

CLACKAMAS TOWN CENTER

HAPPY VALLEY, OREGON



MOST SHOPPED MALL

- Clackamas Town Center is the most shopped mall in the Portland metro area due to its impressive collection of shopping, dining and entertainment.
- Recently expanded adding nearly 300,000 square feet of GLA with a complete remodeling.
- Eight anchors: Nordstrom, Macy's, Macy's Home Store, Sears, jcpenny, 20-screen stadium-style XD Century Theatre and Oregon's largest Barnes & Noble and Forever 21.
- The center's strengths are found in the dining, woman's accessories/jewelry and family apparel sales categories.
- More than 180 distinctive specialty stores featuring Coach, LOFT, White House | Black Market, Swarovski, Victoria's Secret, H&M, American Eagle Outfitters, Buckle, Tilly's and The Disney Store.
- Oregon's largest collection of restaurants and eateries with an unparalleled line-up including California Pizza Kitchen, Panera Bread, RAM Restaurant & Brewery, Claim Jumper, Noodles & Company and Sinju Sushi. The center also offers nine specialty food choices and a remodeled food court with 10 popular quick-serve eateries.

THE MARKET

- Nearly 50% of households in the trade area have incomes of \$50,000+, with nearly 20% of households in the trade area exceeding incomes of \$100,000.
- Of the 397,827 households within a 10-mile radius, 57% own their own home, with a median housing value of \$252,734. 34% of homes are valued at over \$300,000.
- 32% of residents have children at home exemplifying the center's position as a shopping destination for the entire family.
- Augmenting the resident base, there are over 57,000 employees within 3 miles and 109,000 employees within 5 miles of the center. Almost 60% of this daytime population is engaged in executive, professional, IT or other management support occupations.

THE LOCATION

- Clackamas Town Center is centrally located in a recently expanded urban growth boundary and is well positioned within one of the largest areas of growth potential.
- The center is strategically located at the junction of I-205 and Sunnyside Road, where over 130,000 vehicles converge each day.
- A light rail line connects Clackamas Town Center to Downtown Portland and the Portland International Airport.

IMPRESSIVE AMENITIES

- Over 7,500 parking spaces including convenient covered parking in a 6 story garage.
- Delightful children's play area, family restrooms and private nursing lounges.
- Cozy, carpeted soft seating areas.
- Striking water features and ponds.
- Easy-to-shop two story design with vertical transportation including a prominent glass elevator.

MALL INFORMATION

LOCATION: I-205 and Sunnyside Road

MARKET: Portland, Oregon

DESCRIPTION: Two-level, enclosed, super-regional center with two lifestyle outdoor villages

ANCHORS: Nordstrom, Macy's, jcpenny, Macy's Home Store, Sears, Century Theatres, Barnes & Noble and Forever 21

TOTAL RETAIL SQUARE FOOTAGE: 1,185,605 with additional square footage: 91,004 – West Village, 61,658 – East Village, 18,808 – 2 pad restaurants, 20,000 – interior new retail, 71,896 – Century Theatres, 33,447 – Barnes & Noble, 33,597 – Forever 21, Total: 1,475,000

PARKING SPACES: 7,500

OPENED: 1981

EXPANDED/RENOVATED: 1994, 2007

TRADE AREA PROFILE

2013 POPULATION 1,111,195

2013 HOUSEHOLDS 429,657

2013 MEDIAN AGE 37.1

2013 AVERAGE HOUSEHOLD INCOME \$62,337

5 - MILE RADIUS

2013 POPULATION 284,171

2013 HOUSEHOLDS 111,311

2013 MEDIAN AGE 38.0

2013 AVERAGE HOUSEHOLD INCOME \$64,190

DAYTIME EMPLOYMENT

3 - MILE RADIUS 57,201

5 - MILE RADIUS 109,109

Source: Nielsen

