

# CLACKAMAS PROMENADE

SUNNYSIDE RD. & I-205, CLACKAMAS, OR



#1 POWER CENTER  
IN CLACKAMAS

## MAJOR CO-TENANTS:

NORDSTROM  
rack



KOHL'S

## 800 SF - 8,000 SF AVAILABLE FOR LEASE

- MAJOR POWER CENTER SERVICING THE EAST SIDE OF THE PORTLAND MSA
- LOCATED ON BUSY THOROUGHFARE
  - SUNNYSIDE ROAD - 19,777 CPD
  - SUNNYBROOK RD. - 14,333 CPD
  - I 205 NORTH / SOUTH - 118,784 CPD
- GREAT VISIBILITY
- CALL FOR RATES

FOR LEASING INFORMATION, CONTACT:

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503-245-1400 | www.hsmacific.com | 4260 Galewood St Ste B Lake Oswego, OR 97035



OWNED BY



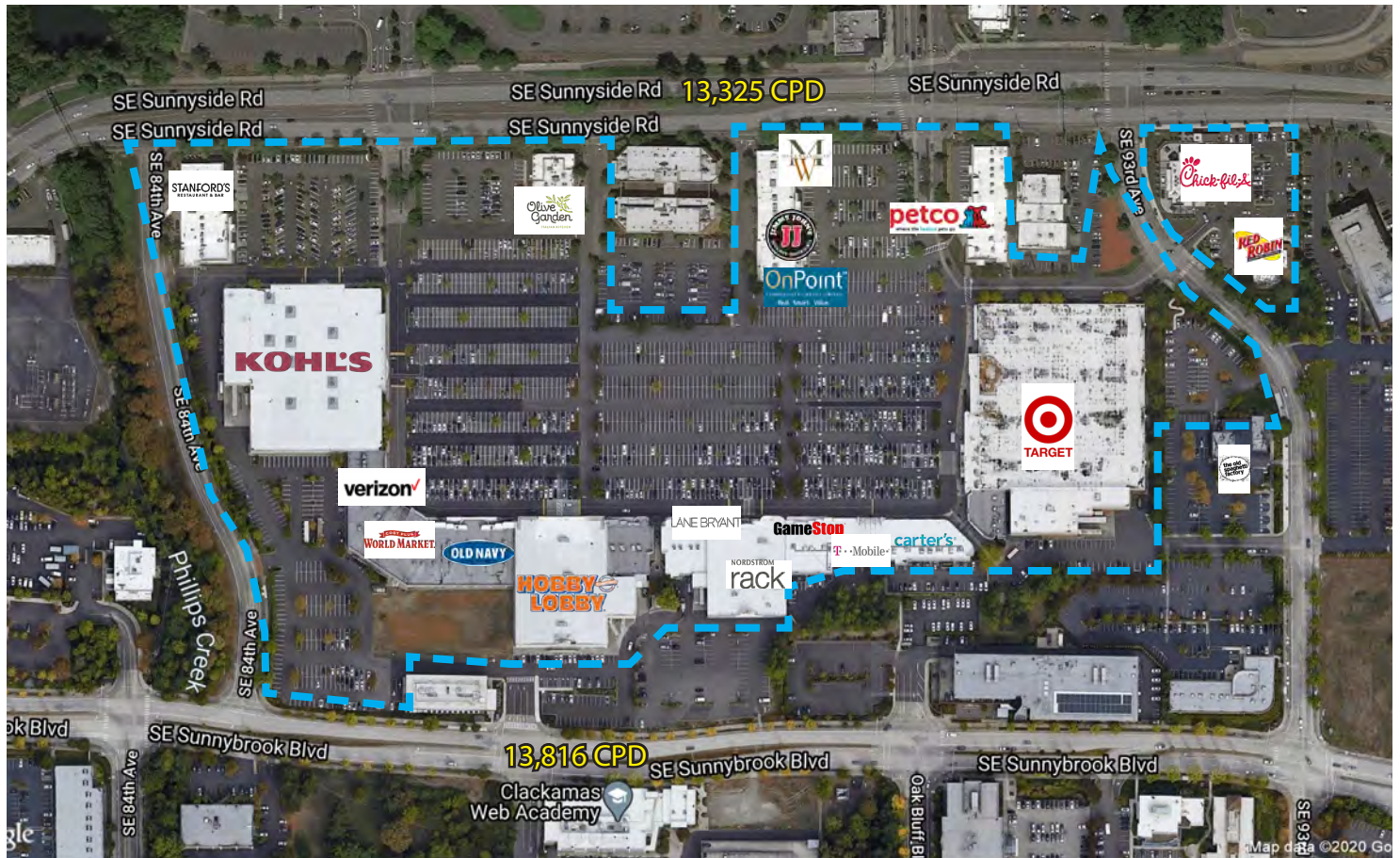


# CLACKAMAS PROMENADE





# SITE AERIAL



## DEMOGRAPHICS

### POPULATION

1 MILE - 12,799  
 3 MILE - 110,706  
 5 MILE - 293,076

### DAYTIME POPULATION

1 MILE - 14,404  
 3 MILE - 49,725  
 5 MILE - 99,434

### AVERAGE HH INCOME

1 MILE - \$82,238  
 3 MILE - \$130,716  
 5 MILE - \$134,831

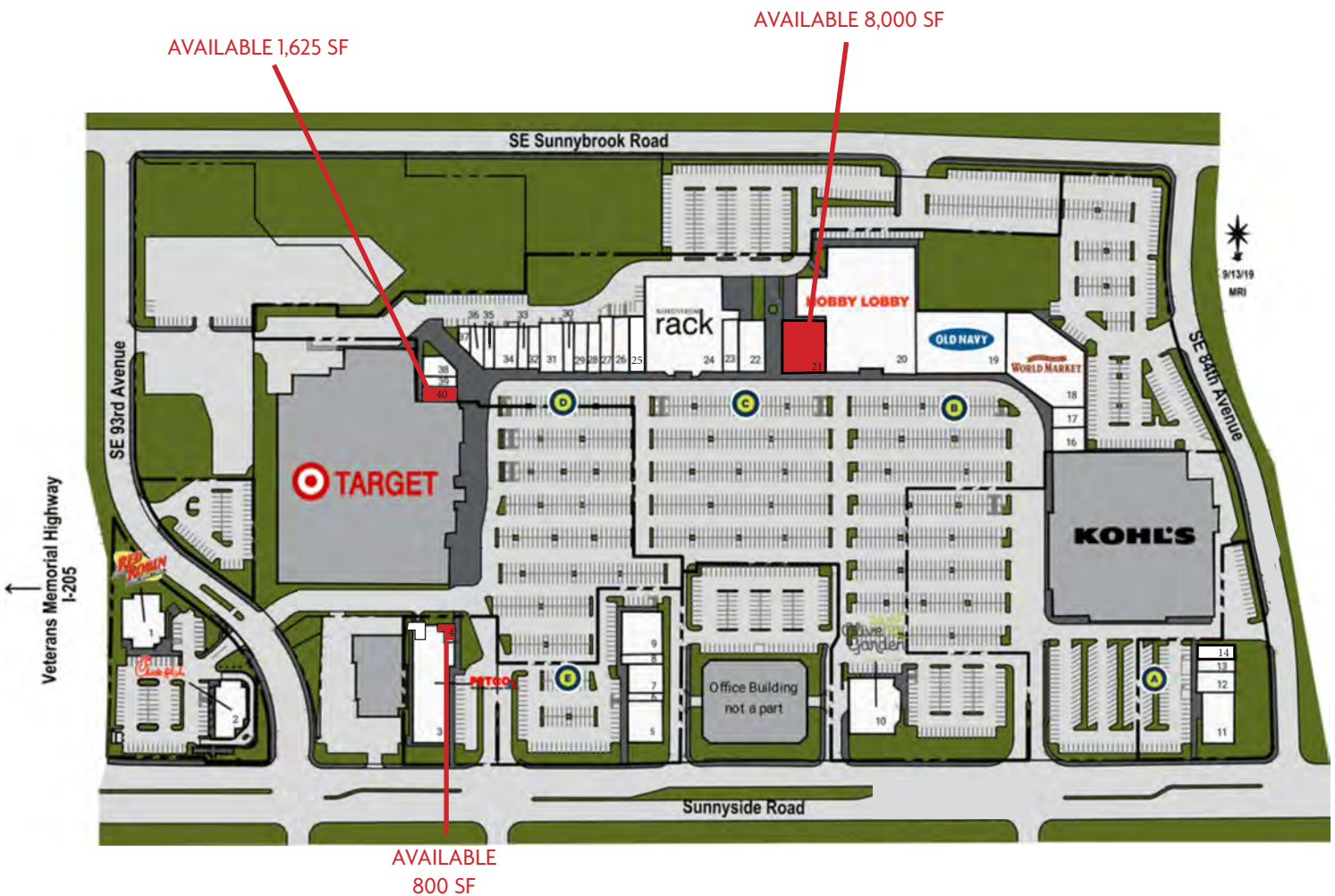
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# SHOPPING CENTER SITE PLAN



