

# CLACKAMAS CROSSINGS

**15530-15638 SE 135th Avenue, Clackamas, OR 97015**

Located at the signalized intersection of Highway 212 & SE 135th Avenue



For More Information, Contact:

**Brett Bayne**

503.972.7280  
bayne@macadamforbes.com

Licensed in OR

**Tyler Dean**

503.972.7278  
tyler@macadamforbes.com

Licensed in OR

1800 SW First Avenue, Suite 650 | Portland, OR 97201

MACADAMFORBES.COM | 503.227.2500

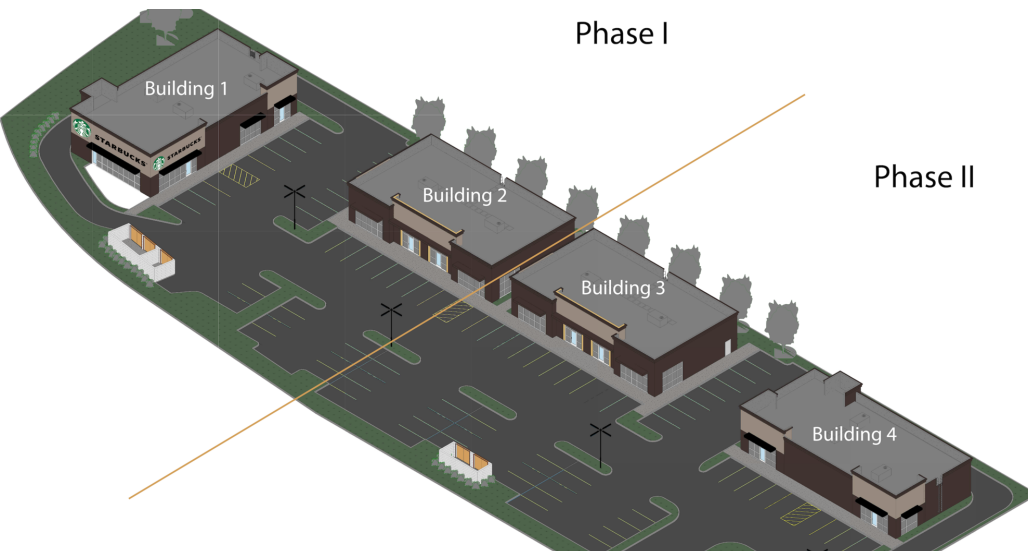
All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**FOR  
LEASE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

15530-15638 SE 135th Avenue, Clackamas, OR 97015



## PROPERTY DESCRIPTION

Recently constructed retail development in Clackamas. These buildings are single-story, with wood construction, cement fiber exterior panels, and storefront glazing systems. Construction to be completed in two phases, with up to 13,812 SF of space including 2 potential drive-thru capable buildings.

## LOCATION DESCRIPTION

Located at the corner of Highway 212 & SE 135th Avenue with high traffic exposure.

## PROPERTY HIGHLIGHTS

- Zoning: C2, Community Commercial
- Market: Portland
- Submarket: Clackamas/Milwaukie
- Phase I Completion Date: Mid-November 2020
- Phase II Completion Date: 2022

## OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF Per Building:	1,812 SF
Lot Size:	1.88 Acres
Total Size, 4 Buildings:	13,812 SF

