FOR LEASE | CLACKAMAS TOWN CENTER

PADS AT MACY'S

LOCATION Macy's parking lot, Clackamas Town Center, Clackamas Oregon

AVAILABLE SPACES Three new pad sites available for Ground Lease or Build to Suit

RENTAL RATE Call for details

COMMENTS

- Newly available pads at Clackamas Town Center offering great visibility and easy access in the Macy's parking lot facing Sunnyside Road.
- Available for Ground Lease or Build to Suit
- Clackamas Town Center is anchored by Macy's, Nordstrom, Century Theaters, and JC Penney.

TRAFFIC COUNTS **Sunnyside Rd** – 32,300 ADT (17) | **SE 82nd Ave** – 29,600 ADT (17) | **I-205** – 104,900 ADT (17)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2018	13,633	117,620	305,202
Population Forecast 2023	14,674	125,051	321,057
Average HH Income	$65,578	$89,083	$92,007
Employees	17,755	53,803	104,025

Source: Regis – SitesUSA (2018)

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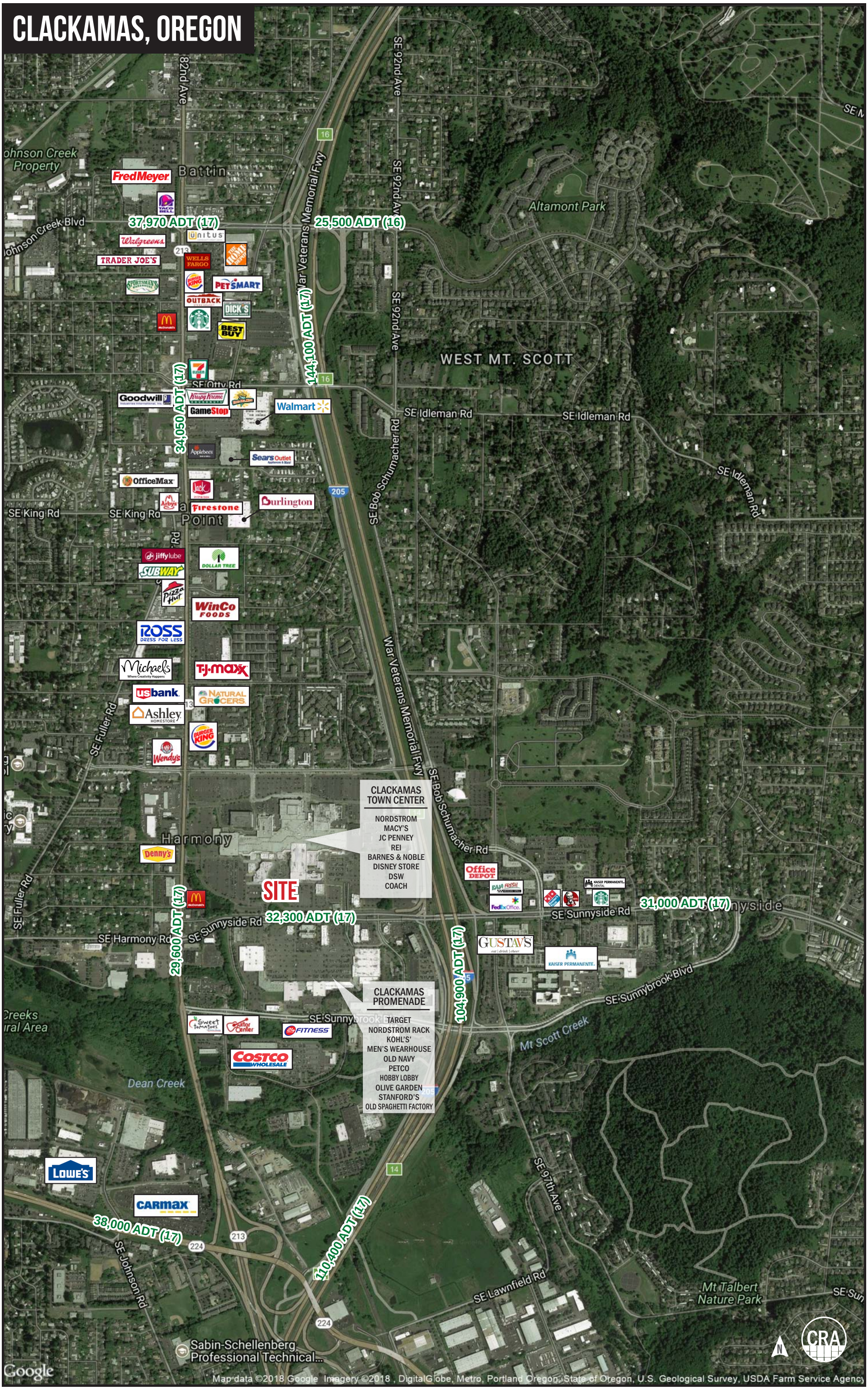
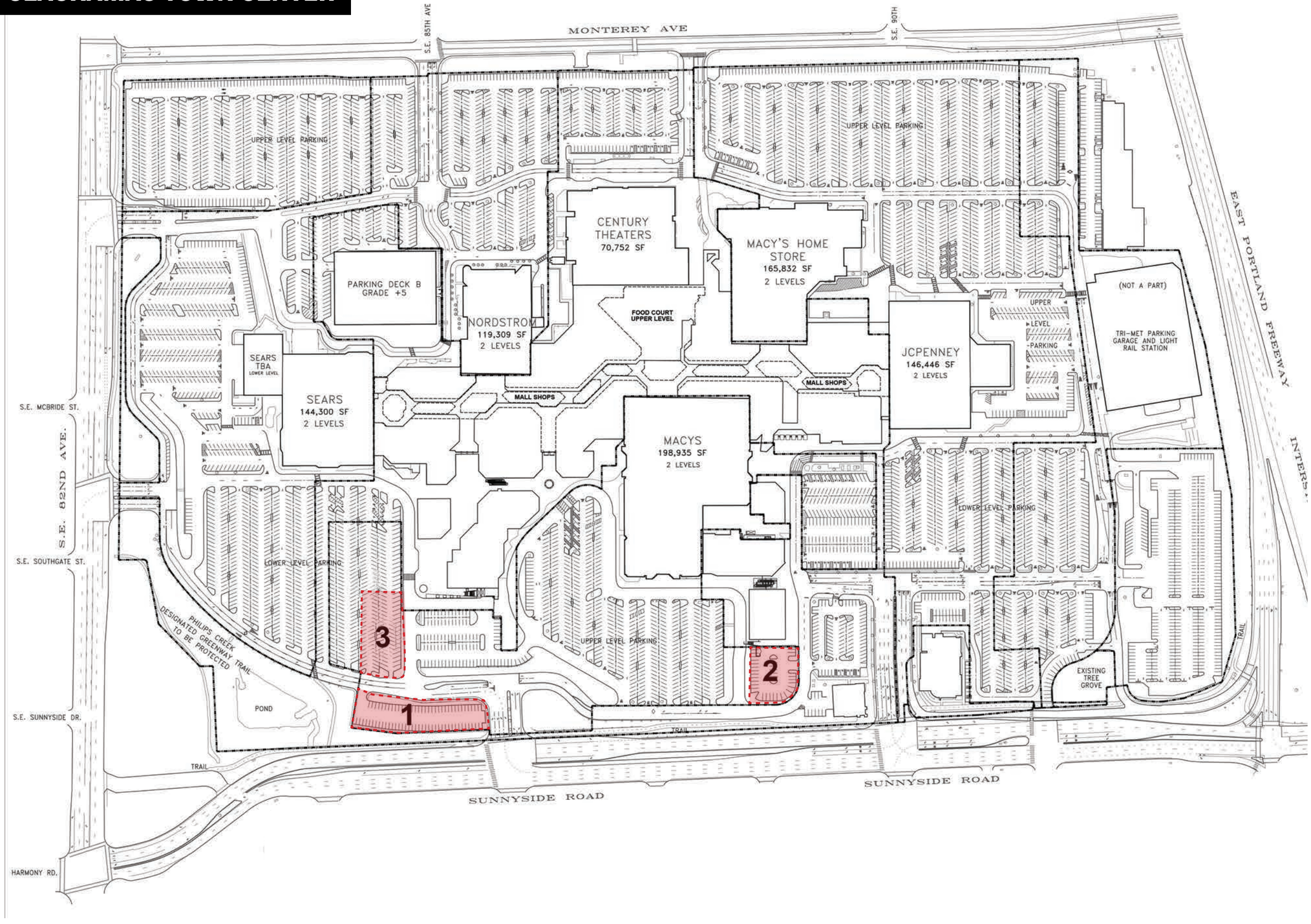
Licensed brokers in Oregon & Washington

