projected Annual Growth 2025 to 2030	1.0%	0.2%	-
Historical Annual Growth 2010 to 2025	1.2%	0.6%	0.7%
<b>Race and Ethnicity</b>			
2025 Estimated White	70.3%	73.1%	72.9%
2025 Estimated Black or African American	4.2%	3.5%	3.8%
2025 Estimated Asian or Pacific Islander	9.2%	10.1%	10.5%
2025 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2025 Estimated Other Races	15.2%	12.6%	12.2%
2025 Estimated Hispanic	16.0%	12.1%	11.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$94,085	\$122,216	\$127,249
2025 Estimated Median Household Income	\$77,071	\$99,138	\$98,466
2025 Estimated Per Capita Income	\$39,851	\$48,820	\$51,413
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	3.1%	3.3%
2025 Estimated Some High School (Grade Level 9 to 11)	3.7%	3.4%	4.0%
2025 Estimated High School Graduate	27.8%	21.4%	19.0%
2025 Estimated Some College	26.9%	22.0%	20.9%
2025 Estimated Associates Degree Only	8.8%	9.3%	8.7%
2025 Estimated Bachelors Degree Only	20.2%	26.5%	27.8%
2025 Estimated Graduate Degree	10.8%	14.2%	16.2%
<b>Business</b>			
2025 Estimated Total Businesses	984	6,699	18,074
2025 Estimated Total Employees	7,402	49,663	125,094
2025 Estimated Employee Population per Business	7.5	7.4	6.9
2025 Estimated Residential Population per Business	19.8	19.3	18.7

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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