

# SUNNYSIDE 205

9757-9919 SE SUNNYSIDE RD. • CLACKAMAS, OR



46,550

CARS PER DAY



## PROPERTY HIGHLIGHTS

- 863 SF & 3,050 SF available, may be demised
- Excellent retail/service oriented center in the Clackamas Town Center trade area
- Strong exposure in a regional retail environment
- Close proximity to daytime employees

## ANCHORED BY:



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	12,012	104,362	276,188
2017 AVG. HH INCOME	\$67,265	\$78,701	\$76,460
2017 DAYTIME POPULATION	16,552	53,889	96,694

## CONTACT



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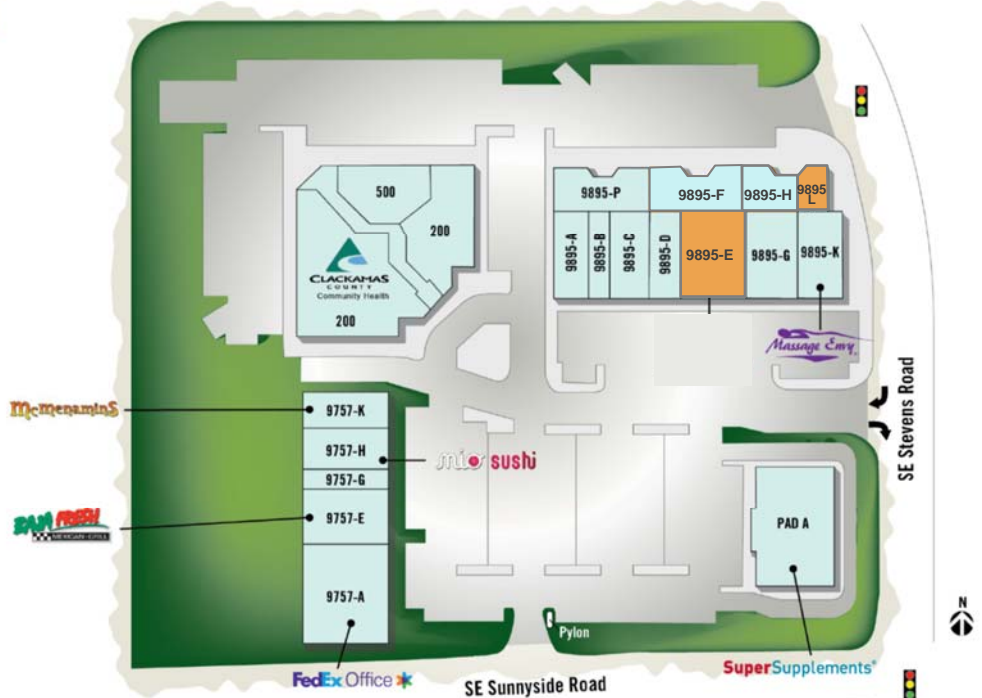
Center Size 53,547 SF

## Available Space

9895E 3,050 SF 9859L 863 SF

### Current Retailers

200	CLACKAMAS COUNTY COMMUNITY HEALTH	12,129 SF
500	GOODSKIN DERMATOLOGY	3,232 SF
9757A	KINKO'S/FED-EX	4,619 SF
9757E	BAJA FRESH	2,620 SF
9757G	SHOE SHOP	983 SF
9757H	MIO SUSHI	2,011 SF
9757K	MCMENAMIN'S	1,625 SF
9895A	THAI BARBEQUE	1,788 SF
9895B	Salon	975 SF
9895C	LUXURY NAIL BAR	1,950 SF
9895D	BASK	1,610 SF
9895F	Keller Williams	2,325 SF
9895G	NOTHING BUNDT CAKES	2,272 SF
9895K	MASSAGE ENVY	2,374 SF
9895P	CLACKAMAS JAW SURGERY	2,574 SF
Pad A	SUPER SUPPLEMENTS	5,300 SF
9895H	Dive Shop	1,247 SF



■ AVAILABLE ■ LEASED □ NAP (NOT A PART)

Rev. 05/13/14



## AMENITIES:

- Outstanding location
- Easy access to I-205
- High visibility to Sunnyside Rd
- Gateway location to strong residential density
- Close proximity to Clackamas Town Center

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# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4335/-122.5630

