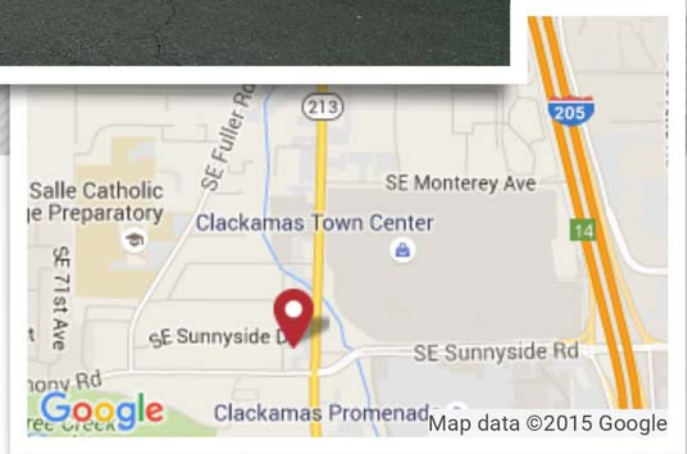


FOR LEASE

12405 SE 82nd Avenue | Clackamas, Oregon 97222

FOR LEASE



AVAILABLE

15,855 SF

RATE

Available upon Request

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	11,391	112,771	280,757
Median HH Income	\$37,529	\$54,206	\$55,326

Year: 2015 | Source: US Census Bureau, Census 2010 Summary File
File 1. Esri forecasts for 2015 and 2020.

