

Bed Bath & Beyond Buy Buy Baby Available for Lease

Across the Street from Clackamas Town Center



12535 SE 82nd Avenue | Clackamas, Oregon | 97015



Retail Space Available

42,842 SF

Currently Demised to 26,642 SF, 16,968 SF &
1,250 SF Shared Loading Area

Site Information

- Located on the SW Corner of SE 82nd Avenue and SE Harmony Road
- Building can be demised
- 5.85-acres
- 260 parking stalls
- Pylon sign facing SE 82nd Avenue

Clackamas County Zoning

- Site is zoned Planned Mixed Use 3 (PMU3)
- Retail pad opportunities are available on the site's expansive parking lot
- New developments can contain a minimum site area of 50% office or residential use

Traffic Counts

- 30,300 vehicles per day ('21) on SE 82nd Avenue
- 20,350 vehicles per day ('21) on SE Harmony Road
- 24,275 vehicles per day ('21) on SE Sunnyside Road
- Immediate access to I-205





Happy Valley is Oregon's Fastest Growing City

The population has grown 107% since 2000 to over 19,500 people. Located 15-miles southeast of both Downtown Portland and Portland International Airport, Happy Valley is conveniently situated near major freeways and highways, including I-205, Highway 212, and Highway 26.

SE 82nd Avenue Retail Corridor

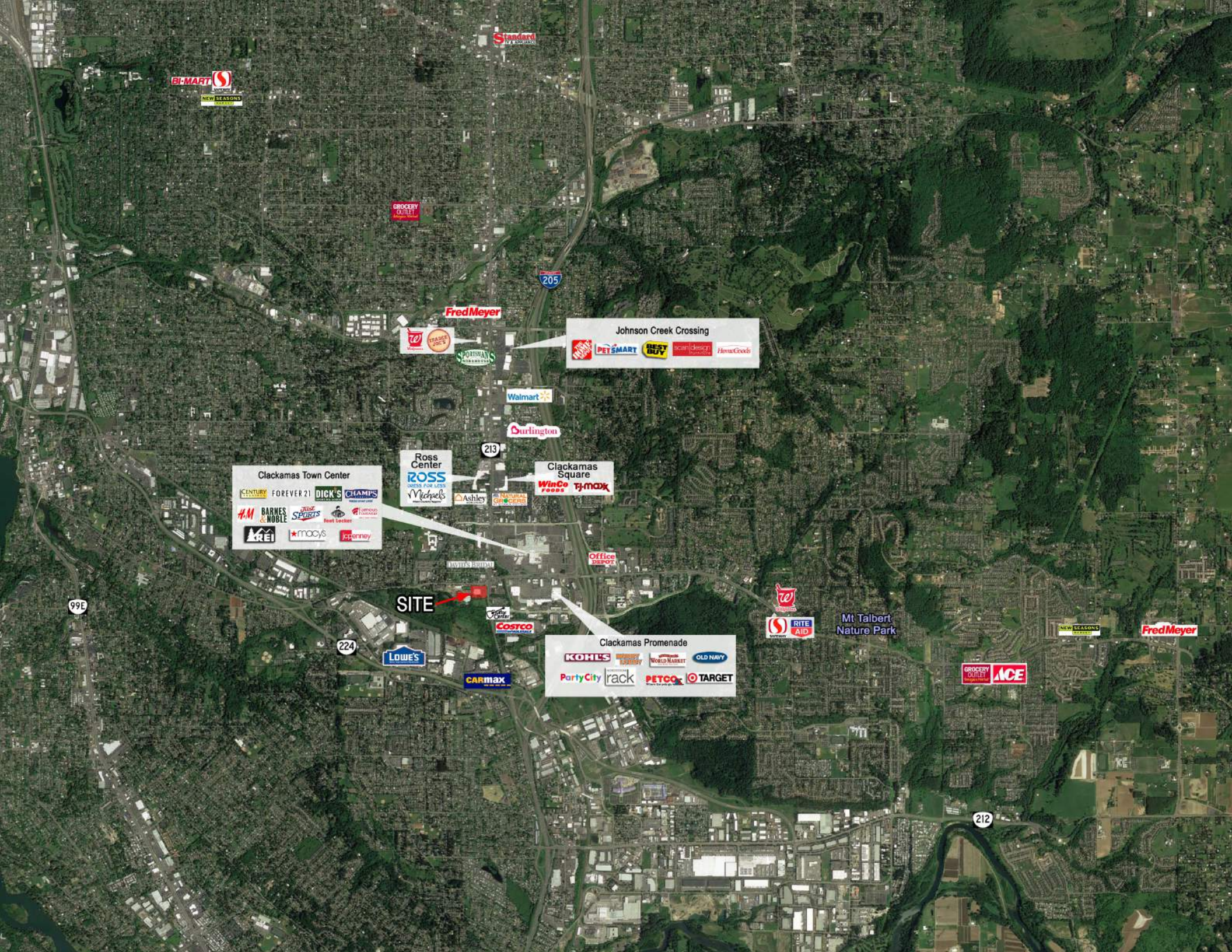
A major retail thoroughfare, it is home to Clackamas Town Center (1,412,631 SF), Clackamas Promenade (236,641 SF), Johnson Creek Crossing (196,800 SF), Ross Center (134,555 SF), and Clackamas Square (73,951 SF), which are all on SE 82nd Avenue and within 1.5 miles of the property.

