

# SUBLEASE

URBAN  
WORKS

10506 SE 82ND AVE | CLACKAMAS, OR



FORMER BURLINGTON BOX

EXCELLENT LOCATION  
ALONG SE 82ND AVE  
WITH EXPOSURE TO OVER 28,000 CPD

SIZE | 82,359 SF

CONTACT FOR ADDITIONAL  
INFORMATION ABOUT THE  
OPPORTUNITY:



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REAL RETAIL

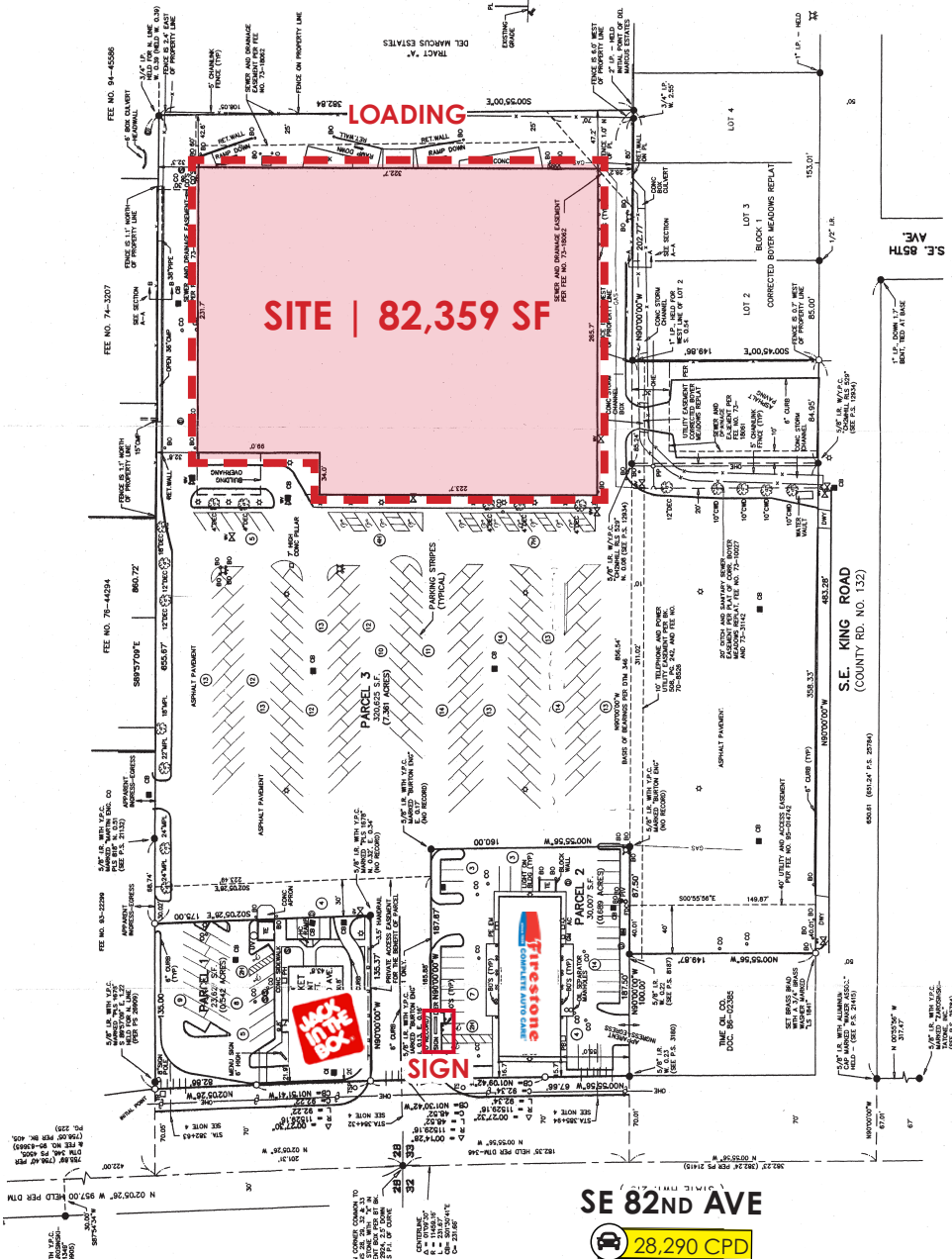
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# SUBLEASE OPPORTUNITY

ADDRESS | 10506 SE 82nd Ave  
CLACKAMAS, OR



## HIGHLIGHTS

- Central location off of SE 82nd Ave with access to over 7.6 Million visitors per year
- Loading: 3 dock-high loading areas
- Prominent signage
- Ample parking
- Strong traffic counts along SE 82nd Ave (28,290 CPD)
- Trade area incorporates over 331,000 residents and 17,000 total businesses within a 5 mile radius
- Nearby retailers include:



## MARKET OVERVIEW

Clackamas is experiencing significant growth driven by its strategic location near Portland, a rise in residential development and increased investment in infrastructure resulting in retail expansion attracting local businesses and national corporations. Ongoing improvements in transportation and amenities enhance Clackamas's appeal, making it an attractive destination for residents and businesses.



