

Anchor Box Redevelopment at CLACKAMAS TOWN CENTER

**NOW
DICK'S
SPORTING GOODS
OPEN!**



LOCATED AT SE 82ND AVE & SUNNYSIDE RD IN CLACKAMAS, OR

VISIBILITY & ACCESS FROM 82ND, A SIGNALIZED INTERSECTION

143,700 SF ON TWO FLOORS; 72,150 SF FOR EACH FLOOR

CLACKAMAS TOWN CENTER HAS SEVEN ANCHOR STORES, 170 SHOPS AND A 20-SCREEN MOVIE THEATER

29,600 VPD ALONG SE 82ND AVE AND 21,280 VPD ALONG SE SUNNYSIDE RD

Demographics



- 1 MILE - 13,578
- 3 MILE - 111,456
- 5 MILE - 295,807



- 1 MILE - 17,108
- 3 MILE - 54,425
- 5 MILE - 99,801



- 1 MILE - \$66,892
- 3 MILE - \$90,218
- 5 MILE - \$92,226



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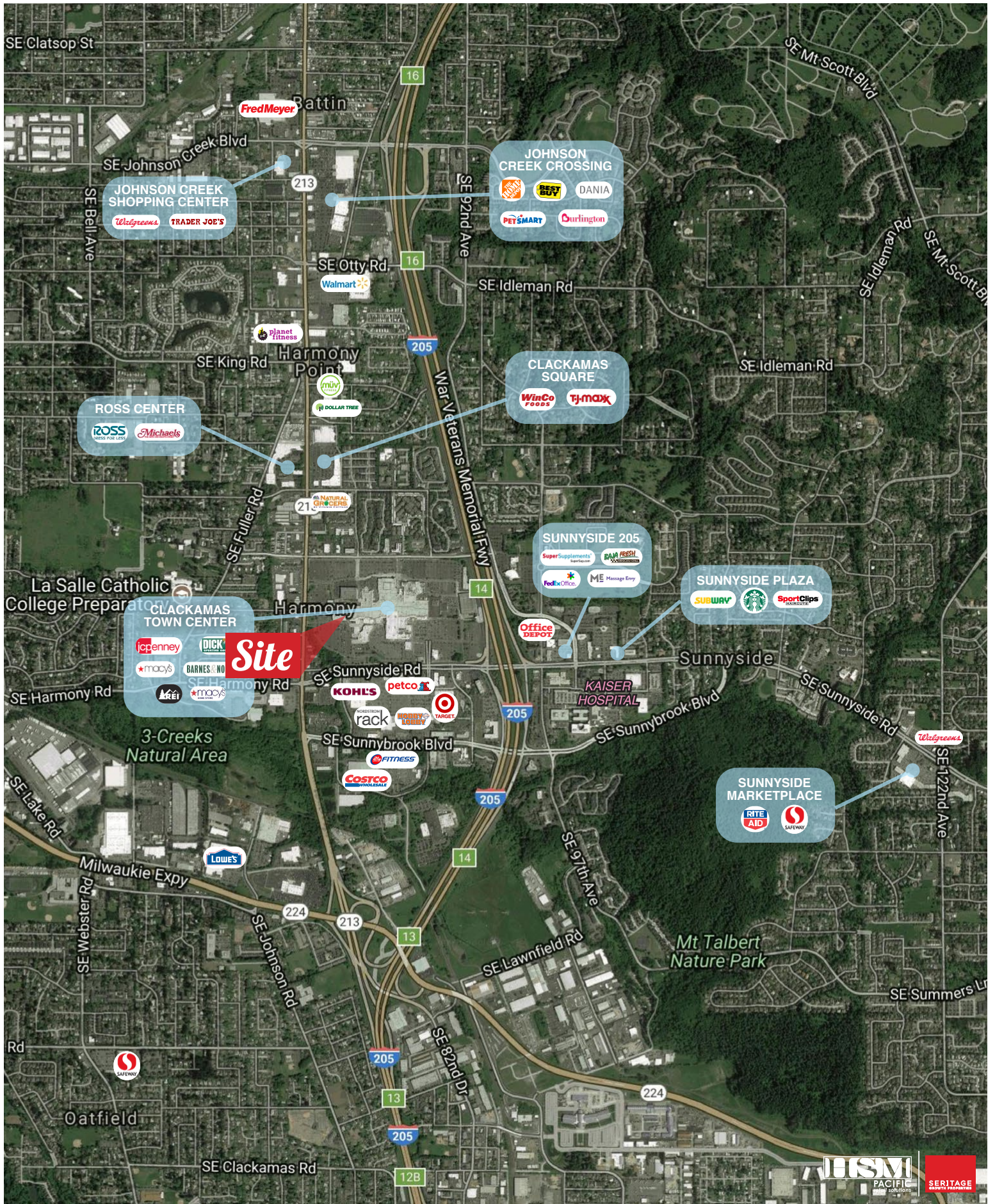
Trade Area Description

