



CLACKAMAS SQUARE

SE 82nd Ave at SE Causey Ave, Happy Valley, OR

**WEINGARTEN
REALTY®**

Clackamas Square is located on a high-traffic retail corridor, approximately one half mile north of Clackamas Town Center, one of the strongest regional malls in the area. The shopping center is anchored by the high-performing tenants Winco Foods and TJ Maxx.

PROPERTY SIZE 73,951 SQ. FT.

LAT/LONG 45.44201 N, -122.57765 W

TRAFFIC COUNTS SE 82ND AVE & SE CAUSEY AVE - 35,120

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TENANTS LIST

A0A	Dotty's Deli	1,200 SF
A0B	Little Caesars	1,200 SF
A0C	Jenny Craig	2,400 SF
A0E	Scrubs & Beyond	2,400 SF
A0G	Passion Nails & Spa	1,200 SF
A0H	Jonny's Deli	1,800 SF
A0K	Pho Huy	1,800 SF
A0L	Sally Beauty	1,800 SF
A0M	CPR Cell Phone	
	Repair	1,800 SF
A0N	Metro PCS	1,125 SF
A0R	Kumi Buffet	8,975 SF
A0T	America's Best	
	Contacts	4,000 SF
B0A	T.J. Maxx	25,404 SF
B0H	Rent-A-Center	3,250 SF
B0K	Animal Dermatology	
	Clinic	3,200 SF
B0L	D'Lux Nails	1,665 SF
B0N	Available	4,502 SF
C0A	Sonus Hearing	1,476 SF
C0C	Available	2,818 SF
C0D	Available	1,936 SF
R01	Chase Bank ATM	500 SF
1	WinCo Foods	0 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

DEMOGRAPHICS



POPULATION

1-Mile 16,524
3-Mile 124,536
5-Mile 317,504



NUMBER OF HOUSEHOLDS

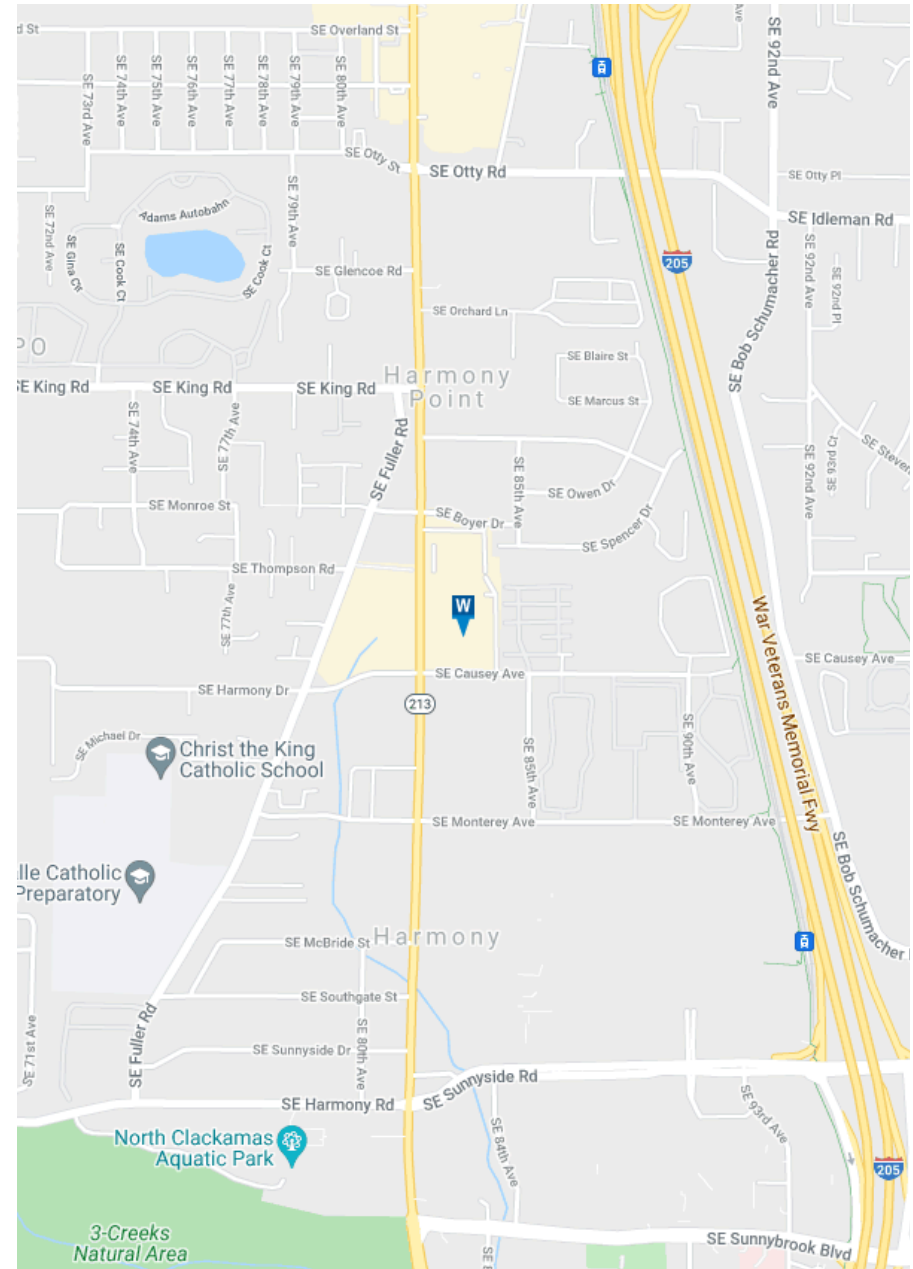
1-Mile 6,966
3-Mile 48,457
5-Mile 124,753



