

# Clackamas Crossings - Phase I

15530-15638 SE 135TH AVENUE, CLACKAMAS, OR 97015



FOR LEASE

Brett Bayne  
503.972.7280  
bayne@macadamforbes.com  
Licensed in OR

Tyler Dean  
503.972.7278  
tyler@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



# FOR LEASE

15530-15638 SE 135th Avenue, Clackamas, OR 97015



## PROPERTY DESCRIPTION

Clackamas Crossings retail center is situated at the signalized intersection of Hwy 212 & SE 135th Ave. The property offers single-story buildings with wood construction, cement fiber exterior panels, and storefront glazing systems. Phase I of construction was completed in 2020.

## PROPERTY HIGHLIGHTS

- Zoning: C2, Community Commercial
- Submarket: Clackamas/Milwaukie
- Monument sign on highway 212
- Excellent parking
- Great exposure on Highway 212. Traffic count is 35,300 daily.
- Phase II: Development to begin soon. Consisting of (2) Buildings: 8,000 SF total.

## OTHER TENANTS INCLUDE

- Starbucks
- Back Nine Golf
- Maxem Health Urgent Care

## OFFERING SUMMARY

Lease Rate:	Call Brokers for Rates
Available SF:	1,500 SF
Lot Size:	1.88 Acres
Total Size, 2 Buildings:	8,000 SF

## AVAILABLE SPACES

## LEASE RATE

## SPACE SIZE

15576 SE 135th Avenue, Suite A	Call Brokers for Rates	1,500 SF
--------------------------------	------------------------	----------

## SUITE A: NOTES

- Triple Nets estimated at \$8.75/SF
- Space consists of mostly open floor plan. Build out includes breakroom and ADA restroom