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.
View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/real-estate-agency-pamphlet/ or by clicking here. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL

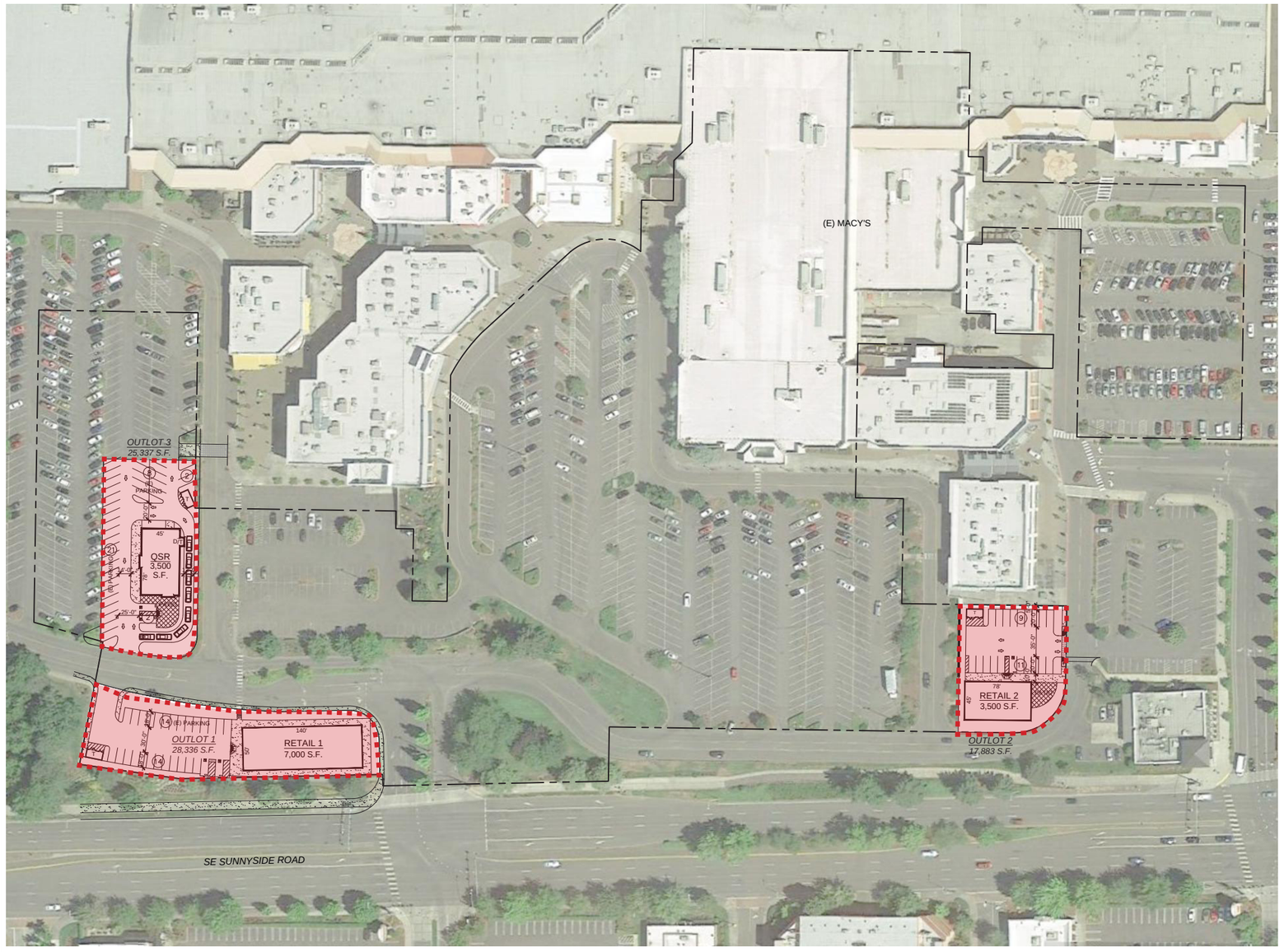
CLACKAMAS, OREGON



SITE PLAN | CLACKAMAS TOWN CENTER



SITE PLAN | AVAILABLE PADS AT CLACKAMAS TOWN CENTER



SITE DATA

APN:	0011-7037
SITE AREA:	± 657,756 S.F. (10.1 AC.)
ZONING:	PMU 1 (PLANNED MIXED-USE 1)

EXISTING CONDITIONS:

(E) MACY'S SITE AREA	± 657,756 S.F. (10.1 AC.)
(E) MACY'S BUILDING AREA	198,935 S.F.
PARKING PROVIDED	1,037 SPACES
PARKING RATIO	5.2 SPACES / 1,000 S.F.

PROPOSED SITE LAYOUT:

MACY'S

NEW SITE AREA	± 586,200 S.F. (13.45 AC.)
(E) BUILDING AREA	198,935 S.F.
PARKING REQUIRED	
RETAIL AT 1/250 (198,935 S.F.)	796 SPACES
PARKING PROVIDED	852 SPACES
PARKING RATIO	4.3 SPACES / 1,000 S.F.

NEW OUTPARCEL 1

SITE AREA	28,336 S.F. (0.65 AC.)
RETAIL 1 BUILDING AREA	3,000 S.F.
PARKING REQUIRED	
RETAIL AT 1/250 (7,000 S.F.)	28 SPACES
PARKING PROVIDED	28 SPACES
PARKING RATIO	4 SPACES / 1,000 S.F.

NEW OUTPARCEL 2

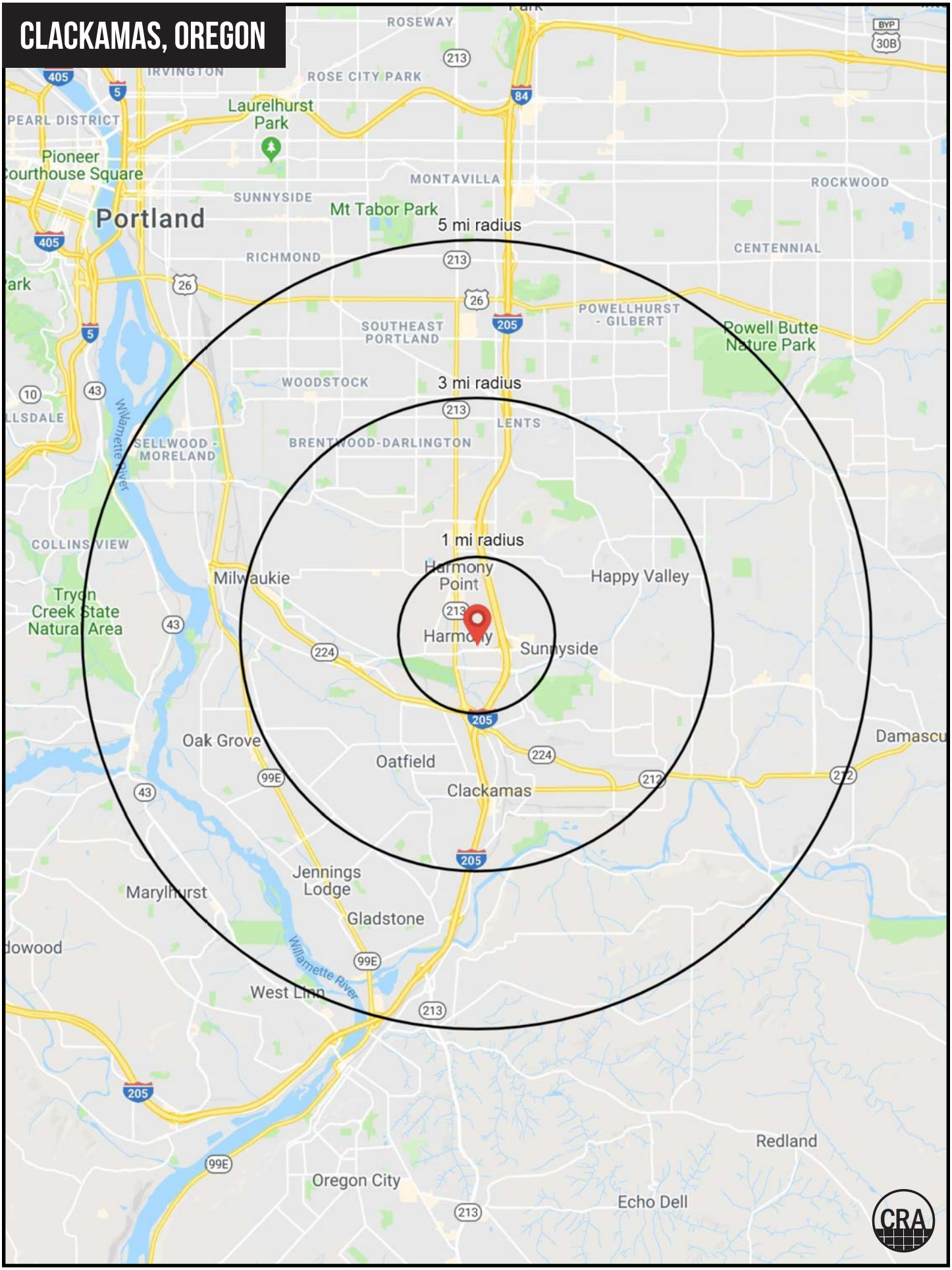
SITE AREA	17,883 S.F. (0.41 AC.)
RETAIL 2 BUILDING AREA	3,500 S.F.
PARKING REQUIRED	
RETAIL AT 1/250 (3,500 S.F.)	14 SPACES
PARKING PROVIDED	20 SPACES
PARKING RATIO	5.7 SPACES / 1,000 S.F.

