Retail | For Lease

CBRE

# Happy Valley Crossroads

17155 SE Sunnyside Road, Happy Valley, OR

## RETAIL / FOOD SERVICE - UP TO 4,500 SF FOR LEASE




CALL FOR PRICING

## Property Highlights

FRED MEYER ANCHORED SHOPPING CENTER

- Located at the busy intersection of Sunnyside Road and 172nd Avenue in Happy Valley, OR
- Happy Valley is Oregon's fastest growing city with 15% growth in the last 5 years
- **Strong residential growth, above average incomes, with high employment and education levels typify this submarket**
- Call for pricing/availability
- Please do not disturb tenants

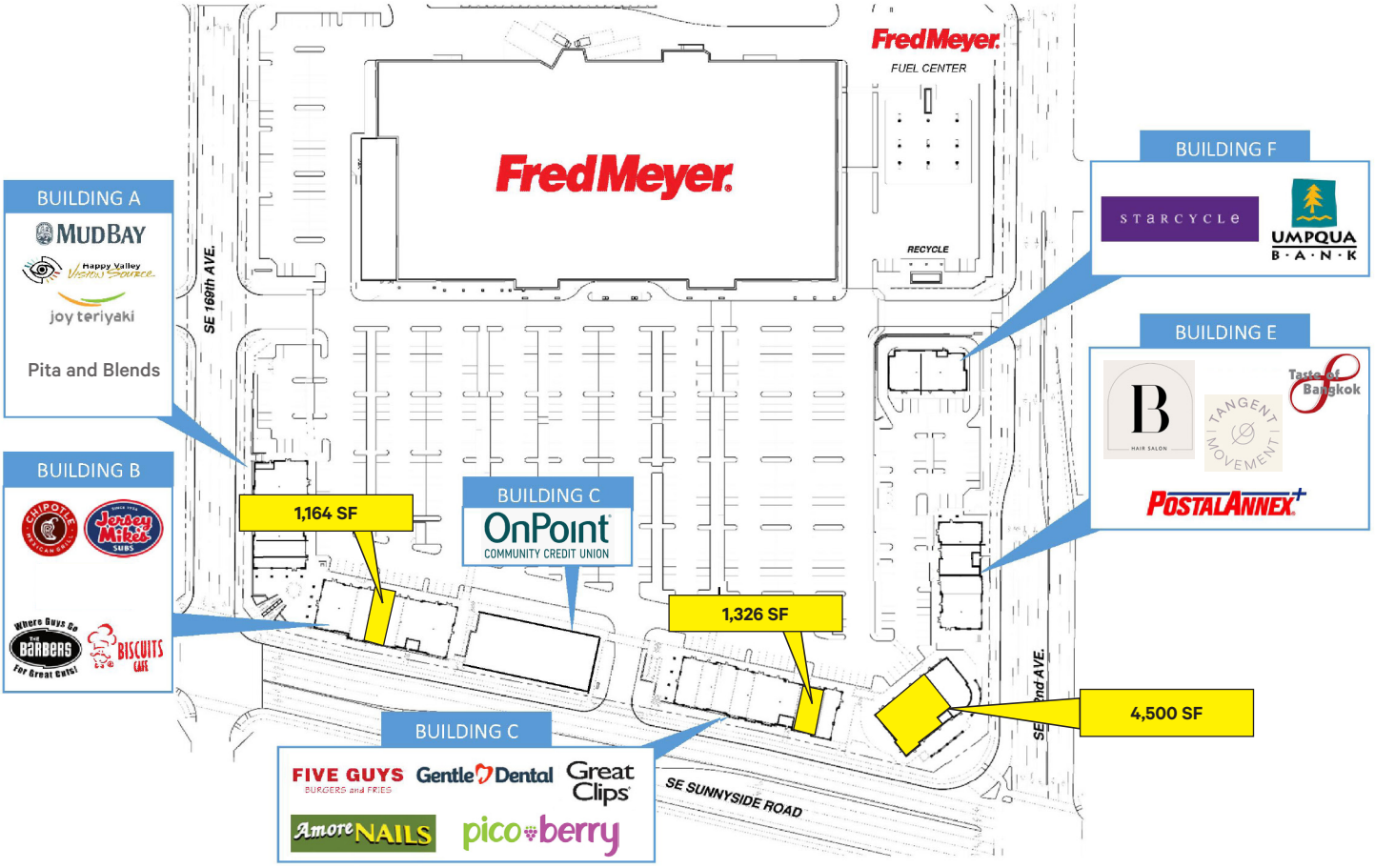



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## SITE PLAN



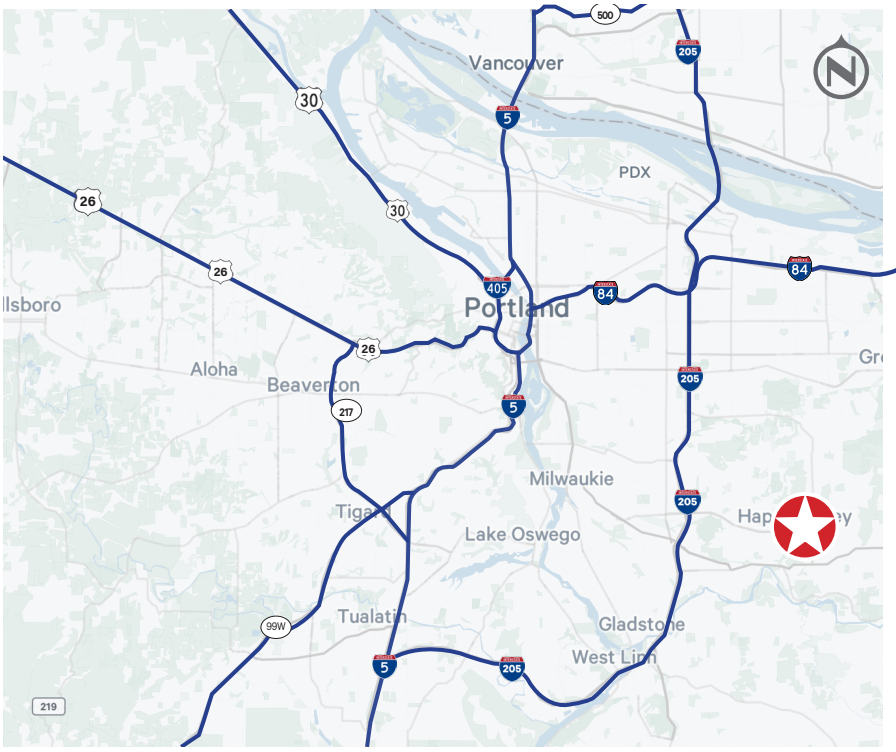

NOTABLE TENANTS INCLUDE:

