Clackamas Square

Happy Valley, OR

Portland-Vancouver-Hillsboro (OR-WA)



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Clackamas Square

Happy Valley, OR

www.kimcorealty.com/120400



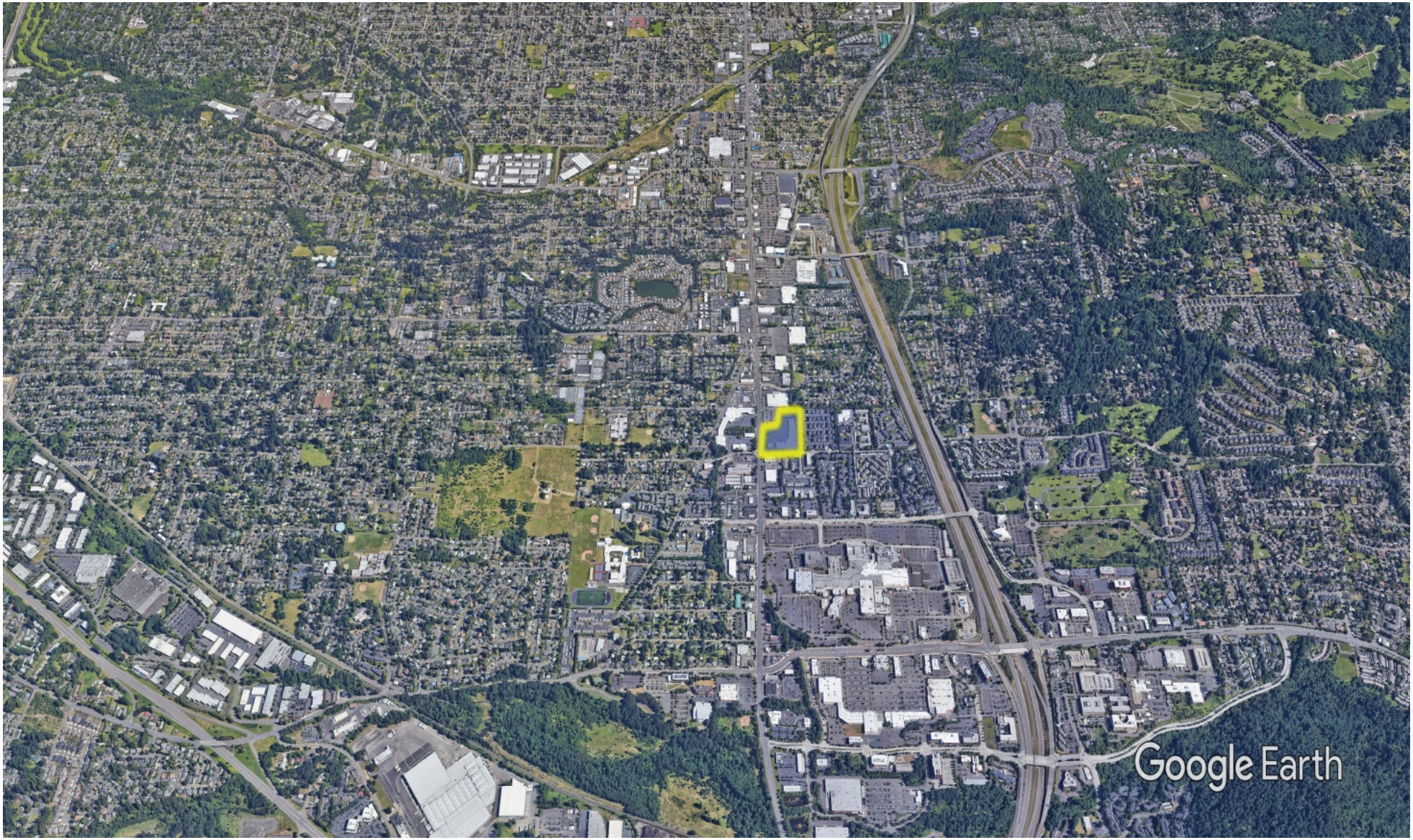
AERIAL

GROSS LEASABLE AREA (GLA)	74,451 SF
PARKING SPACES	217

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DENSITY AERIAL

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Available | Potentially Available | Non-Controlled