NEW OUTPARCEL 3

SITE AREA	25,337 S.F. (0.58 AC.)
QSR WITH D/T BUILDING AREA	3,500 S.F.
PARKING REQUIRED	
QSR WITH D/T AT 1/111 (3,500 S.F.)	32 SPACES
PARKING PROVIDED	33 SPACES
PARKING RATIO	9.4 SPACES / 1,000 S.F.

*Pads have reciprocal parking with Clackamas Town Center

CLACKAMAS, OREGON



FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.4360/-122.5735

RF1

Clackamas Town Center Clackamas, OR 97086		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	13,633	117,620	305,202
	2023 Projected Population	14,674	125,051	321,057
	2010 Census Population	11,420	106,620	275,731
	2000 Census Population	10,516	95,836	244,291
	Projected Annual Growth 2018 to 2023	1.5%	1.3%	1.0%
	Historical Annual Growth 2000 to 2018	1.6%	1.3%	1.4%
HOUSEHOLDS	2018 Estimated Households	5,800	45,588	119,415
	2023 Projected Households	6,164	48,215	126,257
	2010 Census Households	4,794	41,141	107,883
	2000 Census Households	4,439	36,735	96,012
	Projected Annual Growth 2018 to 2023	1.3%	1.2%	1.1%
	Historical Annual Growth 2000 to 2018	1.7%	1.3%	1.4%
AGE	2018 Est. Population Under 10 Years	12.4%	11.5%	11.4%
	2018 Est. Population 10 to 19 Years	11.6%	11.7%	11.5%
	2018 Est. Population 20 to 29 Years	19.3%	13.6%	13.1%
	2018 Est. Population 30 to 44 Years	20.2%	21.5%	22.9%
	2018 Est. Population 45 to 59 Years	16.4%	19.7%	19.4%
	2018 Est. Population 60 to 74 Years	13.0%	15.7%	15.4%
	2018 Est. Population 75 Years or Over	7.2%	6.2%	6.4%
	2018 Est. Median Age	33.9	38.5	38.4
MARITAL STATUS & GENDER	2018 Est. Male Population	48.9%	49.3%	49.1%
	2018 Est. Female Population	51.1%	50.7%	50.9%
	2018 Est. Never Married	36.2%	32.4%	33.7%
	2018 Est. Now Married	32.0%	44.6%	43.8%
	2018 Est. Separated or Divorced	22.5%	17.3%	17.1%
	2018 Est. Widowed	9.3%	5.7%	5.3%
INCOME	2018 Est. HH Income $200,000 or More	4.0%	6.6%	7.6%
	2018 Est. HH Income $150,000 to $199,999	4.1%	7.6%	6.8%
	2018 Est. HH Income $100,000 to $149,999	12.7%	17.7%	16.7%
	2018 Est. HH Income $75,000 to $99,999	11.7%	14.5%	14.1%
	2018 Est. HH Income $50,000 to $74,999	20.8%	19.4%	18.9%
	2018 Est. HH Income $35,000 to $49,999	16.3%	12.1%	11.8%
	2018 Est. HH Income $25,000 to $34,999	12.4%	7.6%	7.8%
	2018 Est. HH Income $15,000 to $24,999	7.4%	6.9%	7.0%
	2018 Est. HH Income Under $15,000	10.5%	7.7%	9.2%
	2018 Est. Average Household Income	$65,578	$89,083	$92,007
	2018 Est. Median Household Income	$57,496	$74,500	$72,792
	2018 Est. Per Capita Income	$27,965	$34,649	$36,169
	2018 Est. Total Businesses	1,387	4,478	10,772
	2018 Est. Total Employees	17,755	53,803	104,025