Fred Meyer®

OnPoint COMMUNITY CREDIT UNION

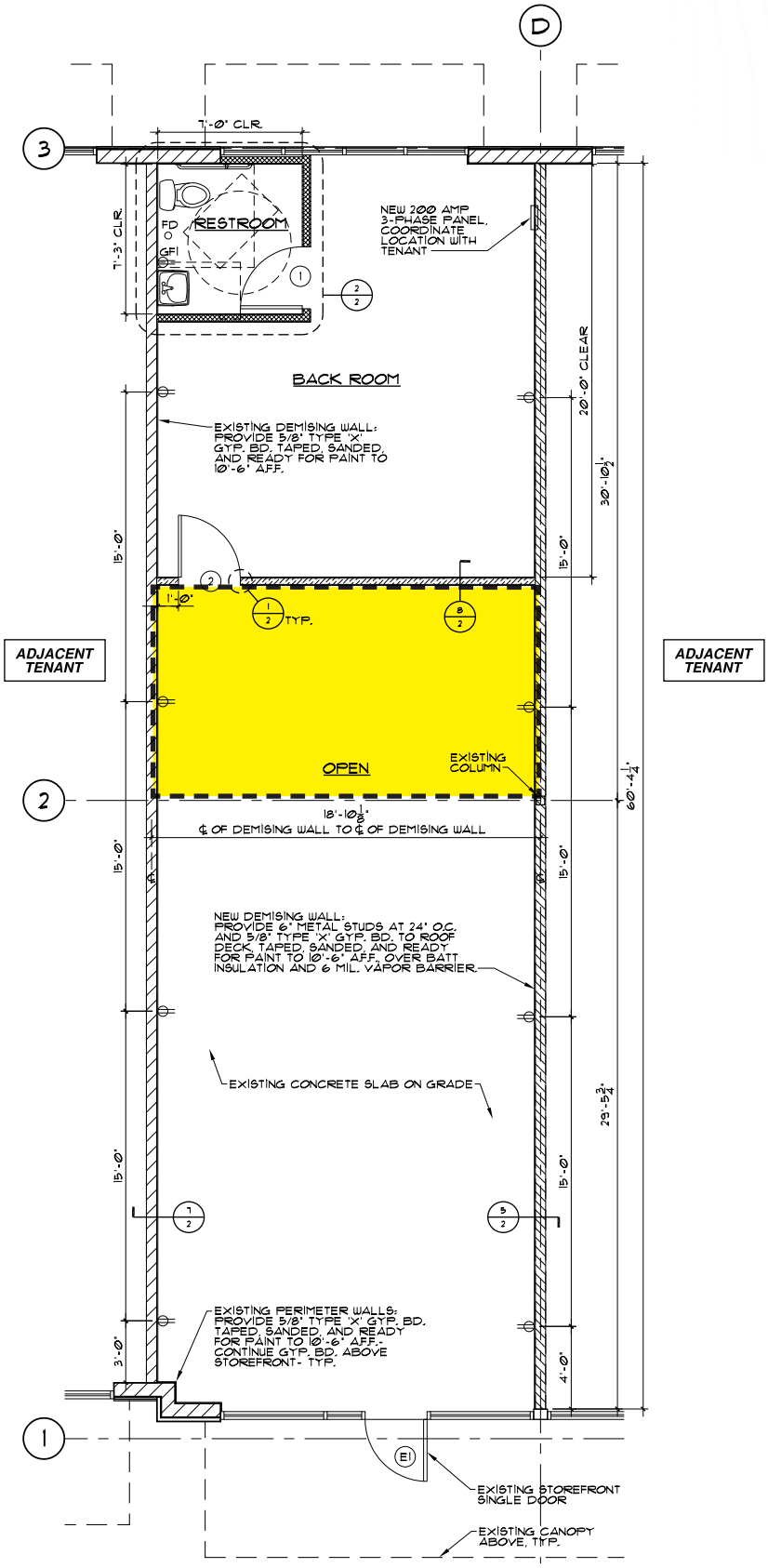
FIVE GUYS® BURGERS and FRIES

MUD BAY