TRAFFIC COUNTS

SE 82nd Ave	35,384 CPD
SE Sunnyside Rd (West of Site)	18,998 CPD

Year: 2012 | Source: Google Earth Pro

CONTACT

Ron Dowhaniuk, SCLS | 503.238.7477
ron.dowhaniuk@srsre.com

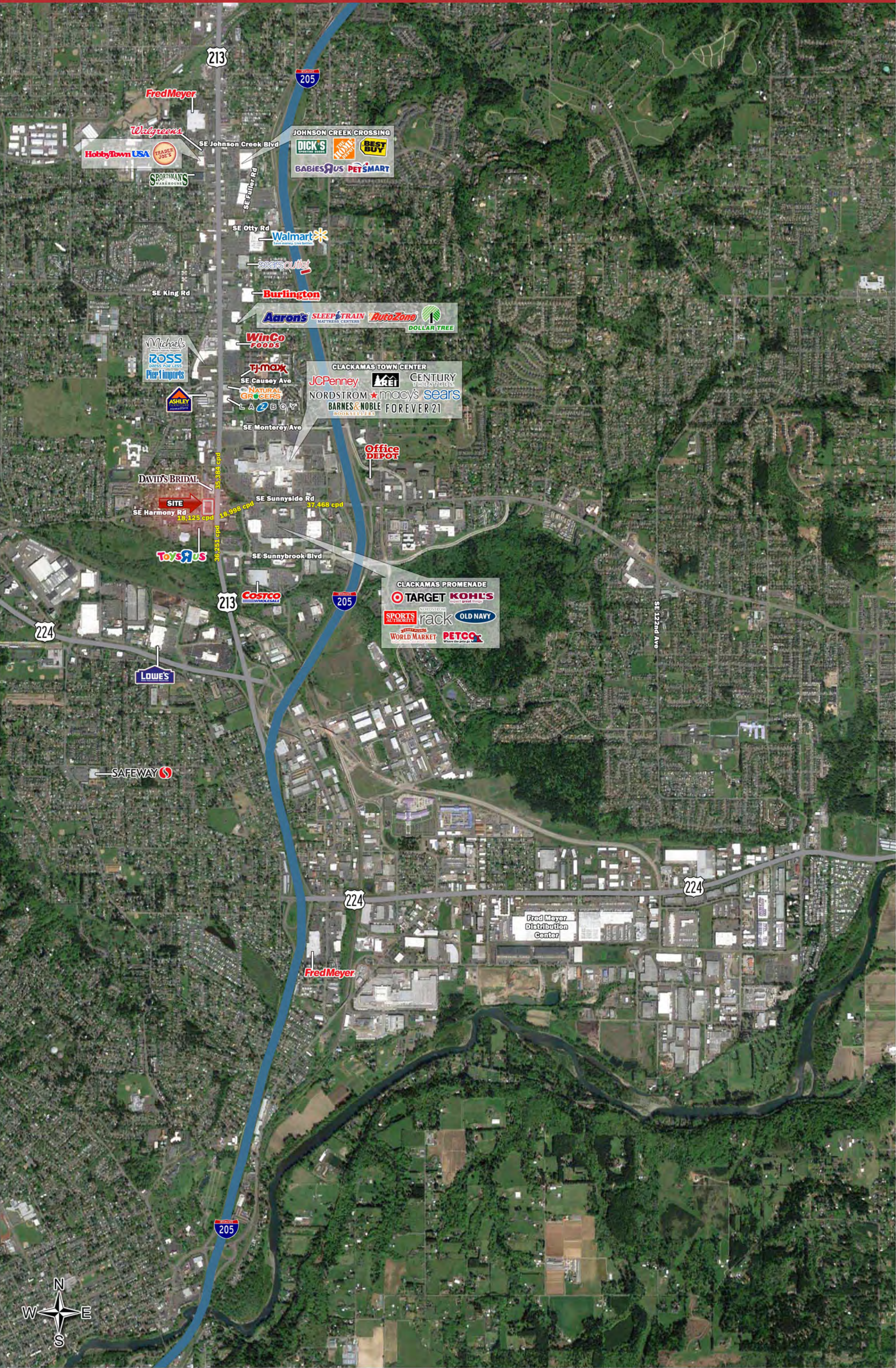
SRS Real Estate Partners

205 SE Spokane Street, Suite 321 | Portland, OR 97202
503.238.7477 | SRSRE.COM

DESCRIPTION

- Corner of Sunnyside Road and 82nd Ave
- Close to I-205
- Near the Clackamas Town Center and Promenade
- Annual property tax: \$56,213









Market Profile

12405 SE 80th Ave, Portland, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.43329
Longitude: -122.58023

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,889	99,641	241,216
2010 Total Population	10,492	109,335	271,037
2015 Total Population	11,391	112,771	280,757
2015 Group Quarters	114	1,092	4,509
2020 Total Population	12,190	117,249	292,929
2015-2020 Annual Rate	1.37%	0.78%	0.85%
Household Summary			
2000 Households	4,135	38,861	95,127
2000 Average Household Size	2.37	2.54	2.49
2010 Households	4,444	42,886	106,511
2010 Average Household Size	2.34	2.52	2.50
2015 Households	4,863	44,467	110,531
2015 Average Household Size	2.32	2.51	2.50
2020 Households	5,220	46,329	115,384
2020 Average Household Size	2.31	2.51	2.50
2015-2020 Annual Rate	1.43%	0.82%	0.86%
2010 Families	2,522	27,599	66,650
2010 Average Family Size	2.98	3.05	3.05
2015 Families	2,723	28,330	68,623
2015 Average Family Size	2.97	3.04	3.05
2020 Families	2,897	29,348	71,318
2020 Average Family Size	2.96	3.04	3.06
2015-2020 Annual Rate	1.25%	0.71%	0.77%
Housing Unit Summary			
2000 Housing Units	4,378	41,011	100,373
Owner Occupied Housing Units	37.9%	59.5%	60.0%
Renter Occupied Housing Units	56.6%	35.2%	34.7%
Vacant Housing Units	5.6%	5.2%	5.2%
2010 Housing Units	4,858	45,380	112,734
Owner Occupied Housing Units	35.3%	57.9%	58.1%
Renter Occupied Housing Units	56.2%	36.6%	36.4%
Vacant Housing Units	8.5%	5.5%	5.5%
2015 Housing Units	5,284	47,165	117,007
Owner Occupied Housing Units	34.1%	55.8%	56.1%
Renter Occupied Housing Units	57.9%	38.4%	38.4%
Vacant Housing Units	8.0%	5.7%	5.5%
2020 Housing Units	5,671	49,201	122,145
Owner Occupied Housing Units	33.9%	55.6%	56.1%
Renter Occupied Housing Units	58.2%	38.6%	38.3%
Vacant Housing Units	8.0%	5.8%	5.5%
Median Household Income			
2015	\$37,529	\$54,206	\$55,326
2020	\$42,903	\$62,670	\$64,319
Median Home Value			
2015	\$257,308	\$269,249	\$287,859
2020	\$295,893	\$321,207	\$353,848
Per Capita Income			
2015	\$22,648	\$27,692	\$29,310
2020	\$25,801	\$31,559	\$33,531
Median Age			
2010	34.2	37.9	37.5
2015	34.4	38.9	38.7
2020	34.5	39.6	39.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 14, 2015



