SVN
BLUESTONE & HOCKLEY

ROSS CENTER

11211 SE 82ND AVENUE
HAPPY VALLEY, OR 97086

Stacy Looney
Senior Advisor
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Property Summary

OFFERING SUMMARY

Available SF:	600 - 6,808 SF
Lease Rate:	$22.00 SF/yr (NNN)
Lot Size:	9.95 Acres
Year Built:	1985
Building Size:	134,555 SF
Renovated:	2015
Zoning:	RTL
Market:	Portland Metropolitan
Submarket:	SE Portland

PROPERTY OVERVIEW

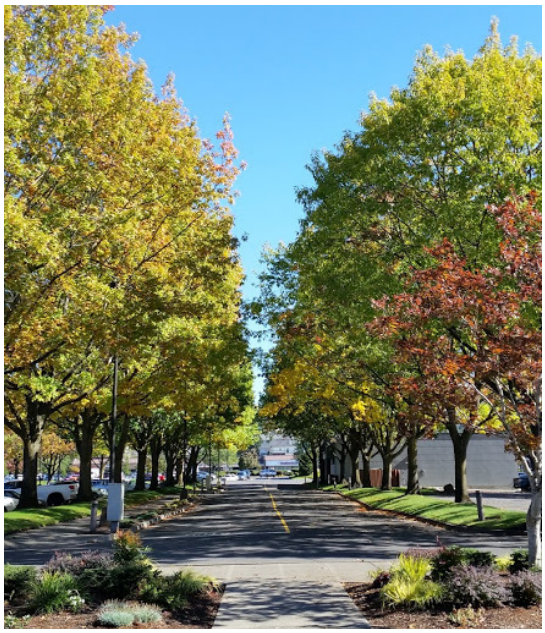
Ross Center is a well located shopping center on the primary retail thoroughfare SE 82nd Avenue, a primary north-south arterial serving Portland's east side, as a large centralized retail corridor. The property is within half a mile of one of the Portland area's largest malls, Clackamas Town Center which has nearly 1.5 million square feet of retail space and 180 retailers and Portland's largest collection of restaurants and eateries. Ross Center is easily accessible from I-205 and I-84 in addition to being directly accessible from Portland's major transportation lines. The property is under new management and will be undergoing significant upgrades over the next several months. There is 7-day per week on-site security at the property. Various suite sizes available, ranging from 600 - 10,408 square feet. Larger spaces potentially available. Please contact broker for additional details.

PROPERTY HIGHLIGHTS

- Suites ranging in size from 600 - 10,408 Sq Ft (larger spaces potentially available)
- Suites Q1, Q2 & T are continuous up to 10.408 Sq. Ft.
- Key tenants include Pier 1, Michael's Crafts, Ross Dress for Less and Sprint
- 47,106 households within 3-mile radius with average annual household income of $61,207

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



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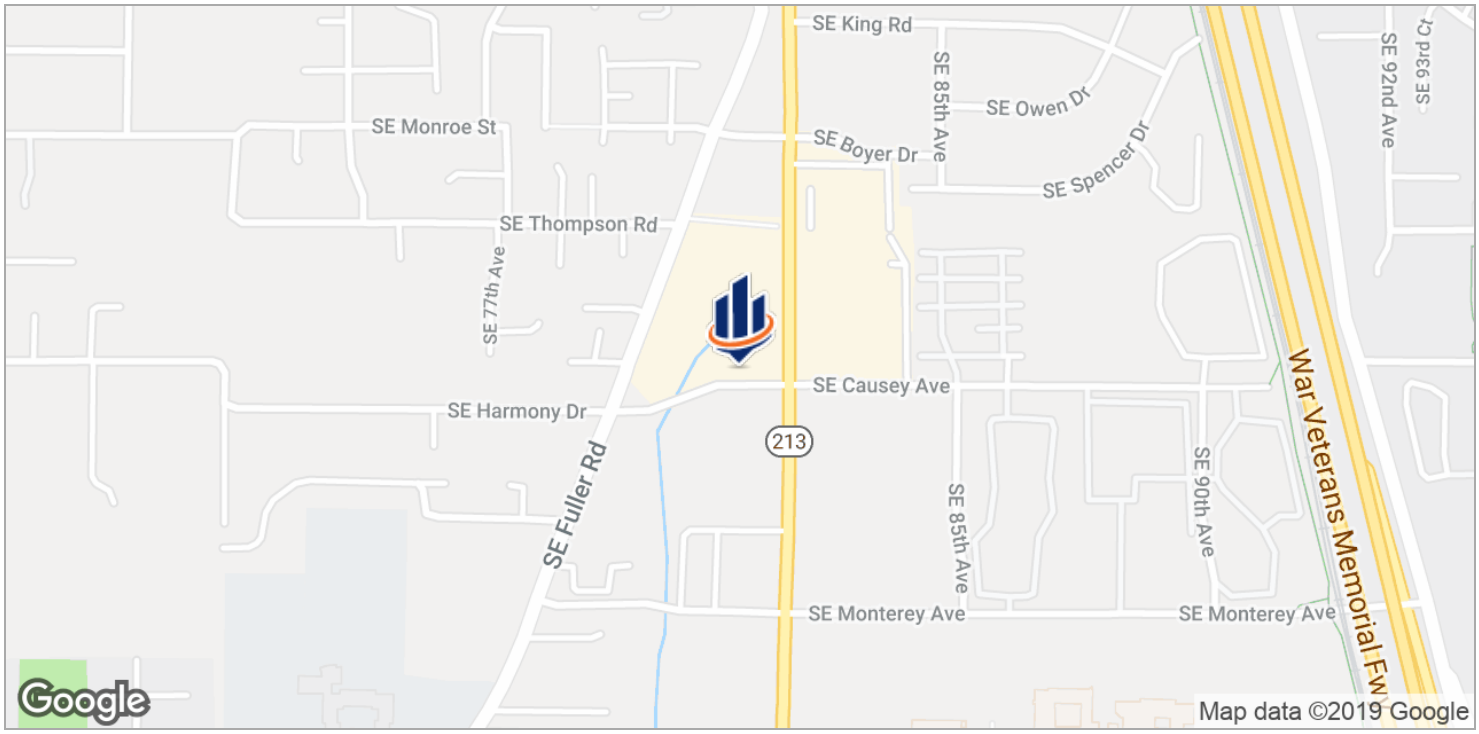
INTERIOR PHOTOS