Notable, Successful Big Box Co-Tenants

Big names include freestanding Ashley Furniture HomeStore, Burlington, Costco, Dick's Sporting Goods, Fred Meyer, Guitar Center, Natural Grocers, Sportsman's Warehouse, Trader Joe's, Walgreens, and Walmart.

Clackamas Town Center Transit Center

Clackamas' only major transit center, it contains a 750-space Park & Ride garage and ample bike storage. Connecting the MAX Green Line with 10 bus lines, the transit center grants 59,825 weekly passengers (TriMet) direct access to E/SE Portland, Portland City Center, Portland State University, and the surrounding cities of Happy Valley, Estacada, Milwaukie, Oak Grove, Gladstone, and Oregon City.



BI-MART
NEW SEASONS

Standard

GROCERY OUTLET

205

Fred Meyer

Johnson Creek Crossing

Home Depot
PET SMART
BEST BUY
scandesign
HomeGoods

WALGREENS
TRADER JOES
SPORTSMAN'S

Walmart

Durlington

213

Clackamas Town Center

CENTURY 21
FOREVER 21
DICK'S
CLAMPS
H.M.
BARNES & NOBLE
KREI
macy's
Jaspenney

Ross Center
ROSS
MICHAEL'S

Clackamas Square

WinCo FOODS
TJ-MAXX

Ashley
MAGNOLIA HOME
SHEIN

Office DEPOT

SITE

WANTON'S OUTLET

COSTCO

WALGREENS
RITE AID

Mt Talbert Nature Park

NEW SEASONS

Fred Meyer

224

LOWE'S

CARMAX

Clackamas Promenade

KOHL'S
PartyCity
rack
PETCO
TARGET

WORLD MARKET
OLD NAVY

GROCERY OUTLET
ACE

212

Lincoln Memorial Park & Funeral Home

213

Fred Meyer

TRADER JOE'S

SPORTSMAN'S

Johnson Creek Crossing

THE HOME DEPOT | PETSMART | BEST BUY | scan design furniture | HomeGoods

Seth Lewelling Elementary School
341 Students

Walmart

205

Burlington

ROSS
SNEAKS FOR LESS

WinCo FOODS

TJ-maxx

NATURAL GROCERS
BY VITAMIN COSTA

Lot Whitcomb Elementary School
442 Students

Michaels

Mount Scott Elementary School
373 Students

Clackamas Town Center

CENTURY THEATRES | FOREVER 21 | DICK'S SPORTS & SHOES | CHAMPS WINE & SPIRITS
H&M | BARNES & NOBLE | Just SPORTS | Famous Footwear | Foot Locker
REI | macy's | jcpenny