Market Profile

12405 SE 80th Ave, Portland, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.43329
Longitude: -122.58023

	1 mile	3 miles	5 miles
2015 Households by Income			
Household Income Base	4,863	44,467	110,531
<\$15,000	15.4%	11.6%	12.3%
\$15,000 - \$24,999	13.9%	9.9%	9.6%
\$25,000 - \$34,999	17.1%	10.5%	9.6%
\$35,000 - \$49,999	15.5%	14.0%	13.5%
\$50,000 - \$74,999	12.3%	17.2%	17.3%
\$75,000 - \$99,999	11.9%	14.7%	14.3%
\$100,000 - \$149,999	10.5%	15.3%	14.7%
\$150,000 - \$199,999	1.9%	3.8%	4.2%
\$200,000+	1.3%	3.1%	4.5%
Average Household Income	\$53,552	\$70,158	\$74,315
2020 Households by Income			
Household Income Base	5,220	46,329	115,384
<\$15,000	15.2%	10.7%	11.2%
\$15,000 - \$24,999	10.7%	7.4%	7.1%
\$25,000 - \$34,999	14.8%	9.1%	8.3%
\$35,000 - \$49,999	15.2%	12.8%	12.4%
\$50,000 - \$74,999	13.0%	16.7%	16.8%
\$75,000 - \$99,999	14.3%	16.6%	15.8%
\$100,000 - \$149,999	12.6%	17.6%	17.4%
\$150,000 - \$199,999	2.5%	5.4%	5.9%
\$200,000+	1.6%	3.7%	5.2%
Average Household Income	\$60,880	\$79,807	\$85,011
2015 Owner Occupied Housing Units by Value			
Total	1,803	26,337	65,618
<\$50,000	6.0%	4.5%	3.5%
\$50,000 - \$99,999	0.7%	1.1%	1.0%
\$100,000 - \$149,999	2.1%	4.0%	3.3%
\$150,000 - \$199,999	9.8%	12.5%	11.1%
\$200,000 - \$249,999	27.5%	19.6%	17.4%
\$250,000 - \$299,999	27.5%	21.7%	18.0%
\$300,000 - \$399,999	18.4%	21.6%	22.4%
\$400,000 - \$499,999	3.9%	7.7%	10.3%
\$500,000 - \$749,999	2.0%	5.0%	8.1%
\$750,000 - \$999,999	0.2%	0.8%	2.1%
\$1,000,000 +	2.0%	1.5%	2.7%
Average Home Value	\$280,255	\$299,896	\$341,657
2020 Owner Occupied Housing Units by Value			
Total	1,921	27,348	68,576
<\$50,000	4.4%	3.6%	2.7%
\$50,000 - \$99,999	0.6%	1.4%	1.0%
\$100,000 - \$149,999	0.8%	2.1%	1.7%
\$150,000 - \$199,999	4.7%	7.1%	6.1%
\$200,000 - \$249,999	19.5%	14.7%	12.5%
\$250,000 - \$299,999	21.9%	15.6%	12.5%
\$300,000 - \$399,999	27.0%	26.3%	24.9%
\$400,000 - \$499,999	11.9%	15.7%	18.2%
\$500,000 - \$749,999	5.0%	9.4%	12.0%
\$750,000 - \$999,999	1.6%	2.4%	4.8%
\$1,000,000 +	2.7%	1.8%	3.5%
Average Home Value	\$341,580	\$357,801	\$406,729