RF1

## 9797 SE Sunnyside Rd

### Clackamas, OR

		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2016 Estimated Population	11,132	101,444	267,643
	2021 Projected Population	11,698	106,886	282,594
	2010 Census Population	10,161	95,981	255,200
	2000 Census Population	9,068	82,827	223,788
	Projected Annual Growth 2016 to 2021	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	1.4%	1.4%	1.2%
<b>HOUSEHOLDS</b>	2016 Estimated Households	4,874	39,008	103,995
	2021 Projected Households	5,165	41,292	109,956
	2010 Census Households	4,358	36,428	98,483
	2000 Census Households	3,897	31,442	86,872
	Projected Annual Growth 2016 to 2021	1.2%	1.2%	1.1%
	Historical Annual Growth 2000 to 2016	1.6%	1.5%	1.2%
<b>AGE</b>	2016 Est. Population Under 10 Years	12.0%	11.7%	11.9%
	2016 Est. Population 10 to 19 Years	11.5%	12.5%	12.1%
	2016 Est. Population 20 to 29 Years	21.6%	13.8%	12.9%
	2016 Est. Population 30 to 44 Years	19.5%	20.4%	22.1%
	2016 Est. Population 45 to 59 Years	16.0%	20.2%	19.8%
	2016 Est. Population 60 to 74 Years	11.4%	15.2%	14.8%
	2016 Est. Population 75 Years or Over	8.1%	6.3%	6.4%
	2016 Est. Median Age	33.3	38.3	38.3
<b>MARITAL STATUS &amp; GENDER</b>	2016 Est. Male Population	47.9%	49.2%	49.0%
	2016 Est. Female Population	52.1%	50.8%	51.0%
	2016 Est. Never Married	30.9%	27.7%	30.8%
	2016 Est. Now Married	45.1%	50.5%	46.3%
	2016 Est. Separated or Divorced	18.4%	16.6%	17.0%
	2016 Est. Widowed	5.6%	5.2%	6.0%
<b>INCOME</b>	2016 Est. HH Income \$200,000 or More	3.9%	4.7%	4.5%
	2016 Est. HH Income \$150,000 to \$199,999	3.4%	6.4%	4.9%
	2016 Est. HH Income \$100,000 to \$149,999	12.0%	16.1%	14.4%
	2016 Est. HH Income \$75,000 to \$99,999	8.7%	13.8%	13.5%
	2016 Est. HH Income \$50,000 to \$74,999	20.4%	19.0%	19.5%
	2016 Est. HH Income \$35,000 to \$49,999	16.4%	13.2%	13.8%
	2016 Est. HH Income \$25,000 to \$34,999	16.4%	9.3%	9.3%
	2016 Est. HH Income \$15,000 to \$24,999	8.5%	8.2%	8.9%
	2016 Est. HH Income Under \$15,000	10.3%	9.4%	11.1%
	2016 Est. Average Household Income	\$64,204	\$77,119	\$73,859
	2016 Est. Median Household Income	\$55,551	\$67,051	\$61,965
	2016 Est. Per Capita Income	\$28,169	\$29,757	\$28,842
2016 Est. Total Businesses	1,088	4,221	9,810	
2016 Est. Total Employees	18,686	65,865	110,206	

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		1 Mile	3 Miles	5 Miles
<b>RACE</b>	2016 Est. White	73.9%	77.7%	78.0%
	2016 Est. Black	3.6%	2.3%	2.7%
	2016 Est. Asian or Pacific Islander	8.6%	9.9%	9.7%
	2016 Est. American Indian or Alaska Native	0.9%	0.9%	0.9%
	2016 Est. Other Races	13.0%	9.2%	8.8%
<b>HISPANIC</b>	2016 Est. Hispanic Population	1,988	11,131	26,916
	2016 Est. Hispanic Population	17.9%	11.0%	10.1%
	2021 Proj. Hispanic Population	19.3%	12.0%	11.0%
	2010 Hispanic Population	16.7%	10.3%	9.6%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	7,223	69,764	186,768
	2016 Est. Elementary (Grade Level 0 to 8)	3.6%	3.2%	4.3%
	2016 Est. Some High School (Grade Level 9 to 11)	5.5%	5.7%	6.2%
	2016 Est. High School Graduate	26.0%	25.4%	24.1%
	2016 Est. Some College	30.1%	27.8%	26.8%
	2016 Est. Associate Degree Only	8.2%	9.5%	8.9%
	2016 Est. Bachelor Degree Only	17.4%	19.1%	19.3%
	2016 Est. Graduate Degree	9.2%	9.3%	10.5%
<b>HOUSING</b>	2016 Est. Total Housing Units	5,012	40,214	107,083
	2016 Est. Owner-Occupied	30.9%	62.5%	60.0%
	2016 Est. Renter-Occupied	66.4%	34.5%	37.1%
	2016 Est. Vacant Housing	2.8%	3.0%	2.9%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	9.2%	7.6%	6.6%
	2010 Homes Built 2000 to 2004	8.4%	8.4%	7.6%
	2010 Homes Built 1990 to 1999	25.7%	20.3%	15.5%
	2010 Homes Built 1980 to 1989	22.7%	12.7%	10.1%
	2010 Homes Built 1970 to 1979	16.6%	19.5%	18.3%
	2010 Homes Built 1960 to 1969	6.6%	11.9%	11.1%
	2010 Homes Built 1950 to 1959	4.1%	8.1%	10.9%
2010 Homes Built Before 1949	6.8%	11.5%	20.0%	
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.9%	1.1%	1.3%
	2010 Home Value \$500,000 to \$999,999	10.9%	7.9%	7.4%
	2010 Home Value \$400,000 to \$499,999	12.7%	8.8%	7.3%
	2010 Home Value \$300,000 to \$399,999	23.5%	21.6%	19.5%
	2010 Home Value \$200,000 to \$299,999	28.6%	34.4%	36.7%
	2010 Home Value \$150,000 to \$199,999	9.3%	11.2%	14.1%
	2010 Home Value \$100,000 to \$149,999	6.7%	4.5%	5.2%
	2010 Home Value \$50,000 to \$99,999	1.1%	2.4%	2.2%
	2010 Home Value \$25,000 to \$49,999	1.5%	2.1%	1.8%
	2010 Home Value Under \$25,000	4.8%	5.9%	4.5%
	2010 Median Home Value	\$300,762	\$275,007	\$270,906
	2010 Median Rent	\$785	\$784	\$774