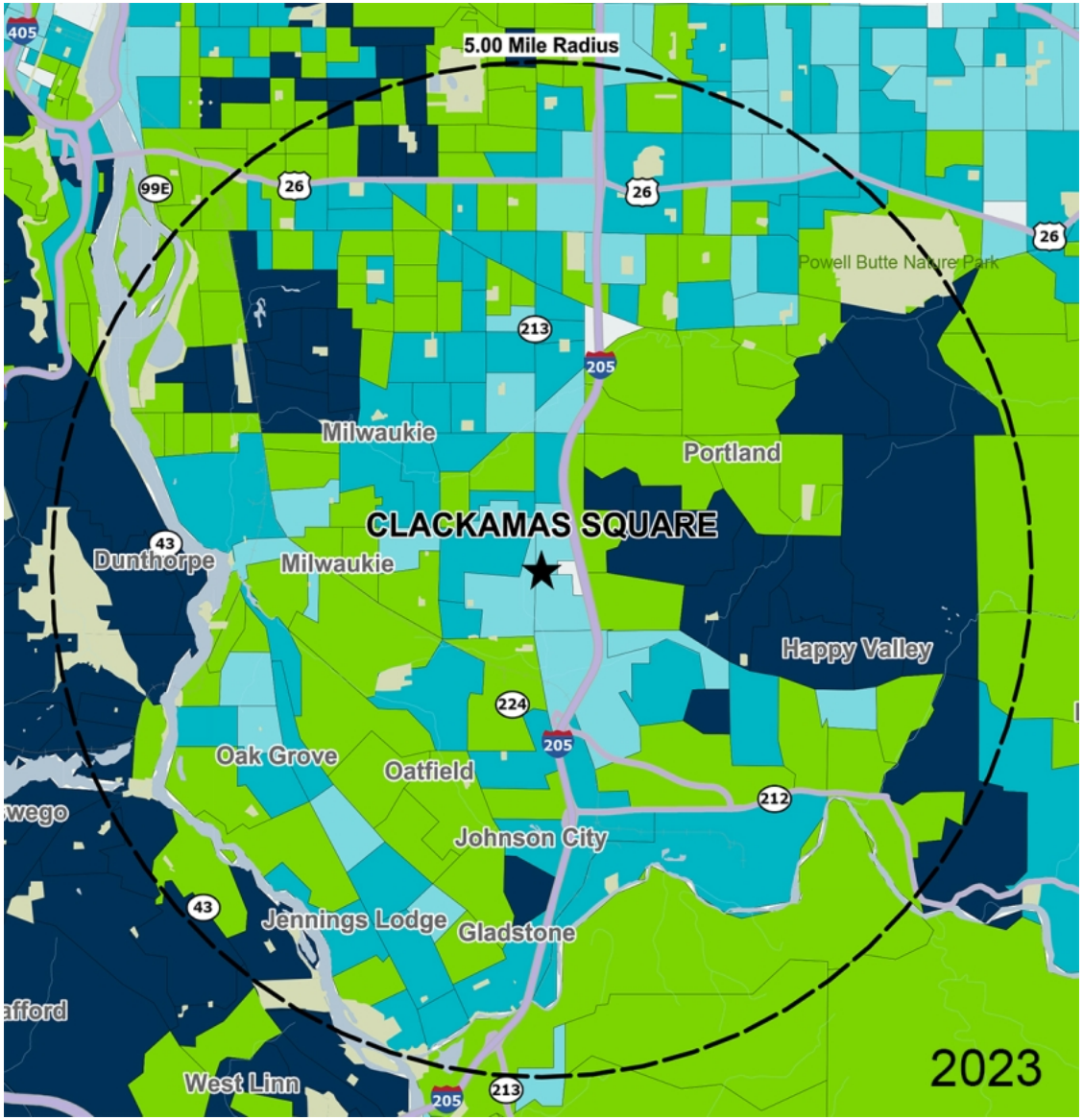
	TENANT	SQ FT
1	Dotty's Deli	1,200
2	Little Caesars	1,200
3	Available	2,400
4	Scrubs & Beyond	2,400
5	Passion Nails & Spa	1,200
6	Jonny's Deli	1,800
7	Sichuan City	1,800
8	Sally Beauty Supply	1,800
9	CPR Cell Phone Repair	1,800
10	Metro by T-Mobile	1,125
11	Kumi Buffet	8,975
12	Animal Dermatology Clinic	4,000
13	TJ Maxx	25,404
14	Rent -A- Center	3,250
15	Animal Dermotology Clinic	3,200
16	D'Lux Nails & Spa	1,665
17	Available	4,502
18	HearUSA	1,476
19	Heritage Dental	2,818
20	Available	1,936

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	15,955	126,591	328,230
Daytime Pop	21,398	121,906	292,010
Households	6,664	48,969	127,822
Average HH Income	$78,710	$107,923	$114,322
Median HH Income	$63,217	$84,529	$86,742
Per Capita Income	$33,108	$42,228	$45,290

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- $150K and up
- $100K - $150K
- $75K - $100K
- $50K - $75K
- $0K - $50K

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SE 82nd Ave. & SE Causey Ave., Happy Valley, OR









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