



# Clackamas Square

Happy Valley, OR

Portland-Vancouver-Hillsboro (OR-WA)



**Kristina Burmeister**  
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Happy Valley, OR

[www.kimcorealty.com/120400](http://www.kimcorealty.com/120400)



AERIAL



GROSS LEASABLE AREA (GLA)

74,451 SF

PARKING SPACES

217

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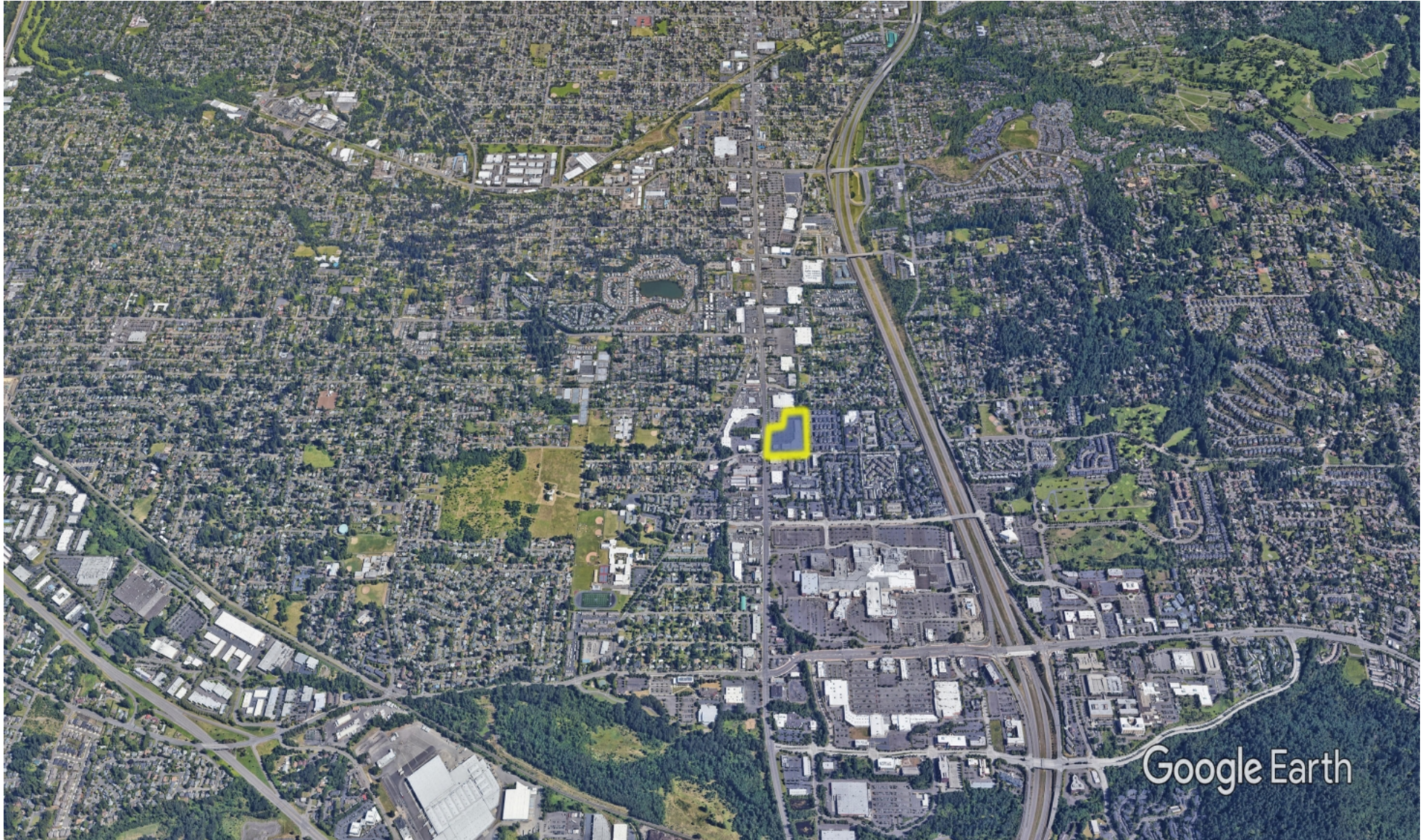




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DENSITY AERIAL

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■ Available ■ Potentially Available ■ Non-Controlled