CLACKAMAS TOWN CENTER IS SURROUNDED BY THREE MAIN ARTERIALS IN THE TRADE AREA; INTERSTATE 205, SE SUNNYSIDE RD AND SE 82ND AVE, WHICH EXTENDS THE TRADE AREA IN ALL DIRECTIONS.

THE AREA HAS A LARGE VARIETY OF USERS THAT INCLUDES THE NEWLY OPENED HOBBY LOBBY IN THE CLACKAMAS PROMENADE ACROSS SUNNYSIDE RD AND THE ADDITION OF TWO PROPOSED HOTELS ON THE MALL PROPERTY JUST SOUTH OF THE CLACKAMAS MAX STATION. MULTIPLE OFFICE BUILDINGS ALONG WITH THE KAISER HOSPITAL BOOST THE CONSUMER POPULATION WITHIN THE IMMEDIATE AREA OF THE CENTER.



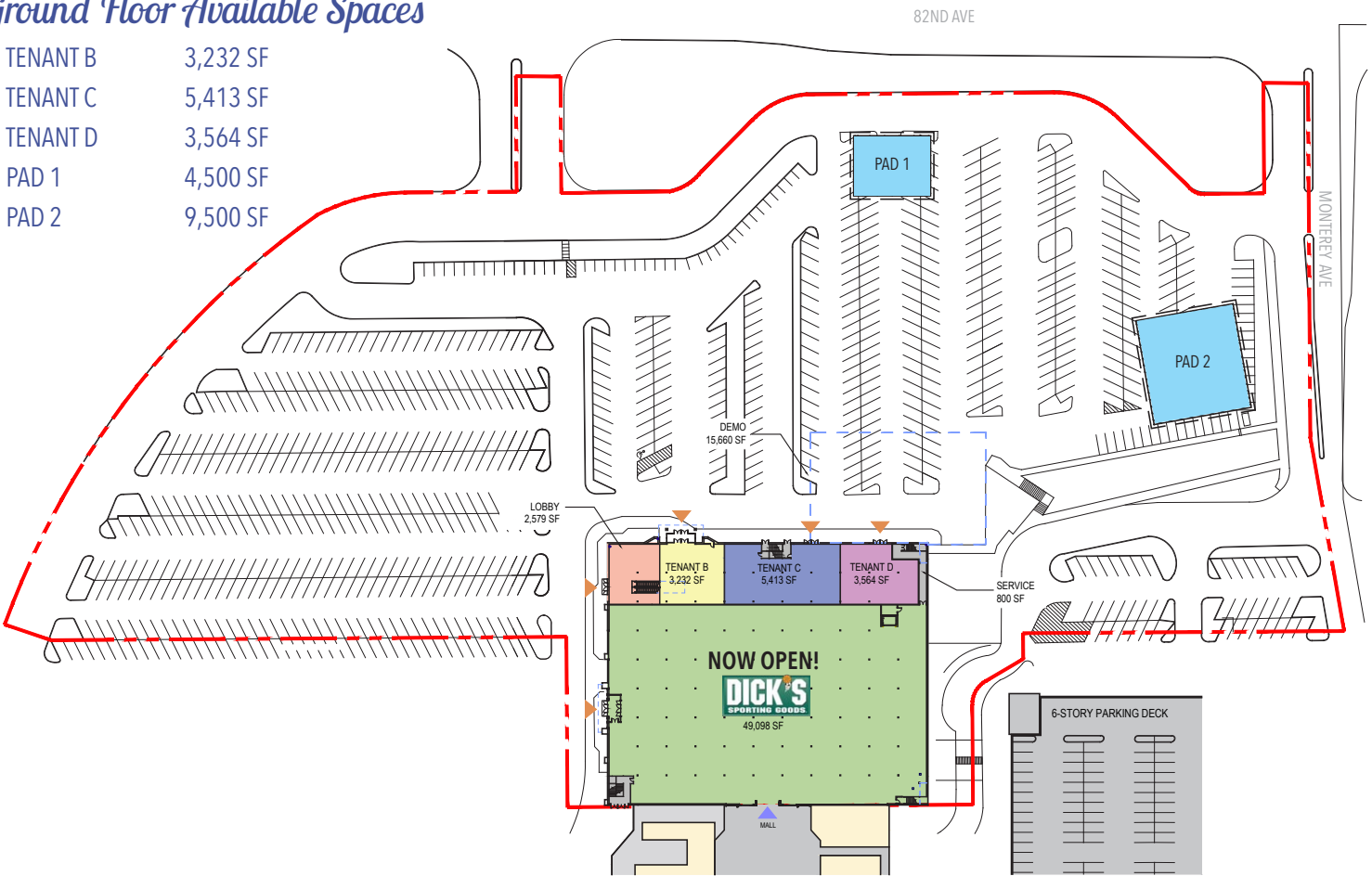
Clackamas Trade Area



Available Spaces

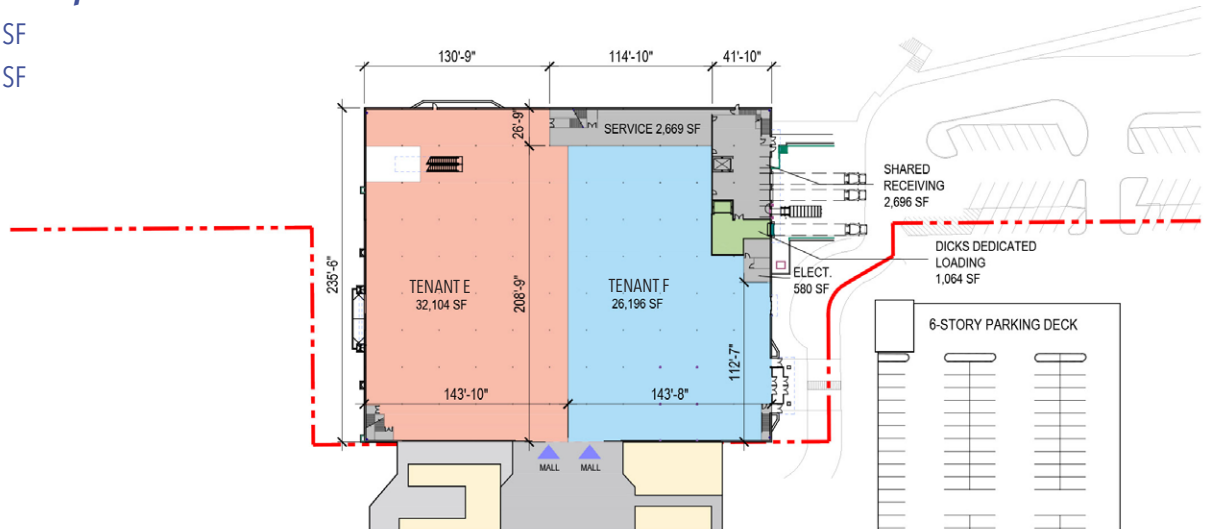
Ground Floor Available Spaces

TENANT B	3,232 SF
TENANT C	5,413 SF
TENANT D	3,564 SF
PAD 1	4,500 SF
PAD 2	9,500 SF



Upper Level Available Spaces

TENANT E	32,104 SF
TENANT F	26,196 SF



Parking

647 TOTAL SPACES
5 PER 1,000 SF PARKING RATIO