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 14, 2015



Market Profile

12405 SE 80th Ave, Portland, Oregon, 97222
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.43329
Longitude: -122.58023

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	10,491	109,336	271,032
0 - 4	7.5%	6.2%	6.3%
5 - 9	5.6%	6.2%	6.2%
10 - 14	5.7%	6.4%	6.3%
15 - 24	15.9%	12.8%	12.7%
25 - 34	16.6%	14.4%	14.9%
35 - 44	12.1%	13.8%	14.4%
45 - 54	12.4%	14.8%	14.4%
55 - 64	10.2%	12.9%	12.6%
65 - 74	5.9%	6.6%	6.4%
75 - 84	4.4%	3.8%	3.8%
85 +	3.8%	2.0%	2.1%
18 +	77.8%	77.1%	77.4%
2015 Population by Age			
Total	11,390	112,771	280,756
0 - 4	7.4%	6.0%	5.9%
5 - 9	6.2%	5.9%	6.0%
10 - 14	5.0%	6.1%	6.1%
15 - 24	15.1%	12.6%	12.7%
25 - 34	17.2%	14.1%	13.9%
35 - 44	12.0%	13.5%	14.2%
45 - 54	11.4%	13.5%	13.5%
55 - 64	10.4%	13.5%	13.2%
65 - 74	7.0%	8.7%	8.4%
75 - 84	4.5%	3.9%	3.8%
85 +	3.9%	2.1%	2.2%
18 +	78.4%	78.4%	78.4%
2020 Population by Age			
Total	12,190	117,249	292,929
0 - 4	7.5%	5.9%	5.9%
5 - 9	6.3%	5.7%	5.7%
10 - 14	5.6%	6.0%	6.0%
15 - 24	12.7%	11.5%	11.9%
25 - 34	18.8%	14.6%	14.4%
35 - 44	12.0%	13.5%	13.8%
45 - 54	10.4%	12.7%	12.9%
55 - 64	10.2%	12.9%	12.7%
65 - 74	8.0%	10.4%	10.0%
75 - 84	4.9%	4.7%	4.6%
85 +	3.7%	2.1%	2.2%
18 +	78.0%	78.9%	78.9%
2010 Population by Sex			
Males	5,091	53,772	132,673
Females	5,401	55,563	138,364
2015 Population by Sex			
Males	5,523	55,473	137,617
Females	5,867	57,299	143,140
2020 Population by Sex			
Males	5,895	57,653	143,691
Females	6,294	59,597	149,238