La Salle Catholic College Preparatory
705 Students

Office DEPOT

SE Sunnyside Rd

buy buy BABY
BED BATH & BEYOND

KAISER PERMANENTE

3 Creeks Natural Area

Mt Talbert Nature Park

Clackamas Promenade

KOHL'S | HOBBS LYNN | WORLD MARKET | OLD NAVY
PartyCity | rack | PETCO | TARGET

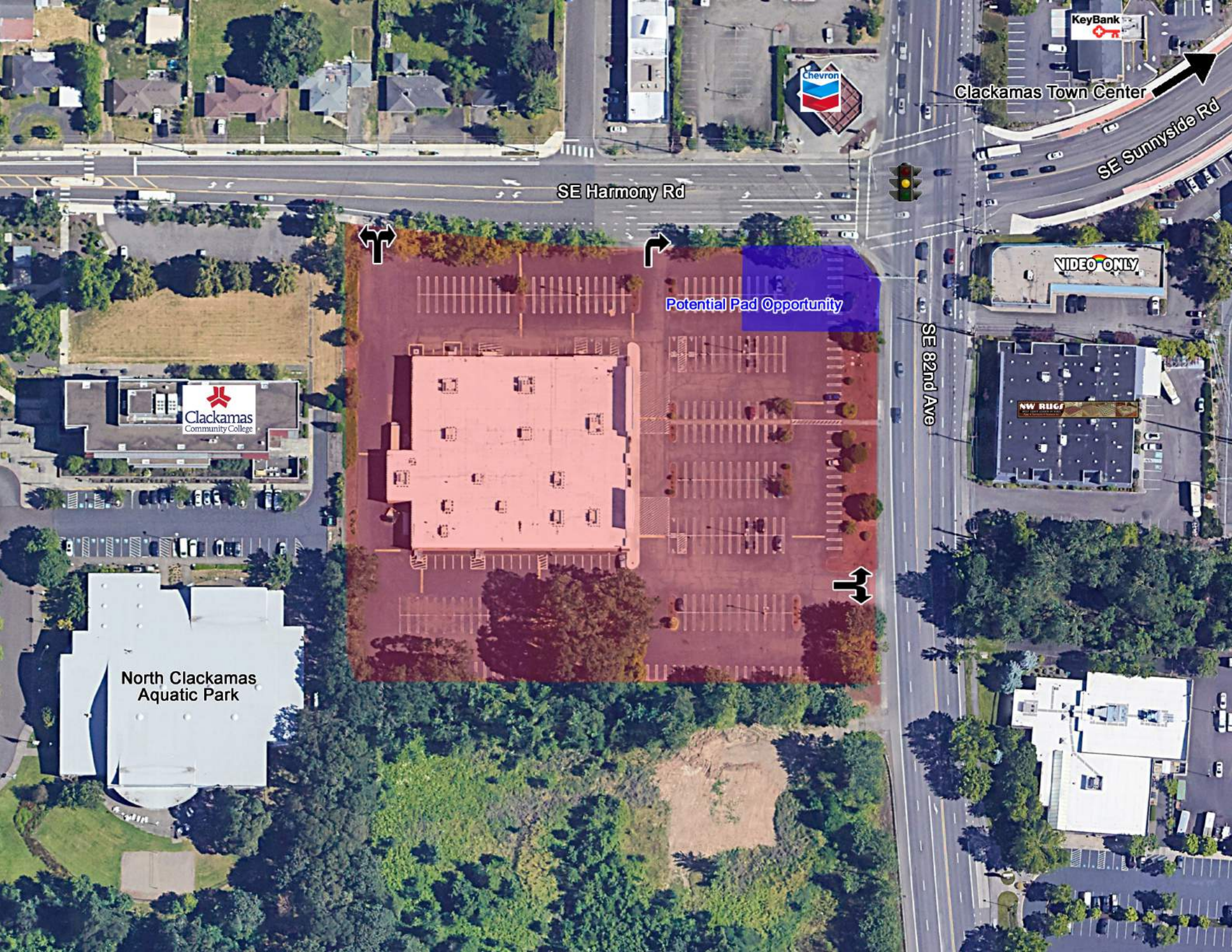
COSTCO WHOLESALE

LOWE'S

CARmax

North Clackamas Park
(Baseball/Softball, Off-Leash Dog Area, Walking Trail, Picnic Facilities, Playground)

