

JOHNSON CREEK CROSSING

9620 SE 82ND AVE. · CLACKAMAS · OR · 97086



PROPERTY HIGHLIGHTS

- 3,500 SF available for lease
- Located on main thoroughfare of 82nd Ave. (Hwy 213)
- Signalized access point
- Great parking
- Call for rates
- 30,100 CPD

ANCHORED BY:



CONTACT



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JOHNSON CREEK CROSSING

9500 SE 82nd Ave. · Clackamas · OR · 97015



Building A

Arawan Thai
Nail Salon
Starbucks

Building B

Roxy's Island Grill
Suns Up Tanning
Supercuts

Building C

Jimmy John's
Stanton Optical

DO NOT DISTURB TENANT, Avail 6/24

CONTACT:

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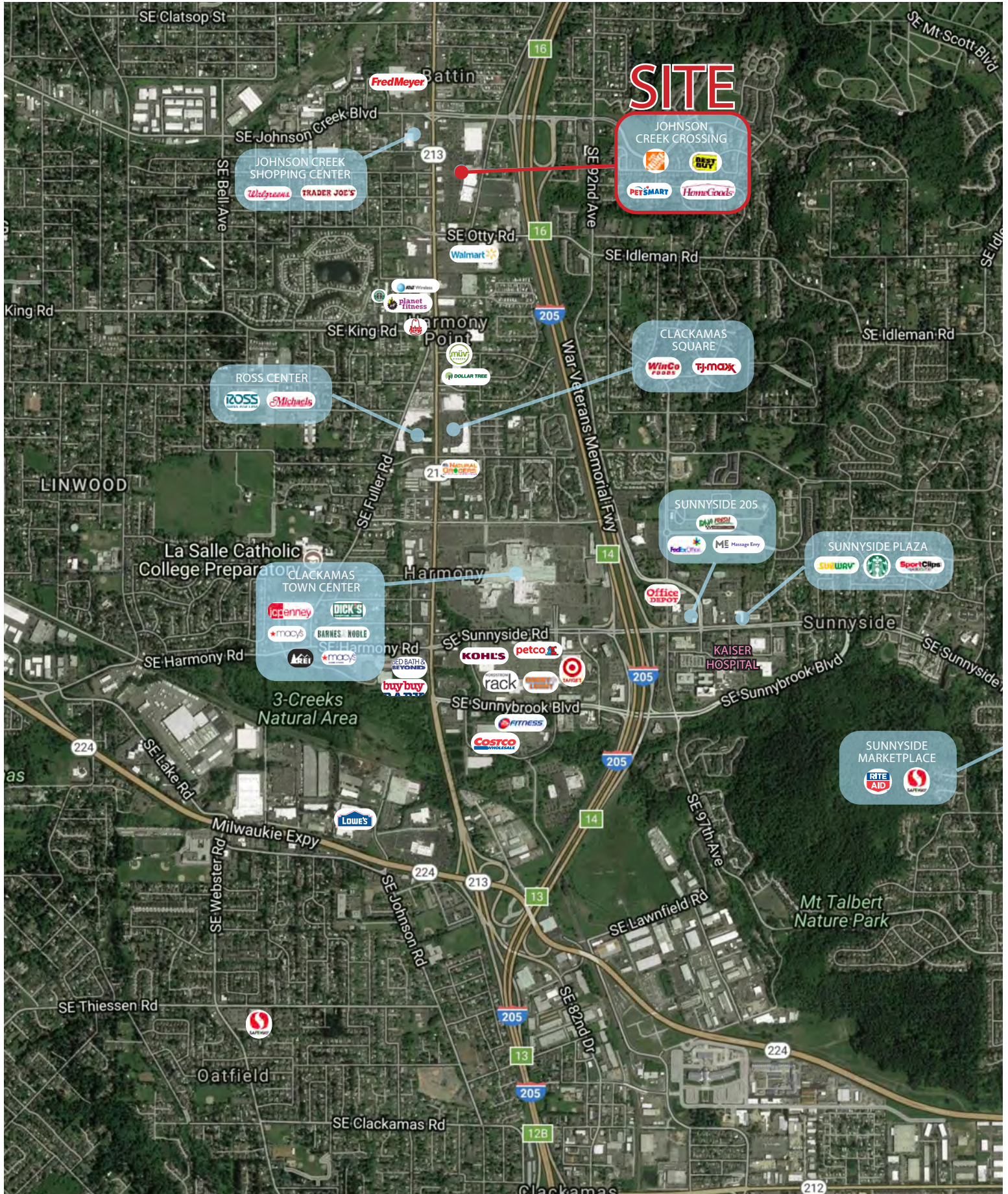
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A MEMBER OF
CHAINLINKS
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CLACKAMAS TRADE AREA AERIAL



