

DENTAL/MEDICAL FOR LEASE: 3,225 SF

SUNNYSIDE PLAZA

10001 SE Sunnyside Road, Clackamas, OR 97015



COMPASS
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SUNNYSIDE PLAZA

MEDICAL SPACE IN BUSTLING AREA

Welcome to Sunnyside Plaza, which features an office building and retail strip centrally located in Happy Valley. The complex is situated just across the street from Kaiser Sunnyside Hospital providing synergy for other medical/office users. With easy access from I-205 and Sunnyside Road, navigating to and from Sunnyside Plaza is a breeze.

One of the standout features of Sunnyside Plaza is its ample parking, ensuring that visitors and tenants alike can always find a spot. Additionally, the building is part of a vibrant complex with a variety of dining options onsite, including Jersey Mike's, Soy Grill, Coco's Donuts, and more. This is convenient for tenants to enjoy lunch nearby or visitors to take advantage of the various business offerings.

Positioned at the corner of Sunnyside Road and Stevens Road in Clackamas, Sunnyside Plaza enjoys high visibility and accessibility. Whether you're a healthcare professional seeking proximity to Kaiser Sunnyside Hospital or a business looking for a strategic location in Clackamas, Sunnyside Plaza offers the ideal setting for success.

PROPERTY SUMMARY	Address	10001 SE Sunnyside Road, Clackamas, OR 97015
	Building Size	24,152 SF
	Lot Size	2.61 Acres
	Year Built	1986
	Year Renovated	2015
	Zoning	Regional Center Commercial (RCC)
SUITE 150	Suite Size	3,225 SF
	Rate	Call listing agent for lease rate
	Lease Type	Full Service Gross
	Configuration	Medical/dental suite with reception, 9 offices, and break area

BUILDING HIGHLIGHTS



OFFICE/MEDICAL SPACE

Excellent location for professional or medical use



NEAR HOSPITAL

Just across the street from Kaiser Sunnyside Hospital



HIGH VISIBILITY

Located on the corner of Sunnyside and Stevens Roads



STUNNING LOBBY

High-end office finishes and showcase stairwell



ONSITE EATERIES

Featuring Jersey Mikes, Soy Grill, Coco's Donuts and more!