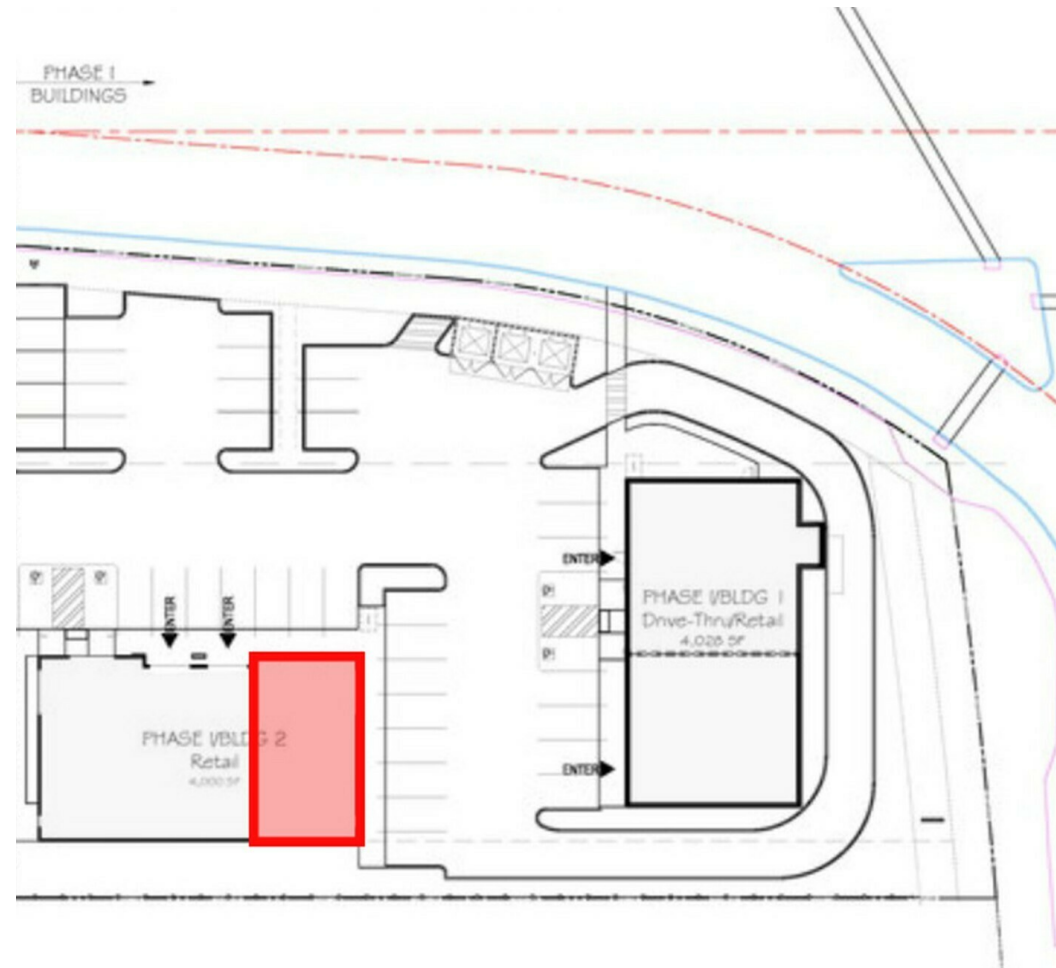
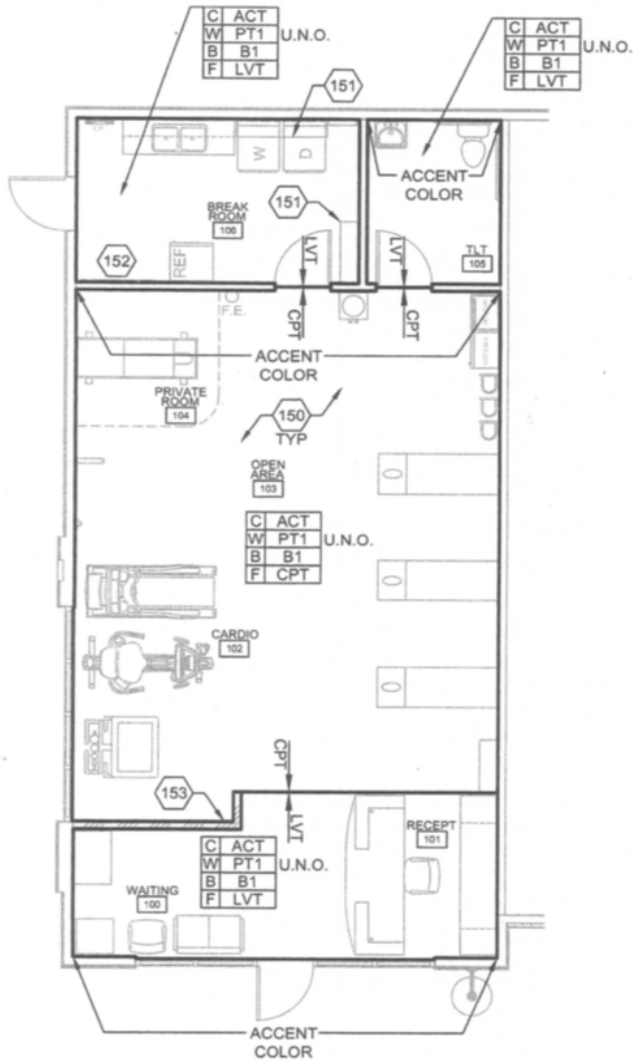