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 POPULATION</b>	18,567	129,238	331,812
<b>TOTAL HOUSEHOLDS</b>	7,832	51,281	132,781
<b>AVERAGE HH INCOME</b>	\$89,599	\$117,436	\$123,215
<b>TOTAL BUSINESSES</b>	908	6,370	17,423
<b>TOTAL EMPLOYEES</b>	7,224	47,825	121,771

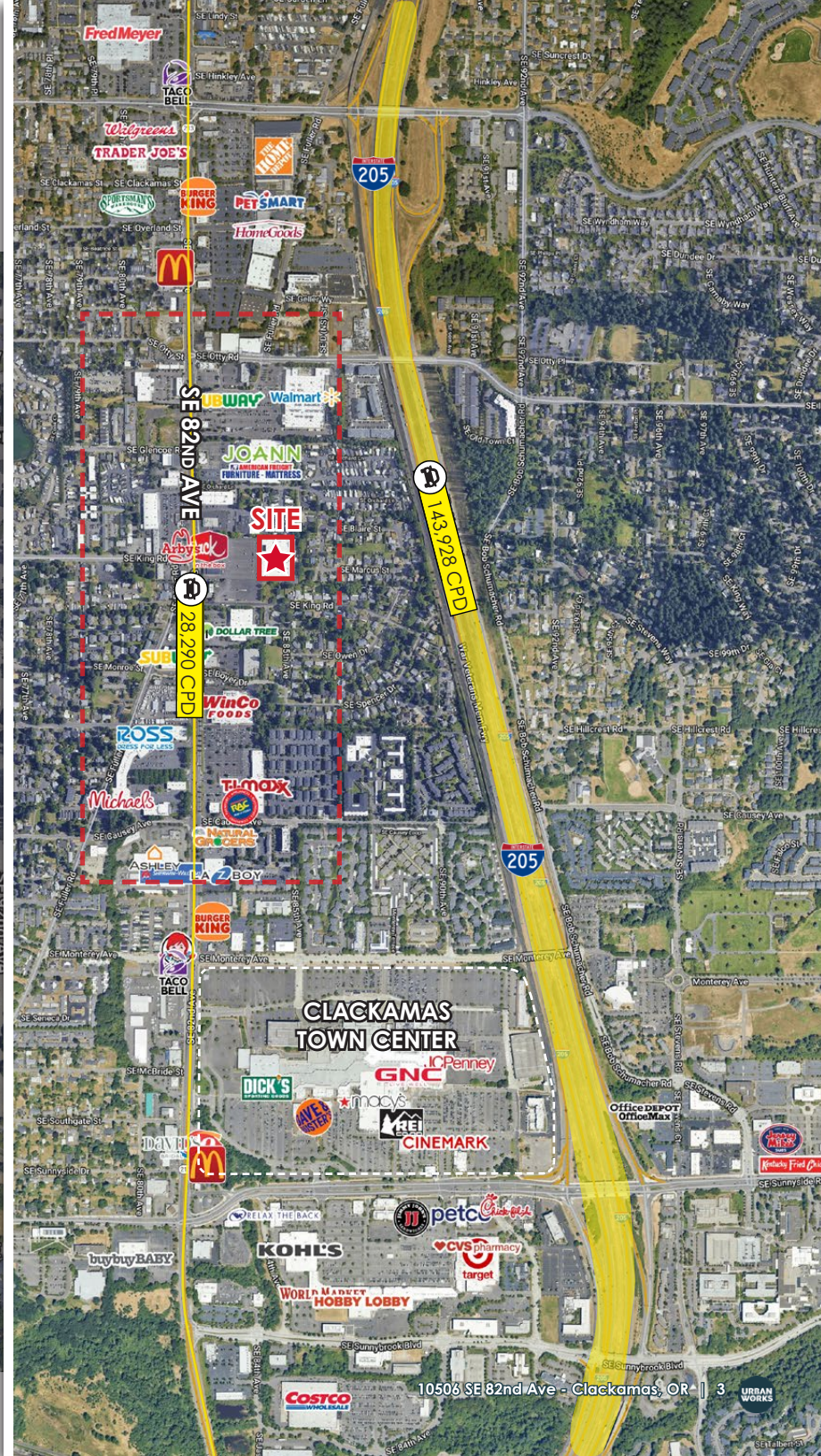






# CLACKAMAS, OREGON

This property's central location along SE 82nd Ave and just 1 mile / 5 min drive from Clackamas Town Center provides excellent access to customers throughout the region.



The information contained herein is believed to be reliable, but is not warranted as to its accuracy and may change or be updated without notice.