

Clackamas Crossings - Phase II

15610-15638 SE 135TH AVENUE, CLACKAMAS, OR 97015



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Geological Survey

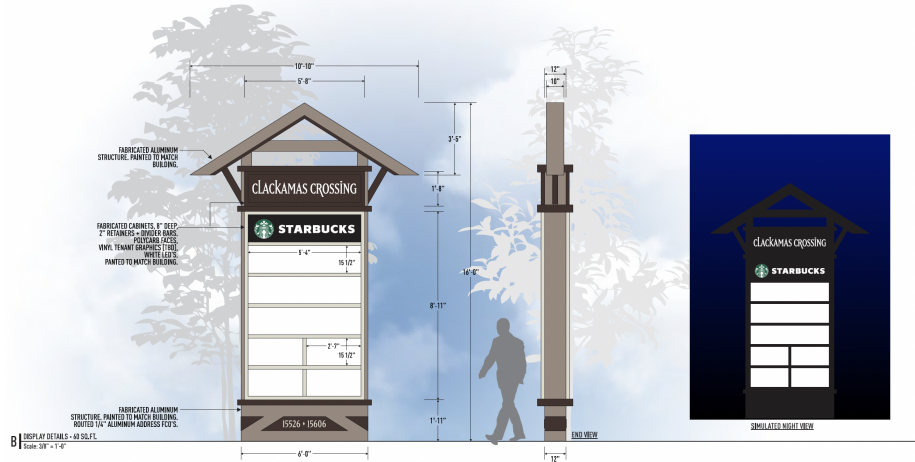
FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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SECONDARY MONUMENT DISPLAY | EXTERIOR ELEVATION / OPTION:1 >> SE 135th Entrance



PROPERTY DESCRIPTION

Site delivered ready for development to include an asphalt parking lot, landscaping, trash enclosure, and utilities (electric, gas, water, sewer) stubbed to the site.

LOCATION DESCRIPTION

Located at a signalized intersection on SE Highway 212 & SE 135th Avenue with high traffic exposure.

PROPERTY HIGHLIGHTS

- Long-term ground lease
- Monument signage located on SE Highway 212
- Approved for a drive-thru in Clackamas County
- Market: Portland
- Submarket: Clackamas/Milwaukie

OFFERING SUMMARY

Lease Rate:	\$180,000.00 per year (Ground)*
	*10% increase every 5 years
Lot Size:	43,750 SF
Zoning:	C2, Community Commercial

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,568	45,124	294,928
Total Population	6,637	123,119	755,567
Average HH Income	\$69,827	\$77,836	\$64,576



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