CONVENIENT LOCATION

Great access off I-205 and Sunnyside Road



BUILDING SIGNAGE

Exceptional visibility for tenants

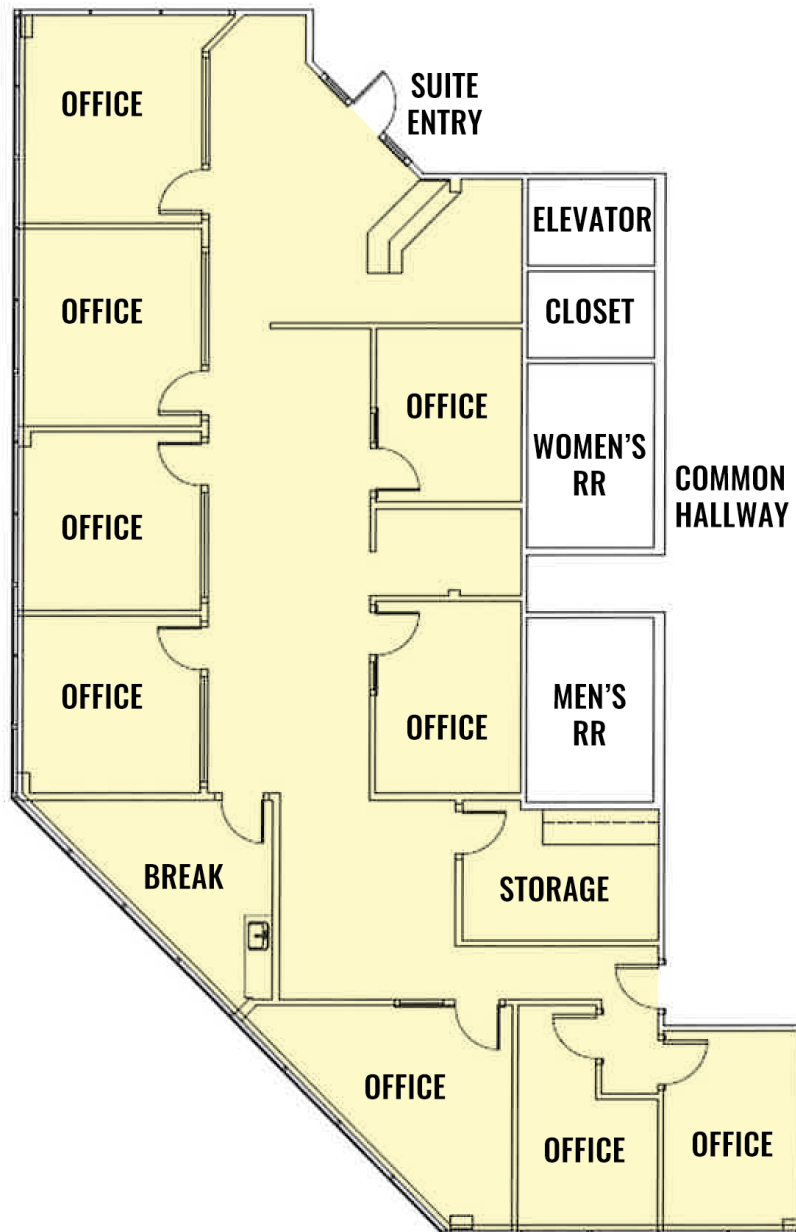


AMPLE PARKING

150+ onsite surface spaces



MEDICAL/DENTAL SUITE



SUITE 150

SUITE SIZE: 3,225 SF
LEASE RATE: Call for Details

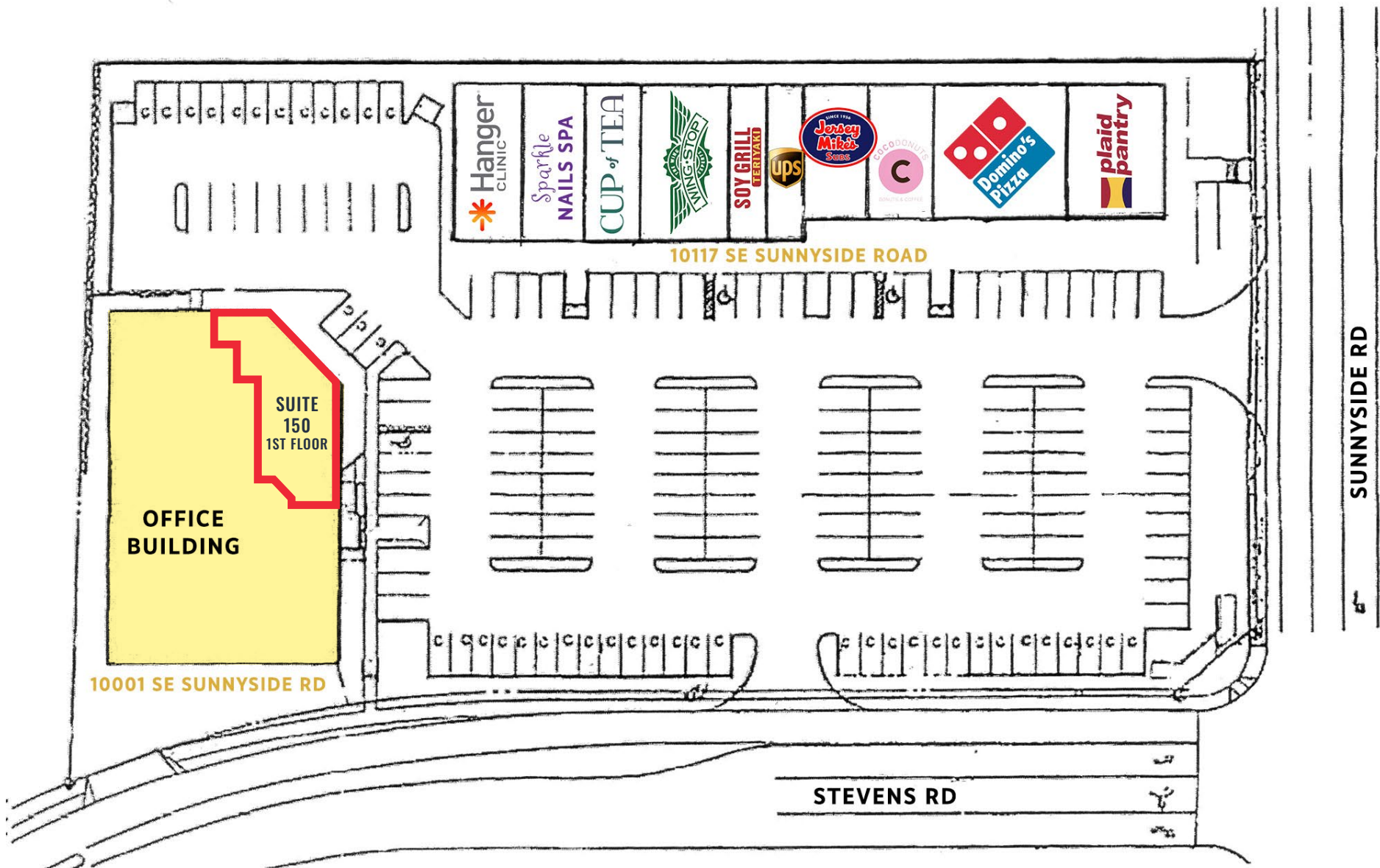
FEATURES & AMENITIES

- Built out as standard office, but ideal for a medical/dental suite
- Nine private offices
- Reception
- Break room
- Common restrooms
- Lots of natural light
- High-end fixtures
- Building signage available

LOCATION

- First floor medical/dental suite
- Excellent visibility and traffic counts
- Surrounded by a large variety of restaurant, retail, office and medical tenants
- Across the street from Kaiser Sunnyside Hospital
- Great access off I-205 and Sunnyside Road