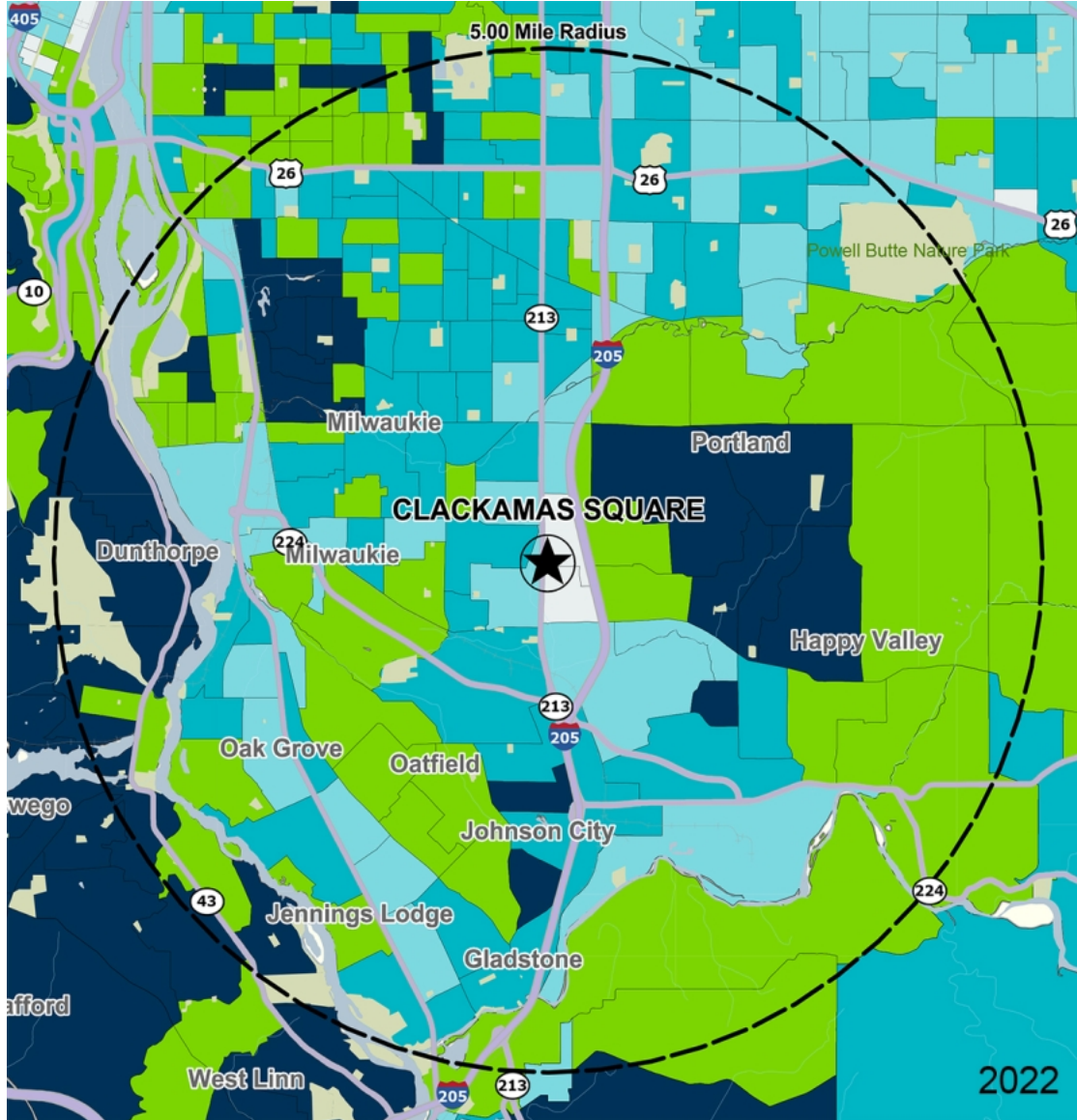
TENANT	SQ FT
1 Dotty's Deli	1,200
2 Little Caesars	1,200
3 Available	2,400
4 Scrubs & Beyond	2,400
5 Passion Nails & Spa	1,200
6 Jonny's Deli	1,800
7 Sichuan City	1,800
8 Sally Beauty Supply	1,800
9 CPR Cell Phone Repair	1,800
10 MetroPCS	1,125
11 Kumi Buffet	8,975
12 Animal Dermatology Clinic	4,000
13 TJ Maxx	25,404
14 Rent -A- Center	3,250
15 Animal Dermatology 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 purposes 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

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	16,994	126,219	319,696
Daytime Pop	16,006	106,294	272,395
Households	7,166	49,081	125,370
Average HH Income	\$71,202	\$99,747	\$104,533
Median HH Income	\$55,623	\$78,160	\$78,760
Per Capita Income	\$30,221	\$39,058	\$41,649

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



# Clackamas Square

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



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