ADDITIONAL PHOTOS | PAGE 4

Location Maps



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Aerial Map

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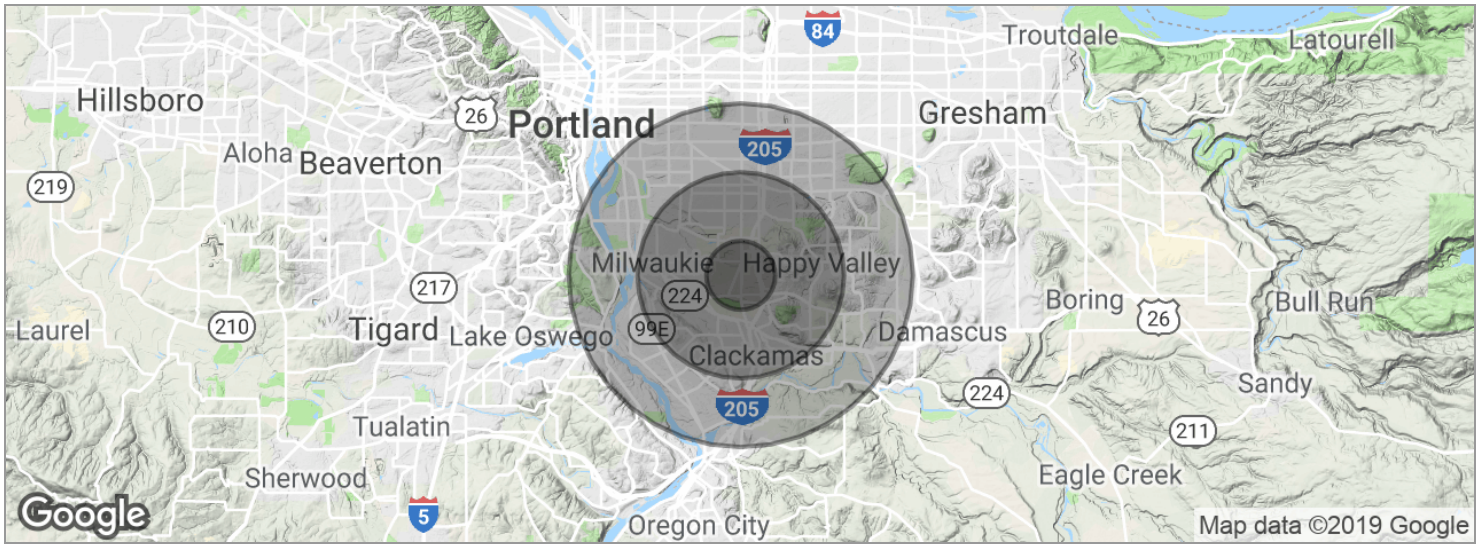
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,905	121,658	323,725
Median age	31.9	35.9	36.9
Median age (Male)	32.5	35.4	36.4
Median age (Female)	31.4	36.4	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,288	47,106	128,812
# of persons per HH	2.5	2.6	2.5
Average HH income	$49,184	$61,207	$62,499
Average house value	$502,728	$297,467	$312,380

** Demographic data derived from 2010 US Census*

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Advisor Bio- Stacy Looney

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PROFESSIONAL BACKGROUND

Stacy is a licensed Oregon Principal Broker with over 18 years of in-depth sales, leasing, and management experience. She has represented both local and institutional buyers in Oregon and California, and a number of diverse tenants - focusing primarily on office and retail leasing.

Stacy began her commercial real estate career in 1999, working as a General Manager with Regus. In 2001, she was recruited to join BRE Commercial (later a Cassidy Turley affiliate) in Carlsbad, CA - where she went on to become Rookie of the Year in 2002. She remained at Cassidy Turley until 2012, and completed over 700 transactions during her time there. She returned to Oregon in 2012, and worked with Colliers and Living Room Realty - specializing in buyer and tenant representation.

Stacy has a true passion for real estate, and a desire to help clients enjoy their real estate experience.

EDUCATION

University of Idaho
Bachelor of Science - Kinesiology and Exercise Science, Corporate Fitness

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