AVERAGE HOUSEHOLD INCOME

1-Mile \$64,873
3-Mile \$85,806
5-Mile \$89,731

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	16,524	52,768	124,536	317,504
Average Household Income	\$64,873	\$80,463	\$85,806	\$89,731
Population Trends				
2000 Population	14,142	43,568	104,778	260,031
2010 Population	14,889	48,596	115,796	292,300
2020 Population	16,524	52,768	124,536	317,504
2025 Population	17,854	56,071	131,059	333,056
Absolute Growth 2010 to 2020'	10.98%	8.59%	7.55%	8.62%
Projected Growth 2020 to 2025'	8.05%	6.26%	5.24%	4.9%
Race & Ethnicity				
% White	68.11%	73.01%	74.42%	74.45%
% Black	2.2%	1.98%	1.96%	2.41%
% Asian	5.92%	7.34%	7.7%	8.5%
% Other	5.18%	4.75%	4.93%	4.98%
% Hispanic	18.59%	12.92%	11%	9.66%
Income & Education				
Median Household Income	51,104	62,660	67,325	67,447
Average Household Income	\$64,873	\$80,463	\$85,806	\$89,731
% College Graduates	37.46%	41.23%	43.22%	46.37%
Age				
Median Age	36.9	39.1	40.4	40.2
% Age < 18	24.58%	22.93%	22.27%	22.47%
% Age 65 +	14.48%	16.34%	16.74%	16.4%
Households & Housing				
Households	6,966	21,076	48,457	124,753
Average Household Size	2.35	2.48	2.55	2.51
Median Housing Value	\$375,089	\$453,111	\$467,452	\$485,729
% Owner Occupied Housing	38.88%	51.71%	59.24%	57.22%
% Renter Occupied Housing	53.39%	42.22%	35.43%	37.48%
% Vacant Housing	7.73%	6.08%	5.32%	5.3%
Workplace & Workers				
Number of Businesses	631	1,560	3,035	7,884
% White Collar	61.21%	65.14%	65.71%	67.08%
% Blue Collar	38.79%	34.86%	34.29%	32.92%



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