**Brett Bayne**

503.972.7280  
bayne@macadamforbes.com  
Licensed in OR

**Tyler Dean**

503.972.7278  
tyler@macadamforbes.com  
Licensed in OR



Building 2: Suite A - Floor Plan

Clackamas Crossing - Phase 1 Site Plan



**Brett Bayne**  
 503.972.7280  
 bayne@macadamforbes.com  
 Licensed in OR

**Tyler Dean**  
 503.972.7278  
 tyler@macadamforbes.com  
 Licensed in OR

# FOR LEASE

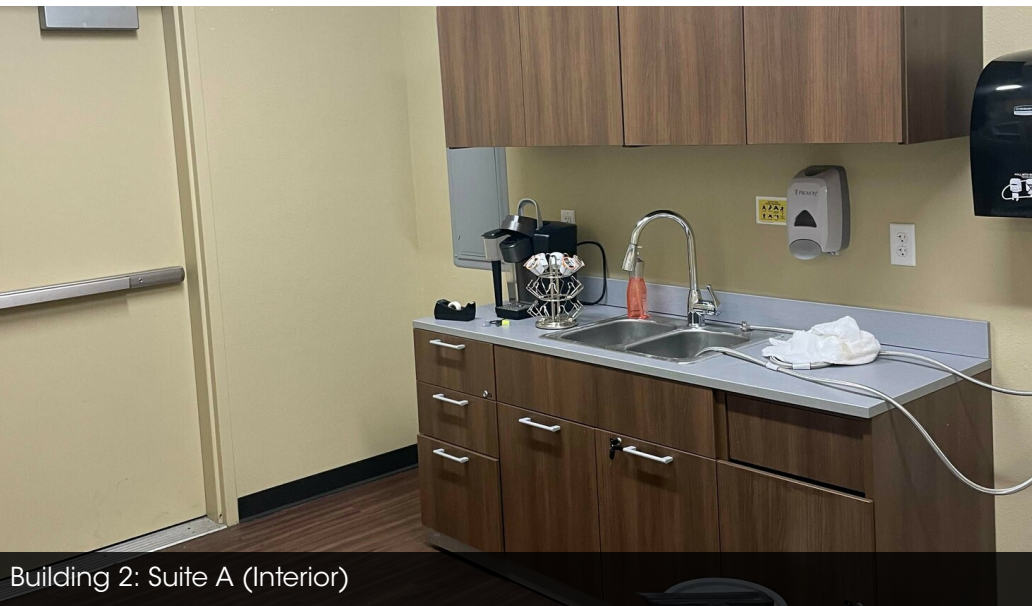
15530-15638 SE 135th Avenue, Clackamas, OR 97015



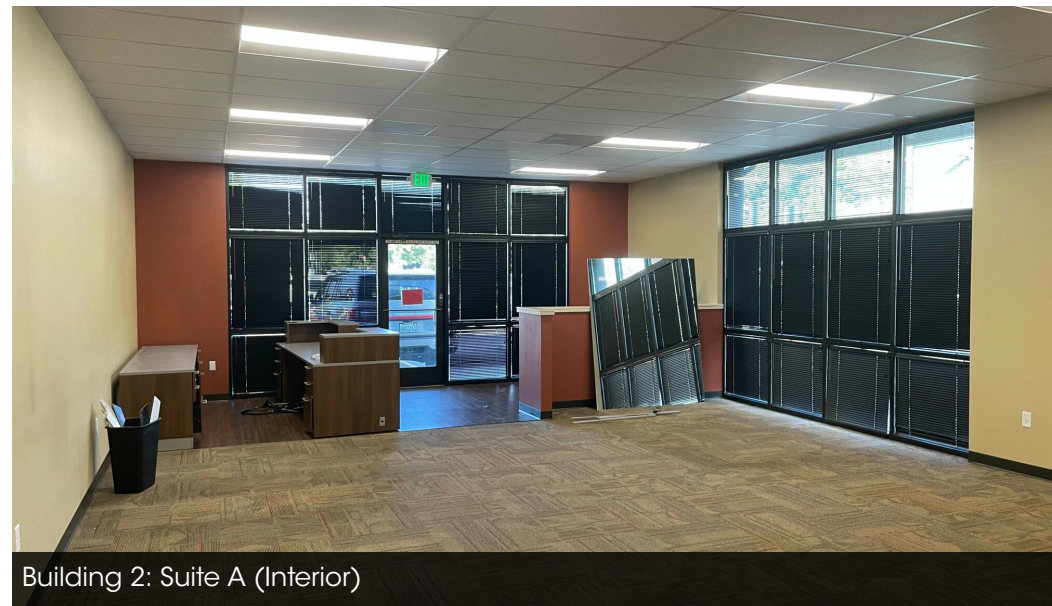
Building 2: Suite A (Exterior)



Building 2: Suite A (Interior)



Building 2: Suite A (Interior)



Building 2: Suite A (Interior)