1	Red Robin	6,500	21	AVAILABLE	8,000
2	Chick-fil-A	5,135	22	Lane Bryant	5,900
3	Petco	14,000	23	Great Harvest Bread Company	2,100
4	AVAILABLE	800	24	Nordstrom Rack	27,766
5	OnPoint Community Credit Union	5,600	25	Happy Lemon	2,500
6	Brow Beauty & Beyond	1,050	26	Bath & Body Work	3,238
7	Casual Male XL	3,150	27	Crumbl Cookies	2,262
8	Jimmy Johns Gourmet Sandwiches	1,600	28	Menchie's Frozen Yogurt	2,125
9	Men's Wearhouse	6,400	29	Pearle Vision	2,160
10	Olive Garden	8,550	30	GameStop	1,665
11	Stanford's	8,000	31	Carter's	3,794
12	Relax The Back	2,242	32	T4	1,400
13	Sushi Kuni	3,130	33	European Wax Center	1,400
14	Color Me Mine	2,083	34	Jay's Wide Shoes	3,150
15	Kohls	95,334	35	Milan Laser	1,400
16	Verizon Wireless	2,980	36	Mathnasium of Happy Valley	1,475
17	Shoe Mill	2,310	37	Nails Now	1,027
18	Cost Plus World Market	19,150	38	Joy Teriyaki	2,288
19	Old Navy	20,400	39	Max Muscle	1,300
20	Hobby Lobby	45,461	40	AVAILABLE	1,625