## OTHER TENANTS INCLUDE

- Starbucks
- BenchMark Physical Therapy
- Maxem Health Urgent Care



**Brett Bayne**

503.972.7280  
bayne@macadamforbes.com  
Licensed in OR

**Tyler Dean**

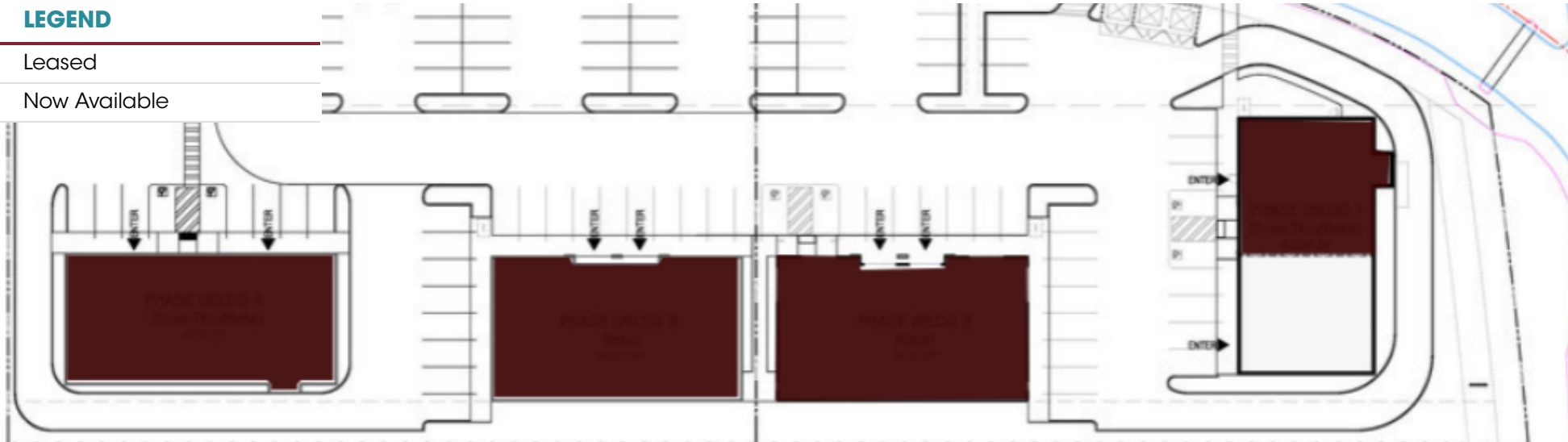
503.972.7278  
tyler@macadamforbes.com  
Licensed in OR

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.

MACADAMFORBES.COM | 503.227.2500

## LEGEND

- Leased
- Now Available



## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
■ 15530 SE 135th Avenue, Building 1	1,812 SF	NNN	\$32.00 SF/yr	Available
■ 15576 SE 135th Avenue, Building 2	1,000 - 4,000 SF	NNN	\$38.00 - 40.00 SF/yr	Unavailable
■ 15610 SE 135th Avenue, Building 3	1,000 - 4,000 SF	NNN	\$38.00 - 40.00 SF/yr	Unavailable
■ 15638 SE 135th Avenue, Building 4	1,000 - 4,000 SF	NNN	\$38.00 - 40.00 SF/yr	Unavailable



# FOR LEASE

15530-15638 SE 135th Avenue, Clackamas, OR 97015



## ABOUT CLACKAMAS COUNTY

Since its creation in 1843, agriculture, timber, manufacturing and commerce have been the county's principal activities. In recent years Clackamas County business districts and communities continue to grow at a strong rate. The many flourishing businesses include industry leaders in metals, machinery, healthcare, high tech, logistics, forestry, food and beverage processing, renewable energy, nursery/agriculture, tourism and software development. With over 24mm SF of industrial space, this corridor is in great demand for retail sales and services. This location on Highway 212 & SE 135th is one of the few pockets of retail zoned developments.



**Brett Bayne**

503.972.7280

bayne@macadamforbes.com

Licensed in OR

**Tyler Dean**

503.972.7278

tyler@macadamforbes.com

Licensed in OR

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.

MACADAMFORBES.COM | 503.227.2500



15530-15638 SE 135th Avenue, Clackamas, OR 97015

FOR LEASE



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



**Brett Bayne**

503.972.7280

bayne@macadamforbes.com

Licensed in OR

**Tyler Dean**

503.972.7278

tyler@macadamforbes.com

Licensed in OR

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.

MACADAMFORBES.COM | 503.227.2500