**Brett Bayne**

503.972.7280  
bayne@macadamforbes.com  
Licensed in OR

**Tyler Dean**

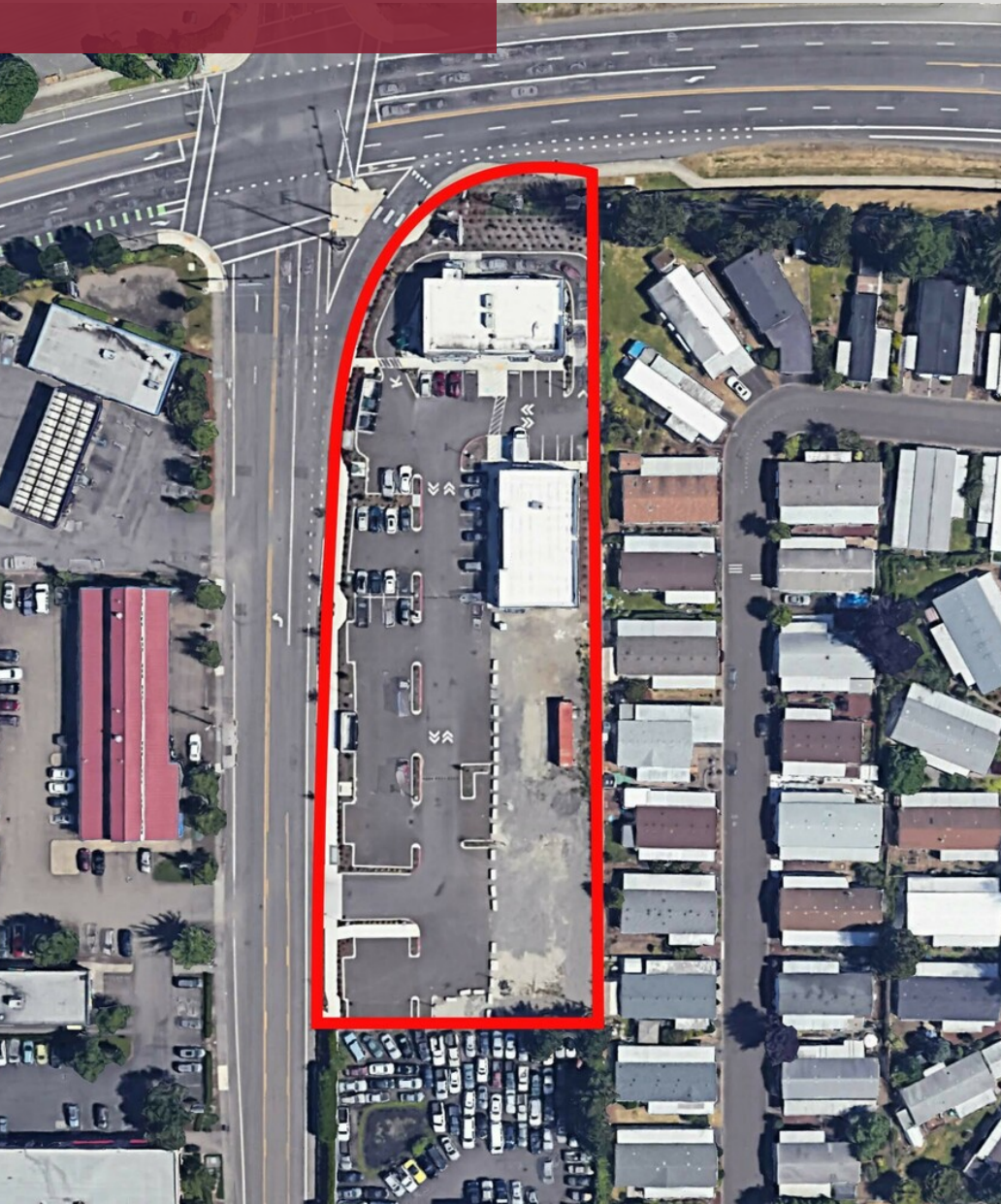
503.972.7278  
tyler@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

# FOR LEASE

15530-15638 SE 135th Avenue, Clackamas, OR 97015



## ABOUT CLACKAMAS COUNTY

Since its creation in 1843, agriculture, timber, manufacturing and commerce have been the county's principal activities. In recent years Clackamas County business districts and communities continue to grow at a strong rate. The many flourishing businesses include industry leaders in metals, machinery, healthcare, high tech, logistics, forestry, food and beverage processing, renewable energy, nursery/agriculture, tourism and software development. With over 24mm SF of industrial space, this corridor is in great demand for retail sales and services. This location on Highway 212 & SE 135th is one of the few pockets of retail zoned developments.



**Brett Bayne**

503.972.7280

bayne@macadamforbes.com

Licensed in OR

**Tyler Dean**

503.972.7278

tyler@macadamforbes.com

Licensed in OR