Full Profile

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



Lat/Lon: 45.4174/-122.5709

9620 SE 82nd Dr Clackamas, OR 97015		1 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population		8,957	96,069	250,920
2028 Projected Population		9,212	99,298	259,078
2020 Census Population		8,716	95,159	249,488
2010 Census Population		8,269	87,894	225,330
Projected Annual Growth 2023 to 2028		0.6%	0.7%	0.7%
Historical Annual Growth 2010 to 2023		0.6%	0.7%	0.9%
Households				
2023 Estimated Households		3,641	37,348	97,327
2028 Projected Households		3,942	40,473	104,358
2020 Census Households		3,493	36,567	95,596
2010 Census Households		3,406	34,430	87,538
Projected Annual Growth 2023 to 2028		1.7%	1.7%	1.4%
Historical Annual Growth 2010 to 2023		0.5%	0.7%	0.9%
Age				
2023 Est. Population Under 10 Years		10.9%	11.2%	11.1%
2023 Est. Population 10 to 19 Years		11.8%	12.1%	12.0%
2023 Est. Population 20 to 29 Years		14.3%	12.8%	11.8%
2023 Est. Population 30 to 44 Years		19.6%	20.7%	22.5%
2023 Est. Population 45 to 59 Years		17.0%	18.5%	19.3%
2023 Est. Population 60 to 74 Years		17.3%	17.1%	16.5%
2023 Est. Population 75 Years or Over		9.1%	7.6%	6.8%
2023 Est. Median Age		40.2	39.6	39.6
Marital Status & Gender				
2023 Est. Male Population		48.8%	49.4%	49.5%
2023 Est. Female Population		51.2%	50.6%	50.5%
2023 Est. Never Married		32.8%	30.7%	31.6%
2023 Est. Now Married		43.0%	48.1%	48.7%
2023 Est. Separated or Divorced		17.5%	15.2%	14.8%
2023 Est. Widowed		6.7%	6.0%	4.8%
Income				
2023 Est. HH Income \$200,000 or More		9.0%	13.6%	16.3%
2023 Est. HH Income \$150,000 to \$199,999		9.6%	11.1%	11.5%
2023 Est. HH Income \$100,000 to \$149,999		17.7%	18.7%	18.8%
2023 Est. HH Income \$75,000 to \$99,999		13.3%	13.7%	12.7%
2023 Est. HH Income \$50,000 to \$74,999		19.9%	15.1%	15.2%
2023 Est. HH Income \$35,000 to \$49,999		9.4%	8.9%	8.7%
2023 Est. HH Income \$25,000 to \$34,999		9.2%	6.6%	5.6%
2023 Est. HH Income \$15,000 to \$24,999		5.0%	4.6%	4.3%
2023 Est. HH Income Under \$15,000		6.9%	7.7%	6.9%
2023 Est. Average Household Income		\$105,594	\$123,814	\$133,455
2023 Est. Median Household Income		\$77,134	\$93,541	\$101,039
2023 Est. Per Capita Income		\$43,323	\$48,295	\$51,942
2023 Est. Total Businesses		944	5,794	13,094
2023 Est. Total Employees		10,358	48,677	90,554

