

CLACKAMAS DRIVE-THRU OPPORTUNITY

HAPPY VALLEY, OREGON



< FOR LEASE >

LOCATION

11590 SE 82nd Avenue
Happy Valley, OR 97086

AVAILABLE SPACE

3,200 SF on 1.03 AC (44,924 SF)
with drive-thru.

LEASE RATE

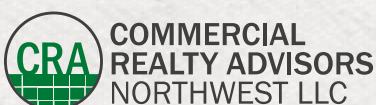
Please call for details

TRAFFIC COUNTS

SE 82nd Ave (Hwy 213) – 28,236 ADT ('22)
SE Monterey Ave – 5,854 ADT ('22)

HIGHLIGHTS

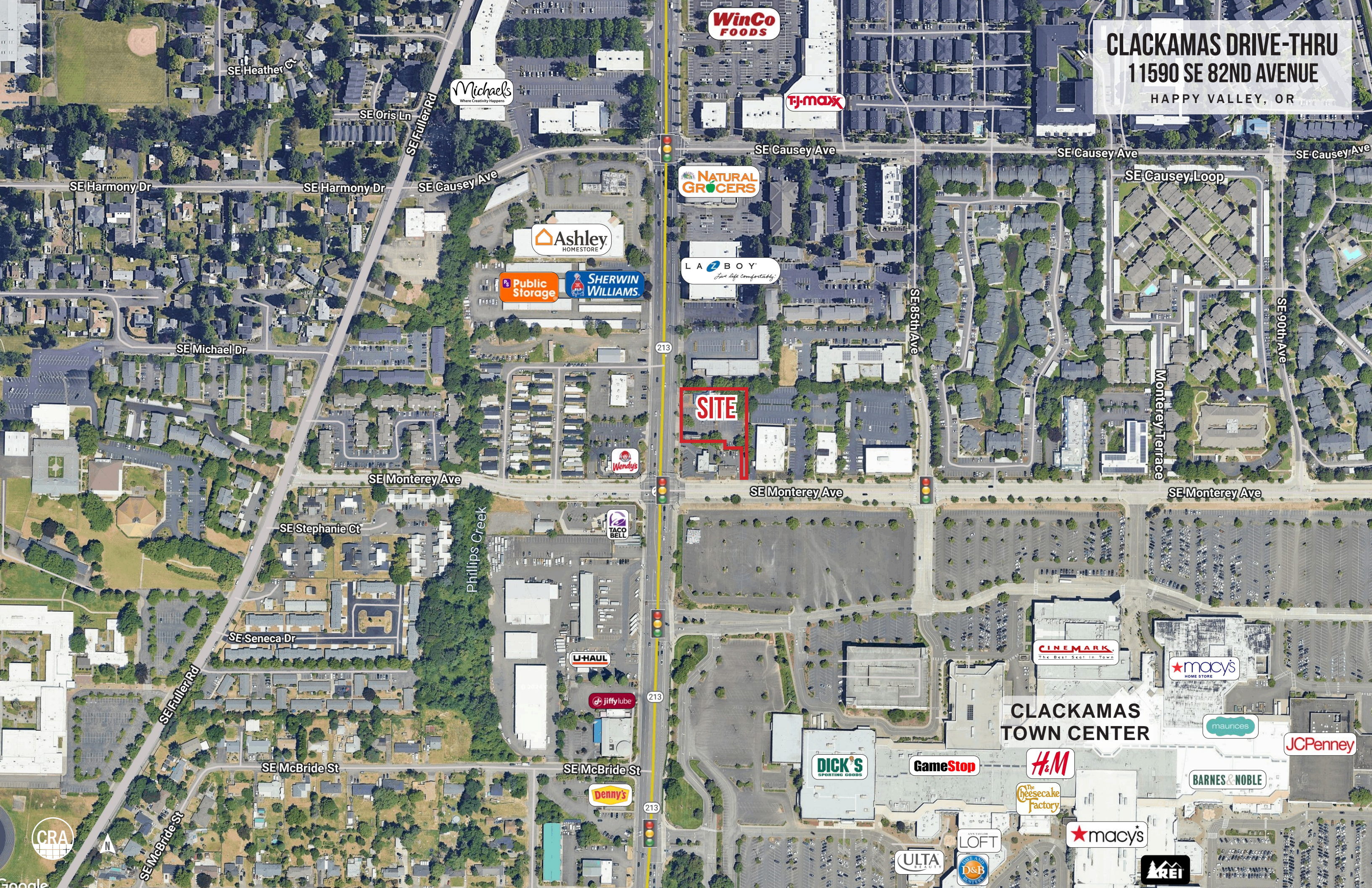
- Signalized intersection of SE 82nd Ave & Monterey with strong visibility and high traffic counts.
- Located next to Clackamas Town Center, primary retail destination for the Eastside of Portland.
- Nearby retailers include Costco, REI, Dick's Sporting Goods, Macy's, JCPenney, Kohls, Hobby Lobby, Target, Ashley Store, La-Z-Boy, Natural Grocers, WinCo and many more.
- Please do not disturb tenant. Contact Brokers to schedule a tour.