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 14, 2015

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	10,492	109,336	271,036
White Alone	76.8%	81.5%	80.8%
Black Alone	2.6%	1.9%	2.2%
American Indian Alone	1.2%	1.1%	1.0%
Asian Alone	4.6%	6.6%	7.7%
Pacific Islander Alone	0.6%	0.3%	0.4%
Some Other Race Alone	8.7%	4.5%	3.8%
Two or More Races	5.4%	4.1%	4.1%
Hispanic Origin	18.9%	10.6%	9.0%
Diversity Index	58.9	45.8	44.9
2015 Population by Race/Ethnicity			
Total	11,391	112,771	280,756
White Alone	74.4%	79.7%	79.2%
Black Alone	3.2%	2.1%	2.3%
American Indian Alone	1.2%	1.0%	0.9%
Asian Alone	5.0%	7.2%	8.5%
Pacific Islander Alone	0.7%	0.4%	0.4%
Some Other Race Alone	9.4%	4.9%	4.0%
Two or More Races	6.1%	4.7%	4.5%
Hispanic Origin	20.3%	11.4%	9.6%
Diversity Index	62.3	48.9	47.5
2020 Population by Race/Ethnicity			
Total	12,188	117,251	292,929
White Alone	71.9%	77.6%	77.5%
Black Alone	3.6%	2.4%	2.4%
American Indian Alone	1.2%	1.0%	0.9%
Asian Alone	5.5%	8.0%	9.4%
Pacific Islander Alone	0.8%	0.4%	0.5%
Some Other Race Alone	10.2%	5.3%	4.3%
Two or More Races	6.8%	5.3%	5.0%
Hispanic Origin	22.2%	12.5%	10.4%
Diversity Index	65.8	52.4	50.5
2010 Population by Relationship and Household Type			
Total	10,492	109,335	271,037
In Households	98.9%	99.0%	98.3%
In Family Households	75.7%	80.4%	78.2%
Householder	23.9%	25.2%	24.6%
Spouse	15.5%	18.3%	18.0%
Child	27.2%	29.2%	28.5%
Other relative	5.0%	4.2%	3.9%
Nonrelative	4.0%	3.4%	3.1%
In Nonfamily Households	23.2%	18.6%	20.2%
In Group Quarters	1.1%	1.0%	1.7%
Institutionalized Population	0.9%	0.3%	0.4%
Noninstitutionalized Population	0.2%	0.7%	1.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
2015 Population 25+ by Educational Attainment			
Total	7,554	78,293	194,333
Less than 9th Grade	4.9%	2.8%	3.9%
9th - 12th Grade, No Diploma	6.5%	6.1%	5.9%
High School Graduate	26.8%	20.7%	18.2%
GED/Alternative Credential	4.3%	5.4%	4.2%
Some College, No Degree	27.2%	29.3%	26.0%
Associate Degree	7.3%	8.6%	8.3%
Bachelor's Degree	15.3%	18.8%	21.4%
Graduate/Professional Degree	7.7%	8.3%	12.1%
2015 Population 15+ by Marital Status			
Total	9,270	92,512	230,073
Never Married	31.6%	30.9%	32.7%
Married	46.8%	50.0%	49.1%
Widowed	6.7%	5.5%	5.4%
Divorced	15.0%	13.5%	12.7%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	91.8%	91.9%	91.8%
Civilian Unemployed	8.2%	8.1%	8.2%
2015 Employed Population 16+ by Industry			
Total	5,534	54,019	133,625
Agriculture/Mining	0.0%	0.4%	0.4%
Construction	7.0%	6.6%	5.5%
Manufacturing	13.8%	14.0%	12.0%
Wholesale Trade	5.5%	4.6%	3.7%
Retail Trade	13.8%	14.2%	13.1%
Transportation/Utilities	4.1%	4.9%	5.0%
Information	0.9%	1.3%	1.8%
Finance/Insurance/Real Estate	7.4%	6.3%	6.6%
Services	45.6%	44.9%	48.8%
Public Administration	1.9%	2.8%	3.0%
2015 Employed Population 16+ by Occupation			
Total	5,535	54,020	133,623
White Collar	52.2%	59.4%	61.8%
Management/Business/Financial	11.2%	13.6%	14.5%
Professional	13.5%	17.7%	21.3%
Sales	12.4%	11.9%	11.4%
Administrative Support	15.0%	16.2%	14.6%
Services	25.1%	17.4%	17.8%
Blue Collar	22.8%	23.2%	20.4%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	4.8%	4.6%	3.8%
Installation/Maintenance/Repair	3.9%	3.5%	3.1%
Production	8.3%	8.6%	7.3%
Transportation/Material Moving	5.7%	6.4%	5.8%



Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.43329
Longitude: -122.58023

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	4,443	42,886	106,511
Households with 1 Person	33.8%	26.6%	27.2%
Households with 2+ People	66.2%	73.4%	72.8%
Family Households	56.8%	64.4%	62.6%
Husband-wife Families	36.8%	46.7%	46.0%
With Related Children	15.6%	20.3%	20.4%
Other Family (No Spouse Present)	20.0%	17.6%	16.6%
Other Family with Male Householder	6.3%	5.4%	5.0%
With Related Children	4.0%	3.2%	2.9%
Other Family with Female Householder	13.6%	12.2%	11.6%
With Related Children	9.0%	7.7%	7.4%
Nonfamily Households	9.5%	9.1%	10.3%
All Households with Children	29.2%	31.9%	31.3%
Multigenerational Households	3.3%	3.8%	3.5%
Unmarried Partner Households	9.5%	8.6%	8.8%
Male-female	8.6%	7.6%	7.6%
Same-sex	0.8%	1.0%	1.2%
2010 Households by Size			
Total	4,443	42,886	106,510
1 Person Household	33.8%	26.6%	27.2%
2 Person Household	31.9%	33.9%	34.2%
3 Person Household	15.5%	16.9%	16.5%
4 Person Household	10.0%	12.6%	12.7%
5 Person Household	5.0%	5.9%	5.6%
6 Person Household	2.3%	2.4%	2.3%
7 + Person Household	1.6%	1.7%	1.6%
2010 Households by Tenure and Mortgage Status			
Total	4,444	42,886	106,511
Owner Occupied	38.6%	61.3%	61.5%
Owned with a Mortgage/Loan	27.5%	46.9%	47.6%
Owned Free and Clear	11.1%	14.3%	13.9%
Renter Occupied	61.4%	38.7%	38.5%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 14, 2015



