

RETAIL SPACE FOR LEASE

Damascus Square

19831-20000 SE HWY 212 / DAMASCUS, OR 97089



Excellent retail opportunity at the prime intersection of Hwy 212 and Foster Road

AVAILABLE SPACE

- 934 SF

LEASE RATE

Negotiable

TRAFFIC COUNTS

SE Hwy 212 – 21,971 ADT ('22)

HIGHLIGHTS

- Located in rapidly-growing Damascus trade area
- Signalized access
- Pylon signage available
- Excellent visibility
- Plentiful parking

CONTACT

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Ideally located in the rapidly-growing Damascus trade area

AVAILABLE

19850 SE Hwy 212, Damascus, OR 97089
934 SF @ Negotiable, NNN

HIGHLIGHTS

Located in the vibrant Damascus Square, this prime retail space offers excellent visibility and easy signalized access. Neighboring businesses include Bi-Mart, Dollar Tree, Key Bank, Unlimited Coffee Company, and Papa Murphy's, providing strong traffic and customer synergy. Pylon signage is available, and plentiful parking ensures convenience for both customers and staff.



CONTACT

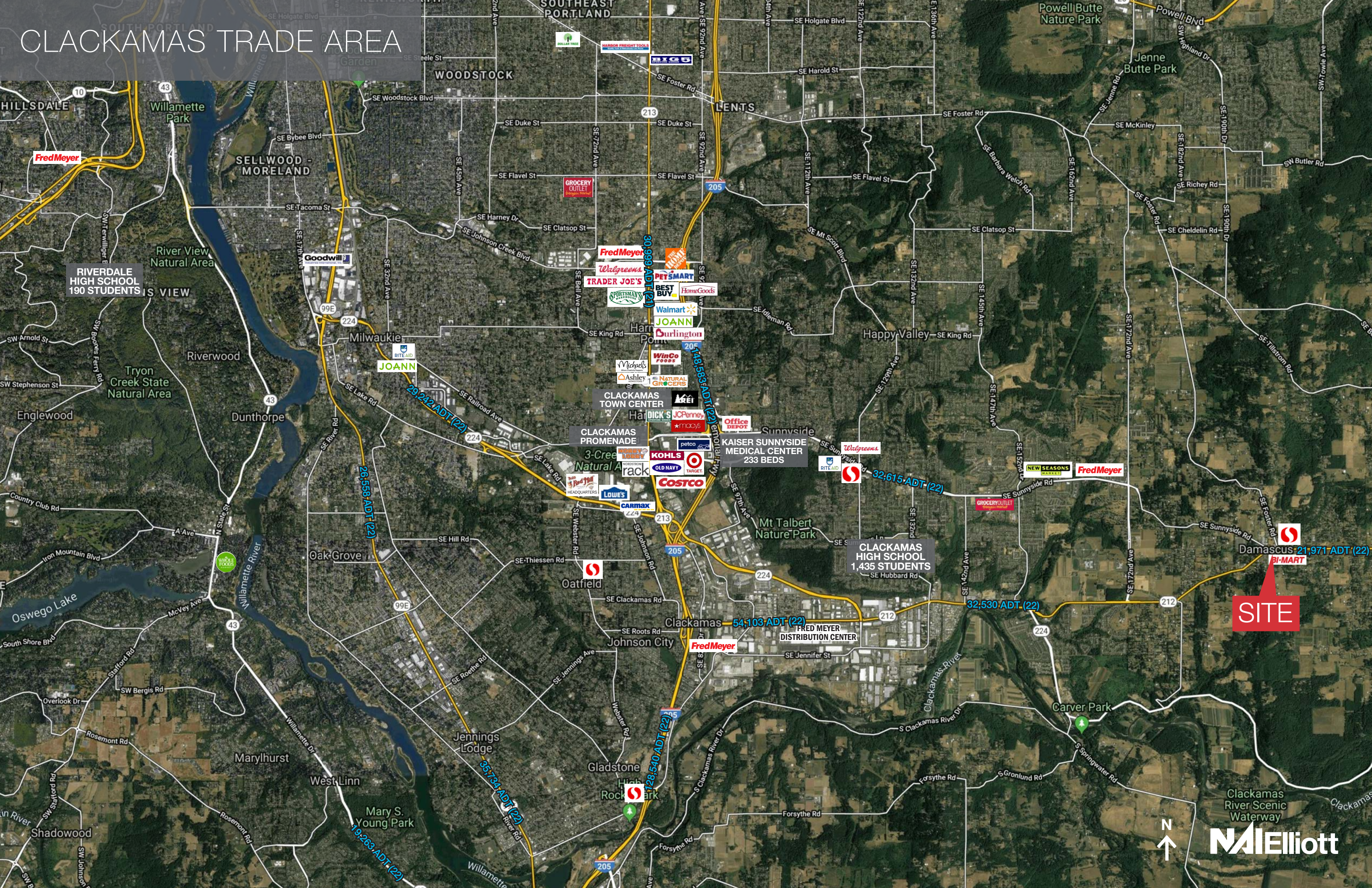
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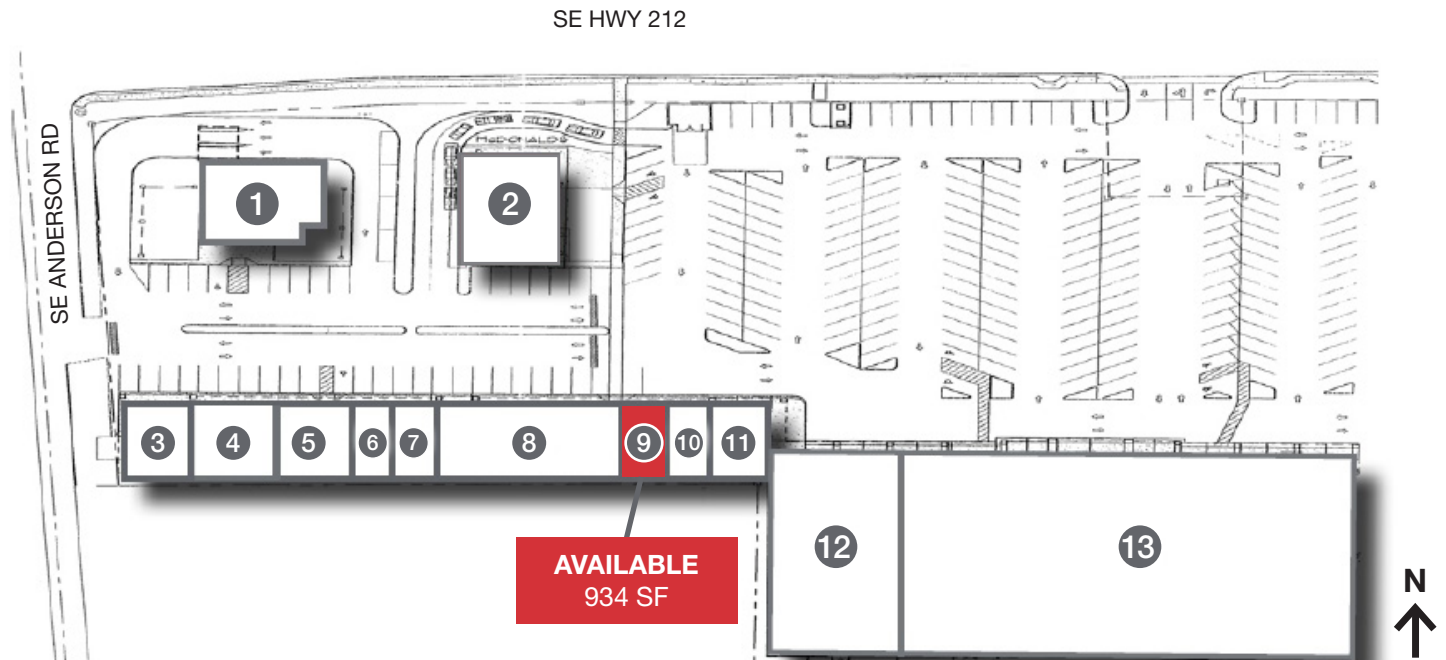
CLACKAMAS TRADE AREA



CLACKAMAS-DAMASCUS | CLOSE-IN



Site plan



#	TENANT	SF
1	Key Bank	3,588 SF
2	Don Ladis	3,458 SF
3	D.C. Nails & Tanning	1,130 SF
4	Endeavor Physical Therapy	1,817 SF
5	Endeavor Physical Therapy	2,000 SF
6	Bow + Arrow Coffeehouse	1,000 SF
7	USWC Damascus, Inc.	927 SF

#	TENANT	SF
8	Damascus Liquors	4,100 SF
9	AVAILABLE	934 SF
10	Leaf Tobacco	890 SF
11	Papa Murphy's Take 'n Bake	1,462 SF
12	Dollar Tree	8,571 SF
13	Bi-Mart	31,287 SF