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CLACKAMAS DRIVE-THRU
11590 SE 82ND AVENUE
HAPPY VALLEY, OR



SITE

WinCo FOODS

t.j.maxx

NATURAL GROCERS

Ashley HOMESTORE

Public Storage

SHERWIN WILLIAMS

LA BOY
Live life comfortably.

Wendy's

TACO BELL

U-HAUL

jiffylube

Denny's

CINEMARK
The Best Seat in Town

macy's
HOME STORE

maui's

JCPenney

CLACKAMAS TOWN CENTER

DICK'S
SPORTING GOODS

GameStop

H&M

BARNES & NOBLE

The Cheesecake Factory

macy's

ULTA
BEAUTY

LOFT

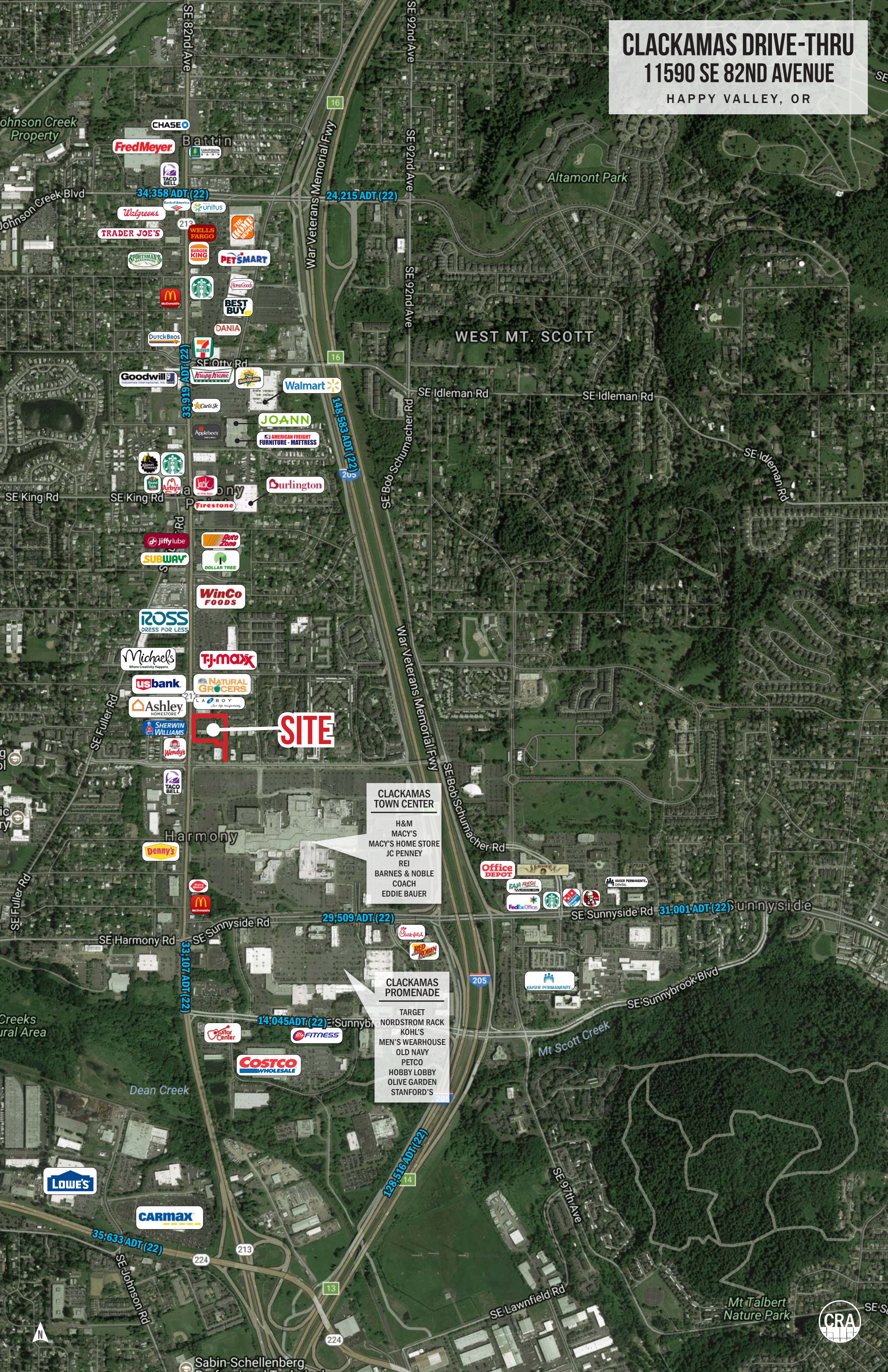
D&B
RESTAURANT

REI

CRA

Google

CLACKAMAS DRIVE-THRU
11590 SE 82ND AVENUE
 HAPPY VALLEY, OR



SITE

CLACKAMAS TOWN CENTER
 H&M
 MACY'S
 MACY'S HOME STORE
 JC PENNEY
 REI
 BARNES & NOBLE
 COACH
 EDDIE BAUER

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



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4391/-122.5784

11590 SE 82nd Ave Happy Valley, OR 97086	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	14,830	52,900	121,331
2029 Projected Population	15,577	54,359	121,360
2020 Census Population	14,396	51,892	122,412
2010 Census Population	13,052	48,179	113,681
Projected Annual Growth 2024 to 2029	1.0%	0.6%	-
Historical Annual Growth 2010 to 2024	1.0%	0.7%	0.5%
2024 Median Age	35.7	38.5	39.2
Households			
2024 Estimated Households	6,404	21,665	48,453
2029 Projected Households	6,818	22,563	49,060
2020 Census Households	5,938	20,259	46,953
2010 Census Households	5,444	19,210	44,277