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Latitude: 45.43329
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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Parks and Rec (5C)	Front Porches (8E)	Front Porches (8E)
2.	Set to Impress (11D)	Parks and Rec (5C)	Emerald City (8B)
3.	Young and Restless (11B)	Comfortable Empty Nesters	Parks and Rec (5C)
2015 Consumer Spending			
Apparel & Services: Total \$	\$8,422,069	\$96,979,465	\$255,837,934
Average Spent	\$1,731.87	\$2,180.93	\$2,314.63
Spending Potential Index	75	94	100
Computers & Accessories: Total \$	\$953,292	\$11,025,398	\$29,199,072
Average Spent	\$196.03	\$247.95	\$264.17
Spending Potential Index	77	97	104
Education: Total \$	\$5,589,425	\$65,207,765	\$175,477,823
Average Spent	\$1,149.38	\$1,466.43	\$1,587.59
Spending Potential Index	75	96	104
Entertainment/Recreation: Total \$	\$11,233,280	\$137,314,261	\$360,671,204
Average Spent	\$2,309.95	\$3,088.00	\$3,263.08
Spending Potential Index	70	93	99
Food at Home: Total \$	\$18,748,554	\$217,860,042	\$568,569,200
Average Spent	\$3,855.35	\$4,899.36	\$5,143.98
Spending Potential Index	74	94	98
Food Away from Home: Total \$	\$11,807,918	\$137,655,047	\$362,946,624
Average Spent	\$2,428.11	\$3,095.67	\$3,283.66
Spending Potential Index	74	94	100
Health Care: Total \$	\$15,469,904	\$194,899,579	\$506,198,316
Average Spent	\$3,181.14	\$4,383.02	\$4,579.70
Spending Potential Index	67	92	97
HH Furnishings & Equipment: Total \$	\$6,388,326	\$76,546,641	\$200,699,477
Average Spent	\$1,313.66	\$1,721.43	\$1,815.78
Spending Potential Index	71	93	99
Investments: Total \$	\$7,579,095	\$104,489,675	\$300,447,215
Average Spent	\$1,558.52	\$2,349.83	\$2,718.22
Spending Potential Index	57	85	99
Retail Goods: Total \$	\$87,824,296	\$1,054,425,248	\$2,746,732,106
Average Spent	\$18,059.69	\$23,712.53	\$24,850.33
Spending Potential Index	71	93	97
Shelter: Total \$	\$60,429,551	\$700,079,707	\$1,865,461,359
Average Spent	\$12,426.39	\$15,743.80	\$16,877.27
Spending Potential Index	76	96	103
TV/Video/Audio: Total \$	\$4,714,803	\$54,742,899	\$142,650,654
Average Spent	\$969.53	\$1,231.09	\$1,290.59
Spending Potential Index	74	94	99
Travel: Total \$	\$6,415,643	\$81,216,231	\$217,034,184
Average Spent	\$1,319.28	\$1,826.44	\$1,963.56
Spending Potential Index	68	93	101
Vehicle Maintenance & Repairs: Total \$	\$3,905,866	\$46,706,445	\$122,562,537
Average Spent	\$803.18	\$1,050.36	\$1,108.85
Spending Potential Index	72	94	99

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 14, 2015