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Race				
2023 Est. White		78.0%	77.3%	76.3%
2023 Est. Black		2.8%	2.3%	2.6%
2023 Est. Asian or Pacific Islander		5.4%	7.7%	8.7%
2023 Est. American Indian or Alaska Native		0.8%	0.8%	0.7%
2023 Est. Other Races		13.0%	11.9%	11.6%
Hispanic				
2023 Est. Hispanic Population		1,234	11,233	27,445
2023 Est. Hispanic Population		13.8%	11.7%	10.9%
2028 Proj. Hispanic Population		13.8%	11.6%	10.8%
2020 Hispanic Population		14.3%	12.9%	11.7%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		6,309	67,651	179,407
2023 Est. Elementary (Grade Level 0 to 8)		2.7%	2.5%	2.7%
2023 Est. Some High School (Grade Level 9 to 11)		4.1%	4.0%	3.9%
2023 Est. High School Graduate		29.2%	22.9%	20.6%
2023 Est. Some College		26.3%	25.6%	22.6%
2023 Est. Associate Degree Only		10.5%	10.2%	9.2%
2023 Est. Bachelor Degree Only		18.1%	23.0%	25.4%
2023 Est. Graduate Degree		9.2%	11.9%	15.5%
Housing				
2023 Est. Total Housing Units		3,898	39,414	102,677
2023 Est. Owner-Occupied		54.0%	62.2%	63.4%
2023 Est. Renter-Occupied		39.4%	32.6%	31.4%
2023 Est. Vacant Housing		6.6%	5.2%	5.2%
Homes Built by Year				
2023 Homes Built 2010 or later		3.2%	7.9%	9.0%
2023 Homes Built 2000 to 2009		12.6%	11.7%	11.5%
2023 Homes Built 1990 to 1999		18.3%	17.2%	12.7%
2023 Homes Built 1980 to 1989		12.3%	13.7%	10.7%
2023 Homes Built 1970 to 1979		21.8%	19.9%	16.6%
2023 Homes Built 1960 to 1969		17.1%	9.7%	9.3%
2023 Homes Built 1950 to 1959		2.9%	6.4%	9.0%
2023 Homes Built Before 1949		5.3%	8.3%	16.1%
Home Values				
2023 Home Value \$1,000,000 or More		4.1%	4.3%	6.0%
2023 Home Value \$500,000 to \$999,999		26.1%	38.3%	42.2%
2023 Home Value \$400,000 to \$499,999		32.3%	29.4%	25.4%
2023 Home Value \$300,000 to \$399,999		22.2%	16.3%	16.1%
2023 Home Value \$200,000 to \$299,999		2.8%	3.7%	4.2%
2023 Home Value \$150,000 to \$199,999		0.2%	0.4%	0.4%
2023 Home Value \$100,000 to \$149,999		3.3%	2.2%	1.4%
2023 Home Value \$50,000 to \$99,999		4.9%	2.6%	1.8%
2023 Home Value \$25,000 to \$49,999		2.2%	1.3%	1.1%
2023 Home Value Under \$25,000		1.9%	1.6%	1.3%
2023 Median Home Value		\$423,103	\$477,482	\$519,817
2023 Median Rent		\$1,333	\$1,329	\$1,351

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	7,327	78,142	204,170
2023 Est. Civilian Employed	63.2%	61.5%	63.1%
2023 Est. Civilian Unemployed	3.4%	3.1%	3.0%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	33.4%	35.4%	33.9%
2023 Labor Force Males	47.9%	48.8%	48.9%
2023 Labor Force Females	52.1%	51.2%	51.1%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,630	48,024	128,732
2023 Mgmt, Business, & Financial Operations	15.5%	18.3%	19.4%
2023 Professional, Related	18.5%	22.6%	25.4%
2023 Service	18.0%	15.4%	14.4%
2023 Sales, Office	21.5%	22.7%	20.9%
2023 Farming, Fishing, Forestry	0.2%	-	0.2%
2023 Construction, Extraction, Maintenance	7.8%	6.5%	7.1%
2023 Production, Transport, Material Moving	18.6%	14.5%	12.7%
2023 White Collar Workers	55.5%	63.6%	65.7%
2023 Blue Collar Workers	44.5%	36.4%	34.3%
Transportation to Work			
2023 Drive to Work Alone	65.2%	62.5%	58.1%
2023 Drive to Work in Carpool	6.3%	6.6%	6.3%
2023 Travel to Work by Public Transportation	2.2%	2.2%	2.4%
2023 Drive to Work on Motorcycle	0.4%	0.3%	0.2%
2023 Walk or Bicycle to Work	2.1%	1.8%	2.3%
2023 Other Means	1.7%	0.9%	0.9%
2023 Work at Home	22.2%	25.7%	29.8%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	28.7%	25.2%	21.9%
2023 Travel to Work in 15 to 29 Minutes	38.3%	38.4%	40.8%
2023 Travel to Work in 30 to 59 Minutes	28.7%	31.6%	32.0%
2023 Travel to Work in 60 Minutes or More	4.3%	4.7%	5.3%
2023 Average Travel Time to Work	22.0	22.8	23.5
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$267.27 M	\$3.07 B	\$8.46 B
2023 Est. Apparel	\$9.47 M	\$109.8 M	\$303.77 M
2023 Est. Contributions, Gifts	\$15.69 M	\$185.36 M	\$520.01 M
2023 Est. Education, Reading	\$8.93 M	\$107.59 M	\$303.77 M
2023 Est. Entertainment	\$15.23 M	\$177.04 M	\$490.35 M
2023 Est. Food, Beverages, Tobacco	\$40.68 M	\$463.74 M	\$1.27 B
2023 Est. Furnishings, Equipment	\$9.45 M	\$109.73 M	\$303.48 M
2023 Est. Health Care, Insurance	\$24.25 M	\$276.48 M	\$757.02 M
2023 Est. Household Operations, Shelter, Utilities	\$86.42 M	\$986.04 M	\$2.71 B
2023 Est. Miscellaneous Expenses	\$5.07 M	\$58.42 M	\$161.32 M
2023 Est. Personal Care	\$3.58 M	\$41.24 M	\$113.53 M
2023 Est. Transportation	\$48.49 M	\$555.43 M	\$1.53 B

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