# CLACKAMAS TRADE AREA AERIAL





# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.432/-122.5735

Southgate, OR	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	12,914	111,136	292,356
2028 Projected Population	13,324	109,150	284,952
2020 Census Population	11,925	110,370	292,929
2010 Census Population	10,533	102,491	264,944
Projected Annual Growth 2023 to 2028	0.6%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2023	1.7%	0.6%	0.8%
<b>Households</b>			
2023 Estimated Households	5,414	42,726	113,760
2028 Projected Households	5,601	42,116	112,188
2020 Census Households	5,041	42,101	113,167
2010 Census Households	4,545	39,773	103,570
Projected Annual Growth 2023 to 2028	0.7%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	1.5%	0.6%	0.8%
<b>Age</b>			
2023 Est. Population Under 10 Years	12.2%	10.1%	9.7%
2023 Est. Population 10 to 19 Years	10.7%	11.0%	10.7%
2023 Est. Population 20 to 29 Years	19.9%	13.3%	12.6%
2023 Est. Population 30 to 44 Years	20.1%	22.3%	24.0%
2023 Est. Population 45 to 59 Years	15.0%	19.2%	19.5%
2023 Est. Population 60 to 74 Years	12.3%	16.5%	16.1%
2023 Est. Population 75 Years or Over	9.7%	7.7%	7.4%
2023 Est. Median Age	34.8	39.8	40.0
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	48.4%	49.7%	49.3%
2023 Est. Female Population	51.6%	50.3%	50.7%
2023 Est. Never Married	38.1%	33.3%	33.6%
2023 Est. Now Married	34.3%	46.0%	46.7%
2023 Est. Separated or Divorced	18.9%	15.5%	15.1%
2023 Est. Widowed	8.7%	5.2%	4.6%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	4.7%	13.5%	16.0%
2023 Est. HH Income \$150,000 to \$199,999	9.5%	11.4%	11.5%
2023 Est. HH Income \$100,000 to \$149,999	15.1%	19.7%	19.1%
2023 Est. HH Income \$75,000 to \$99,999	11.2%	14.1%	13.4%
2023 Est. HH Income \$50,000 to \$74,999	17.8%	15.3%	14.7%
2023 Est. HH Income \$35,000 to \$49,999	8.9%	8.5%	8.7%
2023 Est. HH Income \$25,000 to \$34,999	11.3%	6.2%	5.6%
2023 Est. HH Income \$15,000 to \$24,999	5.5%	4.1%	4.1%
2023 Est. HH Income Under \$15,000	16.0%	7.2%	7.0%
2023 Est. Average Household Income	\$82,877	\$130,656	\$135,102
2023 Est. Median Household Income	\$70,213	\$95,772	\$100,042
2023 Est. Per Capita Income	\$34,933	\$50,428	\$52,801
2023 Est. Total Businesses	1,266	5,984	14,875
2023 Est. Total Employees	14,404	49,893	99,335

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Southgate, OR	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2023 Est. White	68.4%	73.8%	73.4%
2023 Est. Black	4.7%	2.8%	3.0%
2023 Est. Asian or Pacific Islander	8.1%	9.4%	10.7%
2023 Est. American Indian or Alaska Native	1.0%	0.8%	0.7%
2023 Est. Other Races	17.9%	13.1%	12.1%
<b>Hispanic</b>			
2023 Est. Hispanic Population	2,432	14,327	34,119
2023 Est. Hispanic Population	18.8%	12.9%	11.7%
2028 Proj. Hispanic Population	18.7%	13.0%	11.7%
2020 Hispanic Population	24.2%	13.4%	12.0%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	8,643	80,573	215,527
2023 Est. Elementary (Grade Level 0 to 8)	1.9%	2.8%	3.1%
2023 Est. Some High School (Grade Level 9 to 11)	5.6%	4.0%	3.9%
2023 Est. High School Graduate	27.2%	22.9%	20.0%
2023 Est. Some College	25.5%	23.9%	22.0%
2023 Est. Associate Degree Only	9.5%	10.0%	9.0%
2023 Est. Bachelor Degree Only	19.8%	23.8%	25.9%
2023 Est. Graduate Degree	10.5%	12.7%	16.2%
<b>Housing</b>			
2023 Est. Total Housing Units	5,771	45,142	121,813
2023 Est. Owner-Occupied	54.1%	62.2%	58.0%
2023 Est. Renter-Occupied	39.7%	32.5%	35.4%
2023 Est. Vacant Housing	6.2%	5.4%	6.6%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	7.1%	7.2%	9.6%
2023 Homes Built 2000 to 2009	10.3%	11.2%	10.3%
2023 Homes Built 1990 to 1999	11.8%	15.2%	11.2%
2023 Homes Built 1980 to 1989	26.8%	13.7%	9.9%
2023 Homes Built 1970 to 1979	19.1%	18.7%	15.7%
2023 Homes Built 1960 to 1969	12.7%	10.1%	9.4%
2023 Homes Built 1950 to 1959	3.0%	8.3%	9.5%
2023 Homes Built Before 1949	2.9%	10.2%	17.9%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	6.1%	4.5%	5.7%
2023 Home Value \$500,000 to \$999,999	36.1%	37.1%	40.9%
2023 Home Value \$400,000 to \$499,999	24.7%	28.7%	26.1%
2023 Home Value \$300,000 to \$399,999	19.2%	17.3%	16.7%
2023 Home Value \$200,000 to \$299,999	3.5%	4.4%	4.2%
2023 Home Value \$150,000 to \$199,999	1.0%	0.5%	0.4%
2023 Home Value \$100,000 to \$149,999	2.5%	2.0%	1.4%
2023 Home Value \$50,000 to \$99,999	3.2%	2.3%	2.0%
2023 Home Value \$25,000 to \$49,999	1.6%	1.4%	1.2%
2023 Home Value Under \$25,000	2.2%	1.9%	1.3%
2023 Median Home Value	\$459,186	\$472,214	\$509,484
2023 Median Rent	\$1,286	\$1,352	\$1,358

