

15252 SE HIGHWAY 224 CLACKAMAS, OR 97089

7.35 Acres



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FOR SALE

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.





PROPERTY HIGHLIGHTS

- Proven successful corner retail location, with great exposure to HWY 212 & 224 and conveniently located 3 miles East of I-205
- Attractive NNN income-producing opportunity with 3 retail suites and up to three (3) food carts
- Bucolic setting amid tall evergreen trees enhancing the redevelopment potential for a variety of "highest & best" uses, e.g., residential, office, apartments, mixed/use, senior housing, assisted living, retail – see zoning chart
- Site is a cannabis compliant location – call for details
- 4,000 SF Improvements: 3000 SF main building and 1000 SF garage
- Traffic count: 30,855 daily
- Potential seller financing available - Call for details

OFFERING SUMMARY

Sale Price:	\$5,200,000 / \$15.85/SF
Lot Size:	7.35 Acres / 3 separate tax lots: 900, 980, 990
Zoning:	Community Commercial Center - Happy Valley - CCC (Allowable uses provided in this report)

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,791	32,247	269,287
Total Population	4,964	90,732	700,172
Average HH Income	\$75,239	\$85,828	\$63,123

Land Use	CCC	MCC
Residential		
Pre-existing dwellings. Pre-existing dwellings may be allowed to remodel or expand and shall not be subject to the provisions of Chapter 16.72	P	P
Medium to high density residential	p12	p13
Senior housing	P	P
Skilled nursing facility	P	P
Congregate care	P	P
Home occupations (per Section 16.69.020)	C	C
Commercial - Retail Uses		
Art and craft supply stores, studios	P	P
Bakeries	P	P
Banks, savings and loan associations, loan companies, ATM (without drive-through)	P	P
Banks, savings and loan associations, loan companies, ATM (with drive-through) (per Section 16.44.090)	P/X ⁴	P
Barber shops, beauty salons	P	P
Bicycle sales, supplies, repair service	P	P
Book stores	P	P
Camera stores	P	P
Coffee shops, cafes, sandwich shops, and delicatessens	p4	p4
Drug stores	p4	p4
Dry cleaners and tailors	p4	p4
Florists	P	P
Home furnishing stores	P	P
Gift stores	P	P
Grocery, food, specialty foods, and produce stores	p4	p4
Hotels	C	P
Helipads	X	X
Indoor health & recreation facilities, such as racquetball courts, gymnasiums, health & exercise spas, swimming pools, and similar uses and associated facilities	C	P
Interior decorating shops, sales and service	P	P
Laundromats	P	P
Marijuana retailing	p6	p6
Music shops, sales and service	P	P
Mobile food units	p5	p5
Optometry and optical goods, sales and service	P	P
Photo finishing, photography studios	P	P
Rental stores, without outdoor storage	P	P
Restaurants - full service (without drive-through)	P	P
Restaurants - drive through (per Section 16.44.090)	P/X ⁴	P
Secondhand stores	C	C
Shoe sales & repair stores	P	P
Sporting goods, sales and service	P	P
Stationery stores	P	P
Taverns, bars and cocktail lounges (a minimum distance of one thousand five hundred (1,500) feet from school uses)	C	C
Theaters or assembly halls	C	C
Vehicular service/fueling stations	P	P
Yogurt & ice cream stores	P	P
Retail & service commercial uses similar to those above but not listed elsewhere in this section upon administrative determination by the Planning Official	p4	p4

Land Use	CCC	MCC
Commercial - Offices		
Professional & administrative offices	P	P
Medical office buildings, clinics and laboratories	P	P
Institutional		
Churches, synagogues, temples, or places of worship	C	C
Library, post office, community center, etc	P	P
Public parks, usable open space	C	C
Public and private schools (includes commercial day care, dancing, and music schools)	C	C
Other		
Marijuana processing, production, and wholesaling	X	X
Self-storage facilities	C	P ⁷

NOTES:

¹ Residential uses on upper floors of mixed use buildings are permitted. In such cases, Notes 2 and 3 do not apply.

² Freestanding residential uses at densities greater than the minimum SFA density of 10 du/acre and not to exceed the maximum MUR-M2 density of 34 du/acre (10—34 du/acre) may be permitted in the CCC zone when nonresidential uses occupy the street side(s) of the parcel. The footprint of such freestanding residential uses (including associated parking and accessory uses) may not exceed 25% of the CCC zoned area of the parcel or subject property.

³ Residential uses at MUR-M2 densities (25—34 du/acre) in conjunction with nonresidential uses are permitted by this code. The footprint of such freestanding residential uses (including associated parking and accessory uses) may not exceed 25% of the MCC zoned area of the parcel or subject property.

⁴ Drive-through facilities not permitted for these uses, and all other uses, within the CCC zoned areas of the Happy Valley Town Center Plan Area.

⁵ Pursuant to Section 16.69.030.

⁶ Pursuant to Chapter 16.49.

⁷ Self-storage facilities shall be limited to a single building where individual storage units are only accessed from within the building and are constructed within a single structure. Not more than one self-storage facility, limited to 60,000 square feet of building footprint, shall be permitted within the MCC zone, and only on lots or parcels within the Happy Valley Town Center area and abutting Rock Creek.

C. Location Criteria

1. Appropriate locations for mixed-use commercial center development occurs within one-quarter mile from the following types of intersections:

- major or minor arterial streets;
- Major or minor arterial street and collector street.

2. Appropriate location for community commercial center nodes are at intersections of the following types of streets:

- Arterial street and arterial street (any combination of major and minor)
- Major or minor arterial street and collector street;
- Collector street and collector street



Front of building



Front parking lot



Rear of building - left



Rear of building - right