Alder Creek Middle School
988 Students



KeyBank

Clackamas Town Center

SE Sunnyside Rd



SE Harmony Rd



SE 82nd Ave

VIDEO ONLY

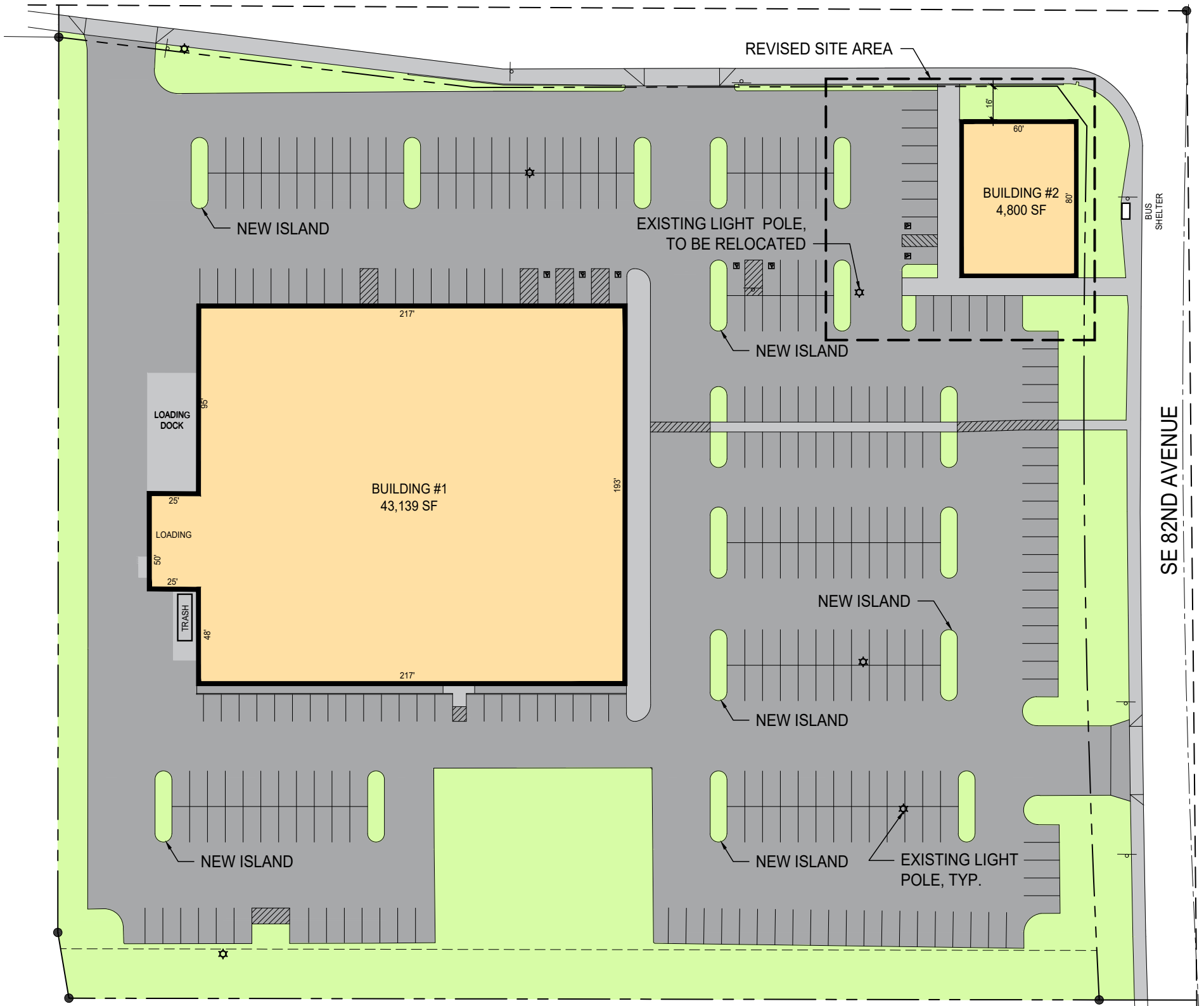
Potential Pad Opportunity

NW RUGS

Clackamas
Community College

North Clackamas
Aquatic Park





