



Clackamas Town Center

PORTLAND, OREGON



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SHAPING THE FUTURE OF CLACKAMAS TOWN CENTER

- The shopping center has been expanded and re-merchandised to contain approximately 1.5-million square feet, including the addition of approximately 250,000 square feet of contemporary retail, dining and entertainment options.
- Combining new outdoor and indoor shopping with expanded dining options, the development's "Northwest Metropolitan" design theme includes outdoor villages that flank the existing center on the east and west side.
- Enhancements include a new 20-screen, stadium-style Century Theatres, new food court, extensive interior remodel including soft seating and family restrooms, a six-level parking garage and an improved traffic and parking system. These elements create a regional retail/entertainment center catering to more upscale shoppers and establish Clackamas Town Center as the shopping center of choice for its growing market area.

CENTER OF ACTIVITY

- A new light-rail line will be constructed in 2007 with completion in late 2009. Running parallel with I-205, the commuter system will link existing Portland lines including the line to the Portland International Airport.
- Conveniently located on I-205, a major artery connecting I-5 and I-84.
- Urban Growth Boundary: Recently expanded Portland growth plan of 18,638 acres directly east of Clackamas Town Center.

CONSUMER PURCHASING POWER

- Clackamas County is one of the fastest growing counties in the state (ranked 7 out of 36 counties). The county is expected to experience almost 18% population growth each decade between 2005 and 2040.
- 50% of the primary trade area households have incomes of \$50,000 and above. 17% of households have incomes of \$100,000 and above.
- Of the 440,687 households in the primary trade area, 63% own their own home with a median housing value of \$202,241. 20% of the homes are valued at more than \$300,000.
- 55% of those employed within the primary trade area work in Executive, Professional and Administrative occupations.
- 43% of our shoppers have children at home.

PORTLAND'S PREFERRED SHOPPING DESTINATION

- Great retail mix including American Eagle Outfitters, Victoria's Secret, Bath & Body Works, Build-A-Bear Workshop, Brookstone, Ann Taylor Loft, Abercrombie & Fitch, Hollister and Forever 21.
- New additions include Oregon's largest Barnes & Noble and the state's first Pumpkin Patch and Rocky Mountain Chocolate Factory.
- New restaurants include California Pizza Kitchen, Panera Bread, Ram Brewery, Claim Jumper and Romano's Macaroni Grill.
- Established tourism destination with many shoppers visiting from Washington State to take advantage of Oregon's Tax Free Shopping.

MALL INFORMATION

LOCATION

Cross Streets: I-205 and Sunnyside Road

MARKET

Portland, Oregon

DESCRIPTION

Two level, enclosed, super regional with two lifestyle outdoor villages.

ANCHORS

Nordstrom, Macy's, JCPenney, Macy's Home, Sears

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 Theaters, 33,447-Barnes & Noble, Total: 1,482,418

PARKING SPACES 7,025

OPENED 1981

EXPANDED/RENOVATED 1994, 2007

TRADE AREA PROFILE

2007 POPULATION 1,125,314

2012 PROJECTED POPULATION 1,190,877

2007 HOUSEHOLDS 440,687

2012 PROJECTED HOUSEHOLDS 468,245

2007 MEDIAN AGE 37.0

2007 AVERAGE HH INCOME \$65,872

2012 PROJECTED AVERAGE HH INCOME \$72,090

5-MILE RADIUS PROFILE

2007 POPULATION 259,446

2012 PROJECTED POPULATION 271,765

2007 HOUSEHOLDS 102,398

2012 PROJECTED HOUSEHOLDS 107,286

2007 MEDIAN AGE 37.9

2007 AVERAGE HH INCOME \$63,389

2012 PROJECTED AVERAGE HH INCOME \$69,317

DAYTIME EMPLOYMENT

3-MILE RADIUS 56,359

5-MILE RADIUS 113,924

SOURCE: CLARITAS, INC.