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<b>LABOR FORCE</b>	2016 Est. Labor Population Age 16 Years or Over	9,091	82,031	216,466
	2016 Est. Civilian Employed	67.4%	63.5%	62.7%
	2016 Est. Civilian Unemployed	4.0%	3.3%	3.2%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	28.5%	33.2%	34.1%
	2016 Labor Force Males	47.3%	48.7%	48.4%
	2016 Labor Force Females	52.7%	51.3%	51.6%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	4,951	44,857	117,828
	2010 Mgmt, Business, & Financial Operations	13.7%	13.5%	13.5%
	2010 Professional, Related	20.3%	19.6%	21.1%
	2010 Service	17.2%	16.9%	17.8%
	2010 Sales, Office	28.6%	29.0%	27.1%
	2010 Farming, Fishing, Forestry	0.9%	0.6%	0.6%
	2010 Construction, Extraction, Maintenance	8.4%	8.0%	7.3%
	2010 Production, Transport, Material Moving	11.0%	12.3%	12.5%
	2010 White Collar Workers	62.5%	62.2%	61.7%
	2010 Blue Collar Workers	37.5%	37.8%	38.3%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	73.7%	75.6%	72.1%
	2010 Drive to Work in Carpool	12.1%	10.4%	9.9%
	2010 Travel to Work by Public Transportation	4.8%	4.8%	6.7%
	2010 Drive to Work on Motorcycle	0.4%	0.3%	0.3%
	2010 Walk or Bicycle to Work	4.1%	2.7%	4.6%
	2010 Other Means	0.5%	0.3%	0.4%
	2010 Work at Home	4.3%	5.8%	5.9%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	23.3%	25.2%	22.0%
	2010 Travel to Work in 15 to 29 Minutes	43.3%	39.1%	41.2%
	2010 Travel to Work in 30 to 59 Minutes	29.4%	30.7%	31.4%
	2010 Travel to Work in 60 Minutes or More	4.0%	5.0%	5.4%
	2010 Average Travel Time to Work	22.3	22.5	23.0
<b>CONSUMER EXPENDITURE</b>	2016 Est. Total Household Expenditure	\$251 M	\$2.28 B	\$5.89 B
	2016 Est. Apparel	\$8.69 M	\$79.7 M	\$206 M
	2016 Est. Contributions, Gifts	\$16.4 M	\$157 M	\$398 M
	2016 Est. Education, Reading	\$9.49 M	\$90.0 M	\$229 M
	2016 Est. Entertainment	\$13.9 M	\$128 M	\$330 M
	2016 Est. Food, Beverages, Tobacco	\$38.8 M	\$347 M	\$903 M
	2016 Est. Furnishings, Equipment	\$8.42 M	\$79.0 M	\$202 M
	2016 Est. Health Care, Insurance	\$22.3 M	\$198 M	\$516 M
	2016 Est. Household Operations, Shelter, Utilities	\$77.7 M	\$705 M	\$1.82 B
	2016 Est. Miscellaneous Expenses	\$3.80 M	\$33.5 M	\$87.1 M
	2016 Est. Personal Care	\$3.25 M	\$29.6 M	\$76.6 M
2016 Est. Transportation	\$47.7 M	\$433 M	\$1.12 B	

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