REVISSED SITE AREA

BUILDING #2
4,800 SF

BUS
SHELTER

NEW ISLAND

EXISTING LIGHT POLE,
TO BE RELOCATED

NEW ISLAND

LOADING
DOCK

BUILDING #1
43,139 SF

LOADING

TRASH

NEW ISLAND

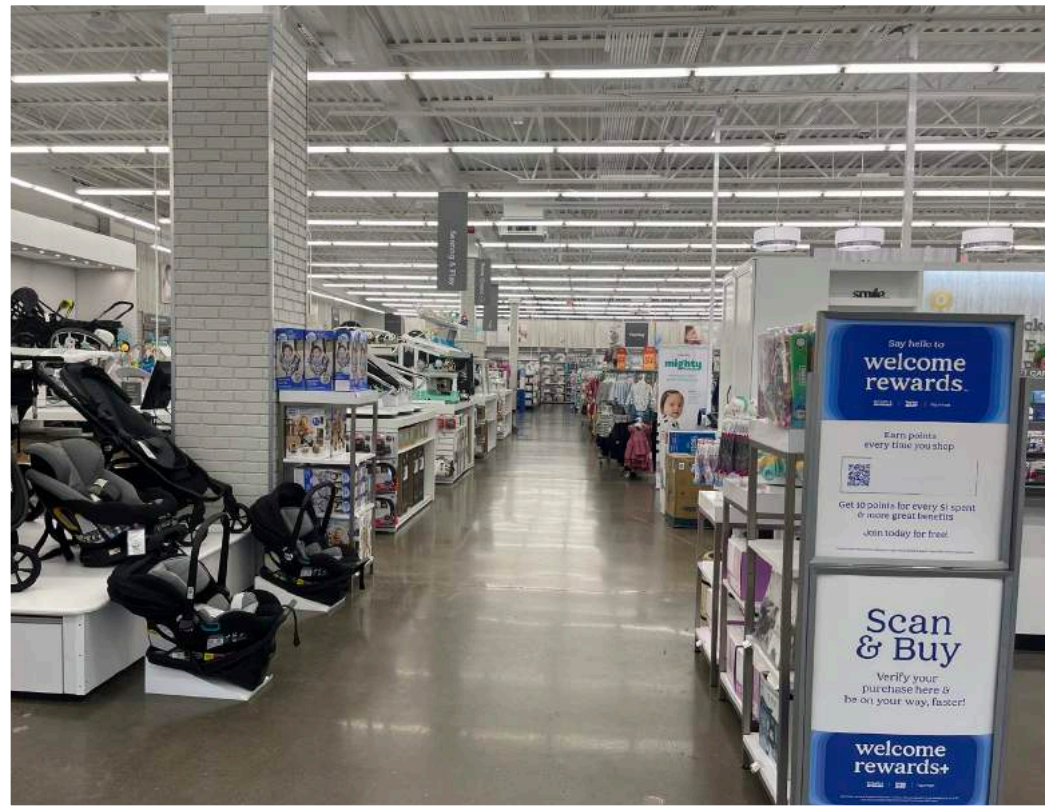
NEW ISLAND

NEW ISLAND

NEW ISLAND

EXISTING LIGHT POLE,
POLE, TYP.