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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Lat/Lon: 45.4360/-122.5735

RF1

Clackamas Town Center Clackamas, OR 97086		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	69.9%	76.9%	77.0%
	2018 Est. Black	4.7%	2.6%	2.9%
	2018 Est. Asian or Pacific Islander	9.2%	9.9%	10.4%
	2018 Est. American Indian or Alaska Native	1.1%	1.0%	0.9%
	2018 Est. Other Races	15.1%	9.6%	8.8%
HISPANIC	2018 Est. Hispanic Population	2,619	13,280	30,362
	2018 Est. Hispanic Population	19.2%	11.3%	9.9%
	2023 Proj. Hispanic Population	19.4%	11.5%	10.2%
	2010 Hispanic Population	19.2%	10.6%	9.3%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	9,058	82,878	217,586
	2018 Est. Elementary (Grade Level 0 to 8)	3.6%	3.3%	3.7%
	2018 Est. Some High School (Grade Level 9 to 11)	6.0%	5.1%	5.0%
	2018 Est. High School Graduate	24.4%	22.6%	20.7%
	2018 Est. Some College	29.3%	27.1%	25.2%
	2018 Est. Associate Degree Only	11.3%	9.5%	8.9%
	2018 Est. Bachelor Degree Only	18.2%	21.9%	23.4%
	2018 Est. Graduate Degree	7.1%	10.5%	13.0%
HOUSING	2018 Est. Total Housing Units	5,961	46,741	122,458
	2018 Est. Owner-Occupied	36.6%	61.7%	59.5%
	2018 Est. Renter-Occupied	60.7%	35.9%	38.0%
	2018 Est. Vacant Housing	2.7%	2.5%	2.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.4%	1.6%	2.0%
	2010 Homes Built 2000 to 2004	12.9%	13.1%	12.4%
	2010 Homes Built 1990 to 1999	24.0%	23.9%	17.4%
	2010 Homes Built 1980 to 1989	29.2%	14.4%	11.4%
	2010 Homes Built 1970 to 1979	21.2%	19.1%	17.8%
	2010 Homes Built 1960 to 1969	7.4%	11.2%	11.3%
	2010 Homes Built 1950 to 1959	8.8%	9.5%	11.6%
	2010 Homes Built Before 1949	7.5%	14.8%	23.6%
HOME VALUES	2010 Home Value $1,000,000 or More	1.3%	1.1%	1.7%
	2010 Home Value $500,000 to $999,999	13.4%	15.5%	19.4%
	2010 Home Value $400,000 to $499,999	18.7%	17.8%	18.2%
	2010 Home Value $300,000 to $399,999	34.9%	32.7%	29.7%
	2010 Home Value $200,000 to $299,999	33.2%	28.4%	27.9%
	2010 Home Value $150,000 to $199,999	6.3%	6.3%	6.0%
	2010 Home Value $100,000 to $149,999	4.5%	2.5%	2.2%
	2010 Home Value $50,000 to $99,999	5.8%	2.1%	1.4%
	2010 Home Value $25,000 to $49,999	2.3%	1.4%	1.2%
	2010 Home Value Under $25,000	4.4%	2.1%	2.1%
	2010 Median Home Value	$319,103	$335,653	$356,854
	2010 Median Rent	$1,041	$1,042	$1,040