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	10,549	92,559	245,062
2023 Est. Civilian Employed	62.5%	64.6%	64.4%
2023 Est. Civilian Unemployed	2.9%	2.7%	2.5%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	34.5%	32.7%	33.0%
2023 Labor Force Males	47.8%	49.3%	48.8%
2023 Labor Force Females	52.2%	50.7%	51.2%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	6,598	59,791	157,908
2023 Mgmt, Business, & Financial Operations	16.3%	18.0%	19.1%
2023 Professional, Related	18.8%	24.0%	26.6%
2023 Service	20.9%	15.6%	14.3%
2023 Sales, Office	20.5%	21.6%	20.3%
2023 Farming, Fishing, Forestry	-	0.2%	0.2%
2023 Construction, Extraction, Maintenance	5.3%	6.6%	6.9%
2023 Production, Transport, Material Moving	18.2%	14.1%	12.6%
2023 White Collar Workers	55.6%	63.5%	66.0%
2023 Blue Collar Workers	44.4%	36.5%	34.0%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	67.0%	61.2%	56.2%
2023 Drive to Work in Carpool	7.8%	6.9%	6.6%
2023 Travel to Work by Public Transportation	4.2%	2.4%	2.9%
2023 Drive to Work on Motorcycle	-	0.2%	0.2%
2023 Walk or Bicycle to Work	2.0%	2.2%	3.0%
2023 Other Means	1.0%	0.8%	0.9%
2023 Work at Home	17.9%	26.4%	30.3%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	25.1%	23.1%	21.1%
2023 Travel to Work in 15 to 29 Minutes	37.9%	39.5%	41.9%
2023 Travel to Work in 30 to 59 Minutes	32.4%	32.7%	31.8%
2023 Travel to Work in 60 Minutes or More	4.6%	4.7%	5.2%
2023 Average Travel Time to Work	22.7	23.3	23.4
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$332.86 M	\$3.65 B	\$9.98 B
2023 Est. Apparel	\$11.73 M	\$130.56 M	\$358.66 M
2023 Est. Contributions, Gifts	\$18.83 M	\$220.42 M	\$611.56 M
2023 Est. Education, Reading	\$10.77 M	\$128.24 M	\$358.17 M
2023 Est. Entertainment	\$18.75 M	\$210.45 M	\$577.26 M
2023 Est. Food, Beverages, Tobacco	\$51.2 M	\$550.35 M	\$1.5 B
2023 Est. Furnishings, Equipment	\$11.66 M	\$130.45 M	\$357.36 M
2023 Est. Health Care, Insurance	\$30.45 M	\$327.55 M	\$890.81 M
2023 Est. Household Operations, Shelter, Utilities	\$108.43 M	\$1.17 B	\$3.2 B
2023 Est. Miscellaneous Expenses	\$6.28 M	\$69.42 M	\$190.17 M
2023 Est. Personal Care	\$4.48 M	\$49 M	\$133.97 M
2023 Est. Transportation	\$60.29 M	\$659.84 M	\$1.8 B

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