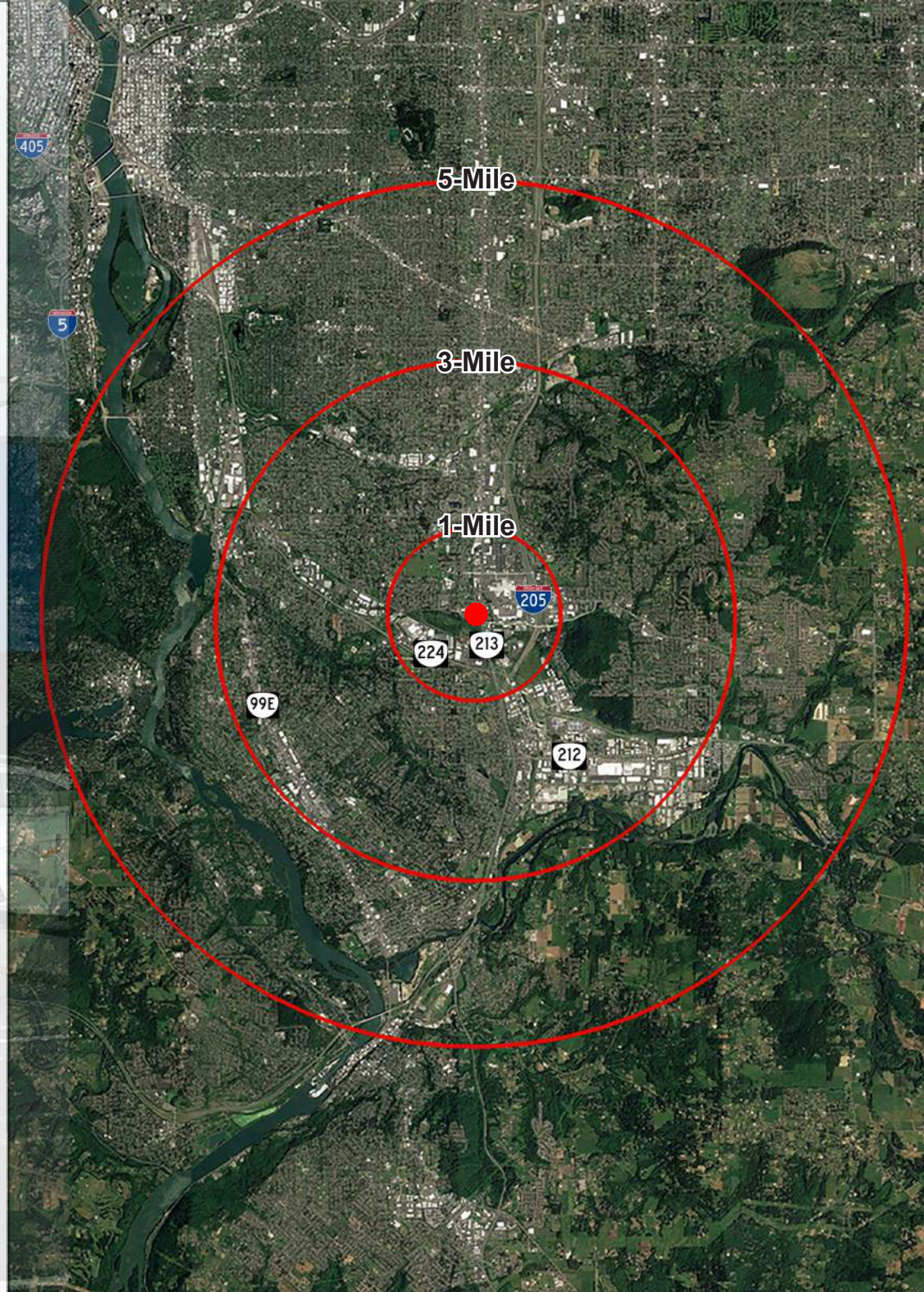
SE 82ND AVENUE



Area Statistics

	1 - Mile	3 - Miles	5 - Miles
Population	10,631	115,745	302,976
Projected Population ('27)	10,762	117,344	305,296
Estiamted Households	4,461	45,275	117,231
Median Age	35.7	40.0	39.9
Bachelor's Degree +	31.5%	37.0%	43.7%
Average Household Income	\$83,665	\$103,684	\$114,847
Median Household Income	\$60,813	\$77,416	\$82,861
Area Business	884	4,530	10,581
Daytime Population - Workers	14,124	58,760	120,307
Daytime Populaiton - Total	19,216	111,908	260,056

**'22 data, unless specified*



Big Box Retailers Within 5 Miles of Bed Bath & Beyond



For Leasing Information:

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N & N

REAL ESTATE
SERVICES, LLC

buybuy
BABY

BED BATH & BEYOND

STORE CLOSING!