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RF1

Clackamas Town Center Clackamas, OR 97086		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	11,039	95,762	249,391
	2018 Est. Civilian Employed	65.7%	65.8%	65.1%
	2018 Est. Civilian Unemployed	3.5%	2.6%	2.4%
	2018 Est. in Armed Forces	0.1%	-	0.1%
	2018 Est. not in Labor Force	30.7%	31.6%	32.4%
	2018 Labor Force Males	48.1%	48.8%	48.5%
	2018 Labor Force Females	51.9%	51.2%	51.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,176	62,899	162,377
	2010 Mgmt, Business, & Financial Operations	9.2%	14.9%	15.5%
	2010 Professional, Related	16.0%	21.3%	24.8%
	2010 Service	25.1%	18.2%	17.4%
	2010 Sales, Office	26.2%	24.8%	23.4%
	2010 Farming, Fishing, Forestry	1.5%	1.0%	0.6%
	2010 Construction, Extraction, Maintenance	8.1%	7.2%	6.3%
	2010 Production, Transport, Material Moving	13.9%	12.5%	12.0%
	2010 White Collar Workers	51.5%	61.1%	63.7%
	2010 Blue Collar Workers	48.5%	38.9%	36.3%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	70.2%	71.3%	69.1%
	2010 Drive to Work in Carpool	14.6%	10.2%	9.3%
	2010 Travel to Work by Public Transportation	7.3%	6.4%	7.8%
	2010 Drive to Work on Motorcycle	0.5%	0.6%	0.4%
	2010 Walk or Bicycle to Work	3.6%	3.9%	5.7%
	2010 Other Means	0.9%	1.0%	0.7%
	2010 Work at Home	2.8%	6.6%	7.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	30.2%	22.7%	18.7%
	2010 Travel to Work in 15 to 29 Minutes	33.3%	35.3%	36.9%
	2010 Travel to Work in 30 to 59 Minutes	31.9%	35.7%	36.3%
	2010 Travel to Work in 60 Minutes or More	8.6%	9.3%	8.9%
	2010 Average Travel Time to Work	22.9	25.5	26.2
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	$303 M	$2.95 B	$7.91 B
	2018 Est. Apparel	$10.6 M	$103 M	$278 M
	2018 Est. Contributions, Gifts	$20.0 M	$210 M	$566 M
	2018 Est. Education, Reading	$11.6 M	$121 M	$326 M
	2018 Est. Entertainment	$16.9 M	$167 M	$446 M
	2018 Est. Food, Beverages, Tobacco	$46.7 M	$445 M	$1.19 B
	2018 Est. Furnishings, Equipment	$10.3 M	$103 M	$277 M
	2018 Est. Health Care, Insurance	$26.7 M	$253 M	$679 M
	2018 Est. Household Operations, Shelter, Utilities	$93.8 M	$913 M	$2.45 B
	2018 Est. Miscellaneous Expenses	$4.53 M	$43.1 M	$115 M
	2018 Est. Personal Care	$3.94 M	$38.2 M	$102 M
	2018 Est. Transportation	$57.6 M	$557 M	$1.48 B

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COMMERCIAL REALTY ADVISORS NORTHWEST LLC

INITIAL AGENCY DISCLOSURE (OAR 863-015-215(4))

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.
This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships
An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.
Buyer's Agent -- Represents the buyer only.
Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"
Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent
Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent
An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

a. To the seller, the duties listed above for a seller's agent;
b. To the buyer, the duties listed above for a buyer's agent; and
c. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
    i. That the seller will accept a price lower or terms less favorable than the listing price or terms;
    ii. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
    iii. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.