SITE PLAN



BUILDING PHOTOS



10001 SE SUNNYSIDE ROAD, CLACKAMAS, OR 97015



LOCATION

CLACKAMAS TOWN CENTER



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BAJA FRESH

SUNNYSIDE PLAZA

SE Sunnyside Rd

CLACKAMAS PROMENADE



TARGET

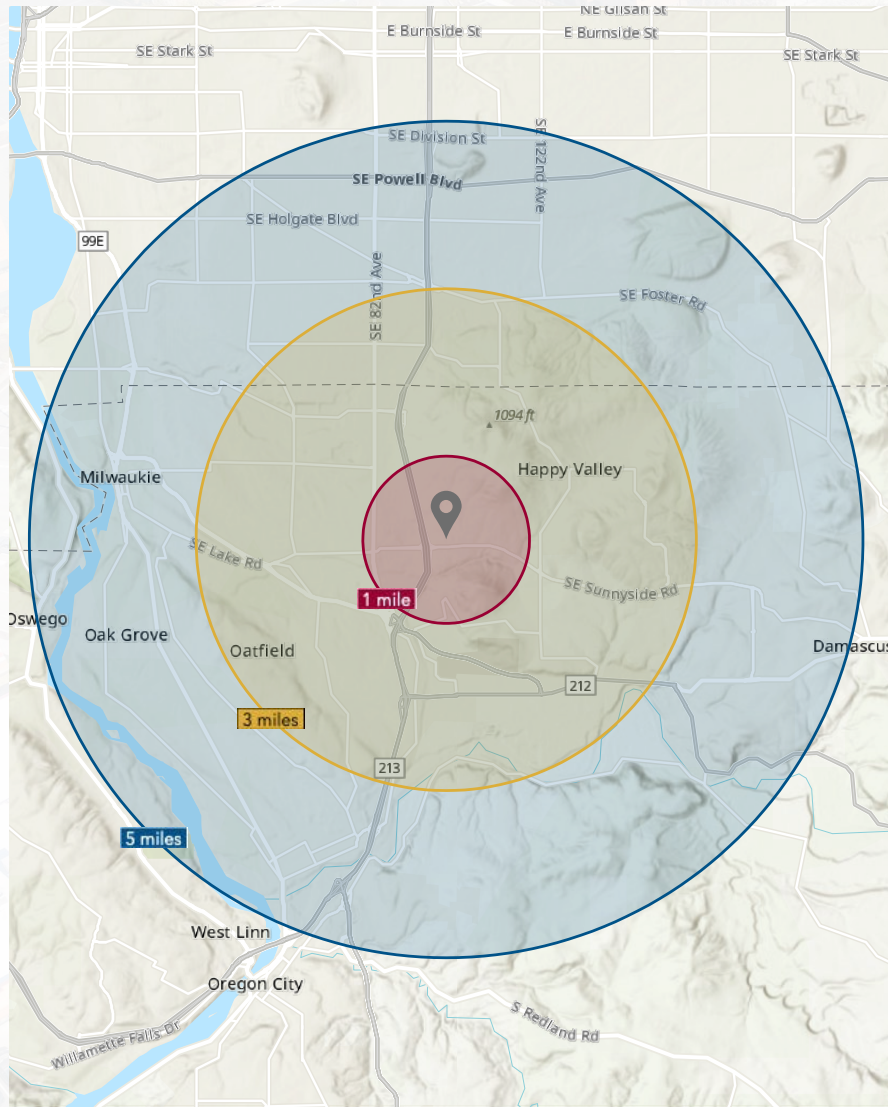


KAISER
PERMANENTE®
SUNNYSIDE MEDICAL CENTER



10001 SE SIDE ROAD, CLACKAMAS, OR 97015

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION	2026 Population	11,965	109,471
	2026 Daytime Population	19,768	110,907
	2031 Population	12,171	111,420
	2010-2020 Growth Rate	1.24%	0.99%
	2024-2029 Growth Rate	0.34%	0.32%
HOUSEHOLDS	2026 Median Age	37.5	40.6
	2026 Households	5,209	41,285
	2031 Households	5,354	42,363
	2010-2020 Growth Rate	1.16%	0.95%
	2024-2029 Growth Rate	0.55%	0.41%
INCOME	2026 Avg. Household Size	2.25	2.56
	2026 Avg. Household Income	\$100,566	\$131,627
	2026 Med. Household Income	\$64,393	\$99,891
HOUSING	2026 Per Capita Income	\$43,441	\$50,508
	2026 Median Home Value	\$663,720	\$594,342
	2026 Housing Units	5,599	43,253
	2026 Vacant Housing Units	390	1,968
	2026 Owner Occupied Units	1,634	26,932
EDUCATION	2026 Renter Occupied Units	3,575	14,353
	2026 Population Age 18+	9,714	87,531
	High School Diploma	2,000	15,356
	Bachelor's Degree	1,874	19,823
LABOR	Graduate/Professional Degree	1,123	10,181
	2024 Businesses	932	4,041
	2024 Employees	13,494	54,758
	2026 Unemployment Rate	5.4%	5.1%



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EXCLUSIVELY LISTED BY:



MATT SICHEL

Broker

Cell 503.702.5955

msichel@compasscommercial.com



DAN KEMP, CCIM

Partner, Principal Broker

Cell 541.550.8413

dkemp@compasscommercial.com



EMILIO TISCARENO

Broker

Cell 541.213.9640

etiscareno@compasscommercial.com

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