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Photos



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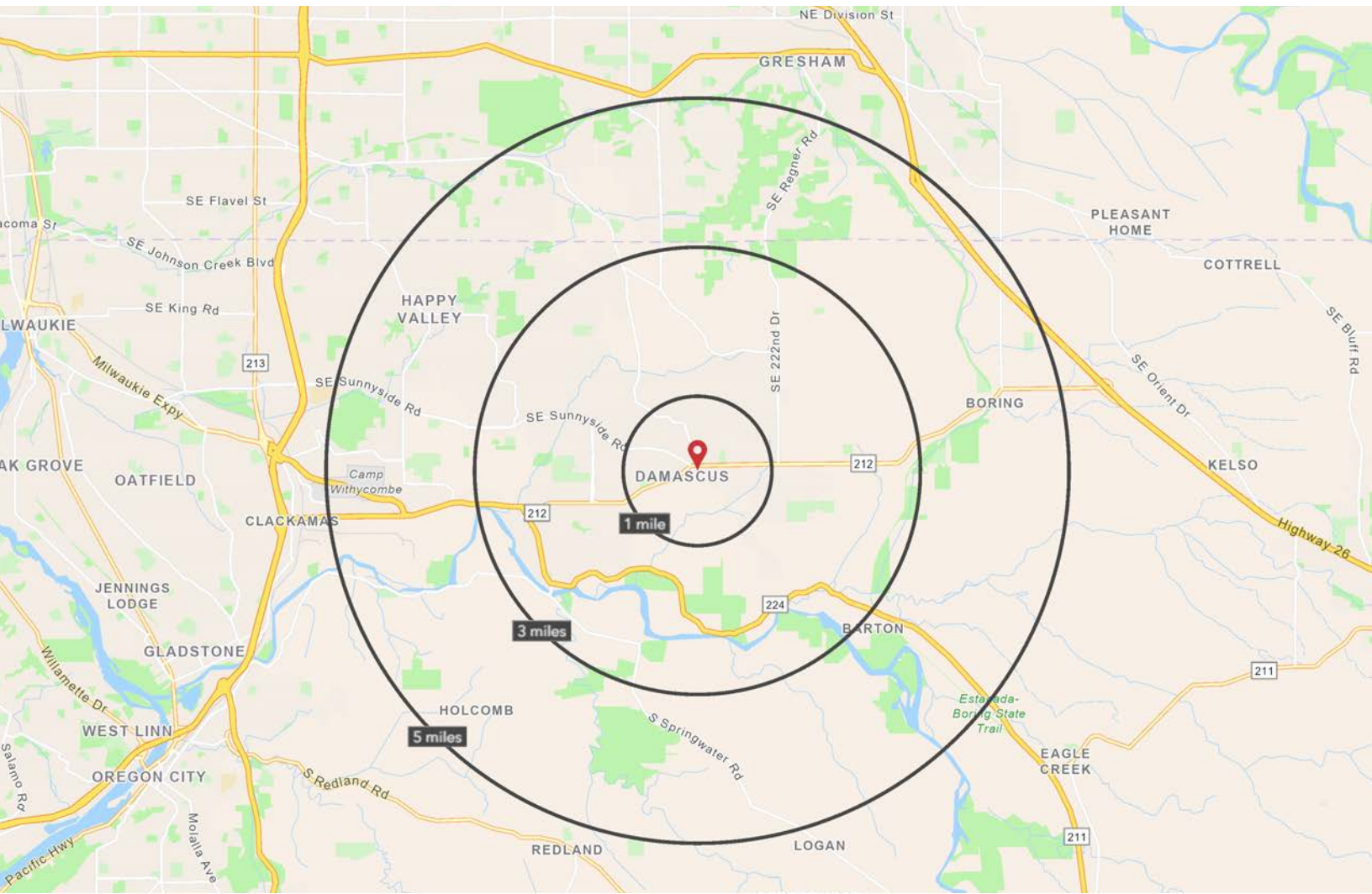
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Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	2,521	30,183	87,004
2030 Projected Total Population	2,575	31,256	89,286
2025 Average HH Income	\$126,850	\$155,399	\$157,390
2025 Median Home Value	\$679,988	\$675,012	\$656,985
2025 Estimated Total Households	841	10,208	29,322
2025 Daytime Demographics 16+	975	6,168	23,483
2025 Some College or Higher	72%	75%	74%

Source: ESRI (2025)

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Demographics — full profile

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Demographic Source: Applied Geographic Solutions 4/2023,
TIGER Geography - RFULL9



Executive Summary (Esri 2025)

20000 SE Highway 212, Damascus, Oregon, 97089
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.41655
Longitude: -122.45661