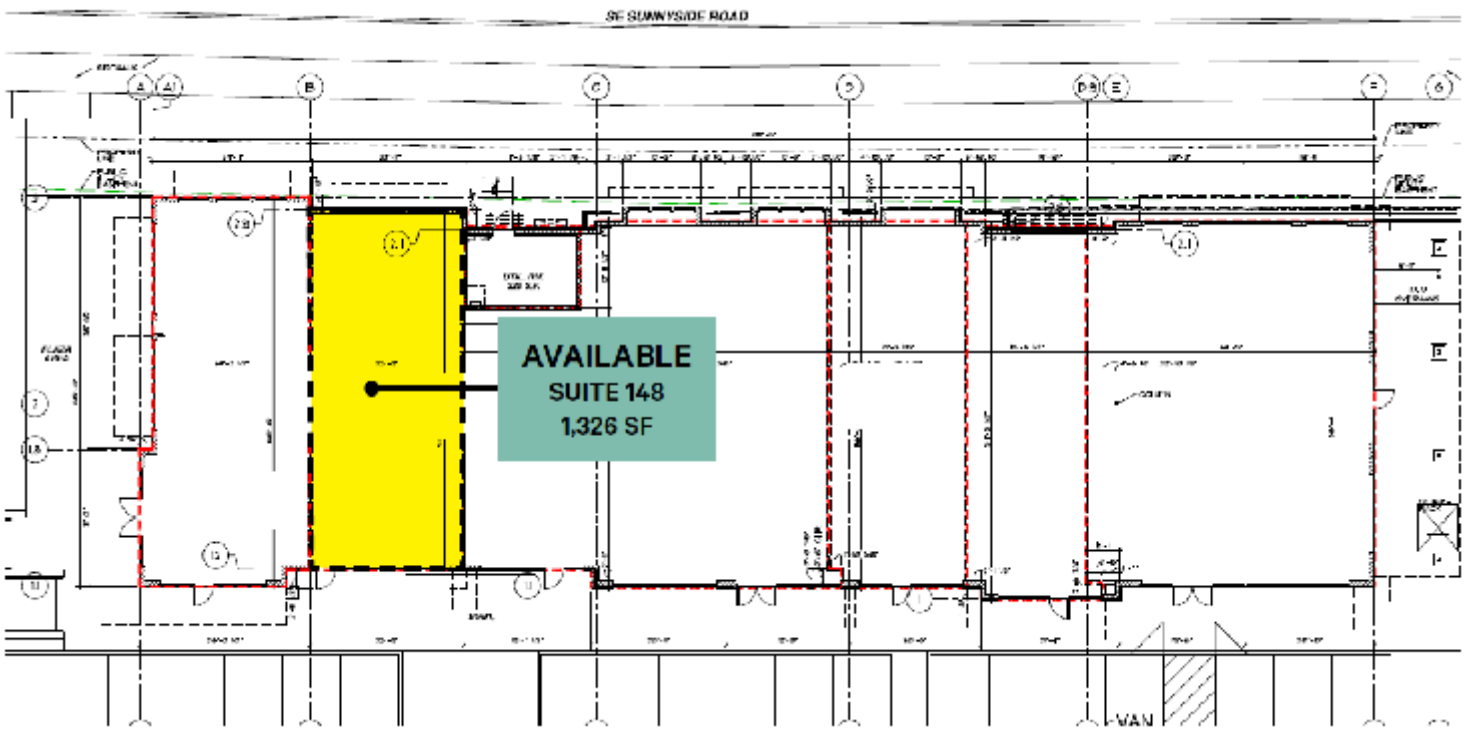
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## LEASING PLAN - BUILDING B SUITE 116 (1,164SF)