Projected Annual Growth 2024 to 2029	1.3%	0.8%	0.3%
Historical Annual Growth 2010 to 2024	1.3%	0.9%	0.7%
Race and Ethnicity			
2024 Estimated White	71.3%	73.9%	74.6%
2024 Estimated Black or African American	4.6%	3.3%	3.0%
2024 Estimated Asian or Pacific Islander	7.9%	8.7%	9.4%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
2024 Estimated Other Races	15.2%	13.1%	12.2%
2024 Estimated Hispanic	16.1%	13.0%	11.6%
Income			
2024 Estimated Average Household Income	\$78,884	\$105,931	\$116,337
2024 Estimated Median Household Income	\$58,093	\$81,629	\$90,792
2024 Estimated Per Capita Income	\$34,159	\$43,610	\$46,648
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.4%	3.6%
2024 Estimated Some High School (Grade Level 9 to 11)	5.2%	4.0%	3.9%
2024 Estimated High School Graduate	28.4%	26.1%	24.1%
2024 Estimated Some College	25.0%	23.7%	22.4%
2024 Estimated Associates Degree Only	7.7%	9.9%	9.3%
2024 Estimated Bachelors Degree Only	20.7%	22.3%	23.8%
2024 Estimated Graduate Degree	10.4%	10.7%	12.8%
Business			
2024 Estimated Total Businesses	1,285	3,112	6,112
2024 Estimated Total Employees	13,118	28,816	47,751
2024 Estimated Employee Population per Business	10.2	9.3	7.8
2024 Estimated Residential Population per Business	11.5	17.0	19.9

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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.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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