	1 mile	3 miles	5 miles
Population			
2010 Population	2,134	19,028	66,655
2020 Population	2,451	25,637	80,853
2025 Population	2,521	30,183	87,004
2030 Population	2,575	31,256	89,286
2010-2020 Annual Rate	1.39%	3.03%	1.95%
2020-2024 Annual Rate	0.54%	3.16%	1.41%
2024-2029 Annual Rate	0.42%	0.70%	0.52%
2020 Male Population	49.7%	49.5%	49.6%
2020 Female Population	50.3%	50.5%	50.4%
2020 Median Age	45.4	39.2	40.6
2025 Male Population	50.0%	49.9%	50.1%
2025 Female Population	50.0%	50.1%	49.9%
2025 Median Age	45.3	39.7	41.1

In the identified area, the current year population is 2,521. In 2020, the Census count in the area was 2,451. The rate of change since 2020 was 0.54% annually. The five-year projection for the population in the area is 2,575 representing a change of 0.42% annually from 2025 to 2030. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 45.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	79.2%	68.7%	68.6%
2025 Black Alone	1.1%	1.8%	2.1%
2025 American Indian/Alaska Native Alone	0.6%	0.6%	0.7%
2025 Asian Alone	7.2%	15.8%	14.6%
2025 Pacific Islander Alone	0.2%	0.3%	0.3%
2025 Other Race	1.9%	3.0%	3.6%
2025 Two or More Races	9.8%	9.7%	10.0%
2025 Hispanic Origin (Any Race)	6.9%	8.6%	9.4%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	127	146	158
2010 Households	730	6,629	23,055
2020 Households	801	8,657	27,161
2025 Households	841	10,208	29,322
2030 Households	865	10,648	30,190
2010-2020 Annual Rate	0.93%	2.71%	1.65%
2020-2024 Annual Rate	0.93%	3.19%	1.47%
2024-2029 Annual Rate	0.56%	0.85%	0.59%
2025 Average Household Size	3.00	2.95	2.96

The household count in this area has changed from 801 in 2020 to 841 in the current year, a change of 0.93% annually. The five-year projection of households is 865, a change of 0.56% annually from the current year total. Average household size is currently 3.00, compared to 3.06 in the year 2020. The number of families in the current year is 674 in the specified area.

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Mortgage Income			
2025 Percent of Income for Mortgage	39.1%	35.3%	33.6%
Median Household Income			
2025 Median Household Income	\$108,915	\$119,783	\$122,209
2030 Median Household Income	\$119,456	\$139,206	\$142,037
2024-2029 Annual Rate	1.86%	3.05%	3.05%
Average Household Income			
2025 Average Household Income	\$126,850	\$155,399	\$157,390
2030 Average Household Income	\$141,562	\$181,026	\$180,534
2024-2029 Annual Rate	2.22%	3.10%	2.78%
Per Capita Income			
2025 Per Capita Income	\$42,408	\$52,590	\$53,459
2030 Per Capita Income	\$47,621	\$61,706	\$61,504
2024-2029 Annual Rate	2.35%	3.25%	2.84%
GINI Index			
2025 Gini Index	34.7	41.5	41.2
Households by Income			

Current median household income is \$108,915 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$119,456 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$126,850 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$141,562 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$42,408 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,621 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	62	68	71
2010 Total Housing Units	760	6,998	24,182
2010 Owner Occupied Housing Units	655	5,505	18,919
2010 Renter Occupied Housing Units	75	1,124	4,136
2010 Vacant Housing Units	30	369	1,127
2020 Total Housing Units	832	8,946	27,993
2020 Owner Occupied Housing Units	715	6,970	21,932
2020 Renter Occupied Housing Units	86	1,687	5,229
2020 Vacant Housing Units	27	268	856
2025 Total Housing Units	866	10,536	30,178
2025 Owner Occupied Housing Units	756	8,188	24,011
2025 Renter Occupied Housing Units	85	2,020	5,311
2025 Vacant Housing Units	25	328	856
2030 Total Housing Units	890	10,958	31,051
2030 Owner Occupied Housing Units	782	8,594	24,915
2030 Renter Occupied Housing Units	83	2,054	5,274
2030 Vacant Housing Units	25	310	861
Socioeconomic Status Index			
2025 Socioeconomic Status Index	53.7	56.4	55.5

Currently, 87.3% of the 866 housing units in the area are owner occupied; 9.8%, renter occupied; and 2.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 832 housing units in the area and 3.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.77%. Median home value in the area is \$679,988, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.39% annually to \$765,152.

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