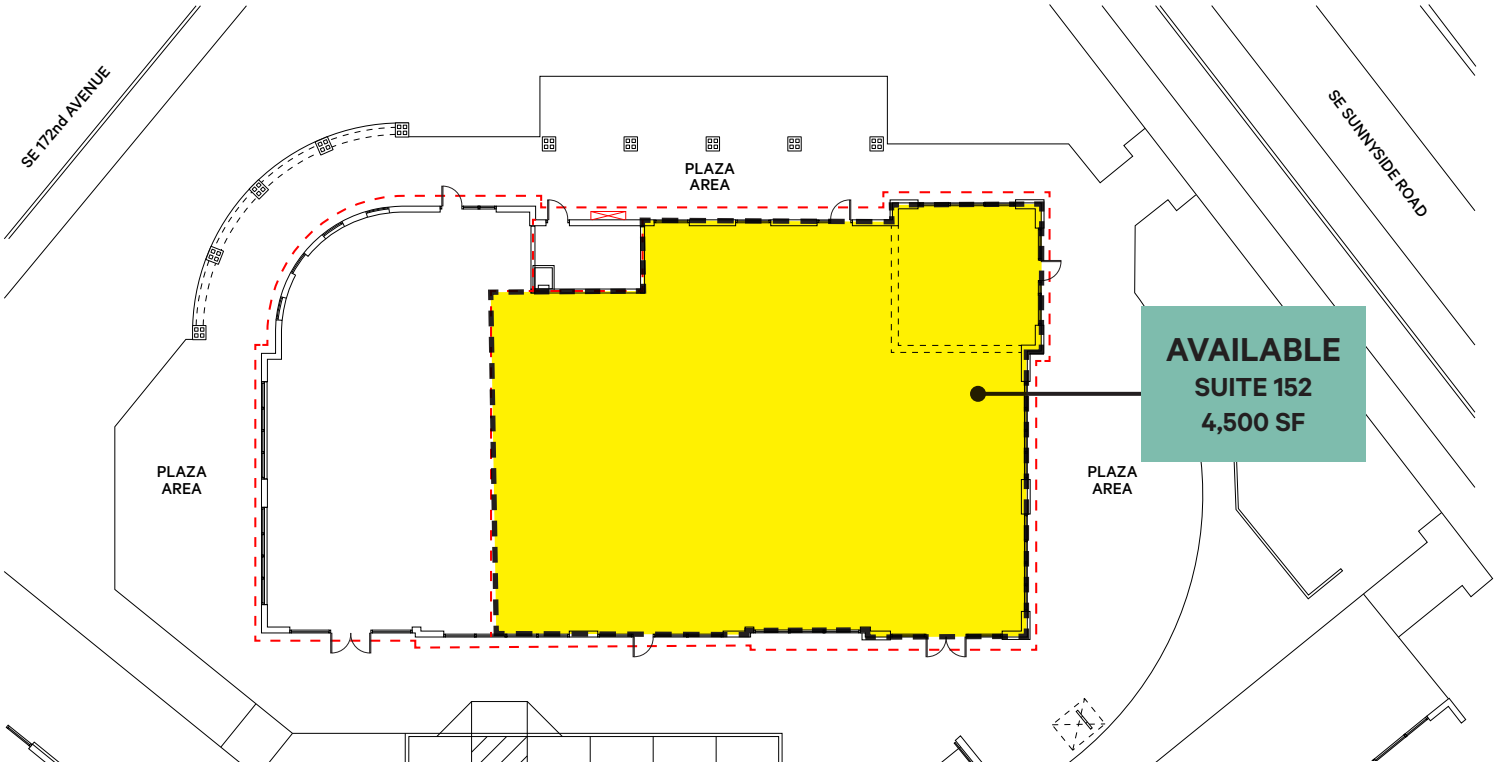



**1 FLOOR PLAN**
SCALE: 1/4" = 1'-0"

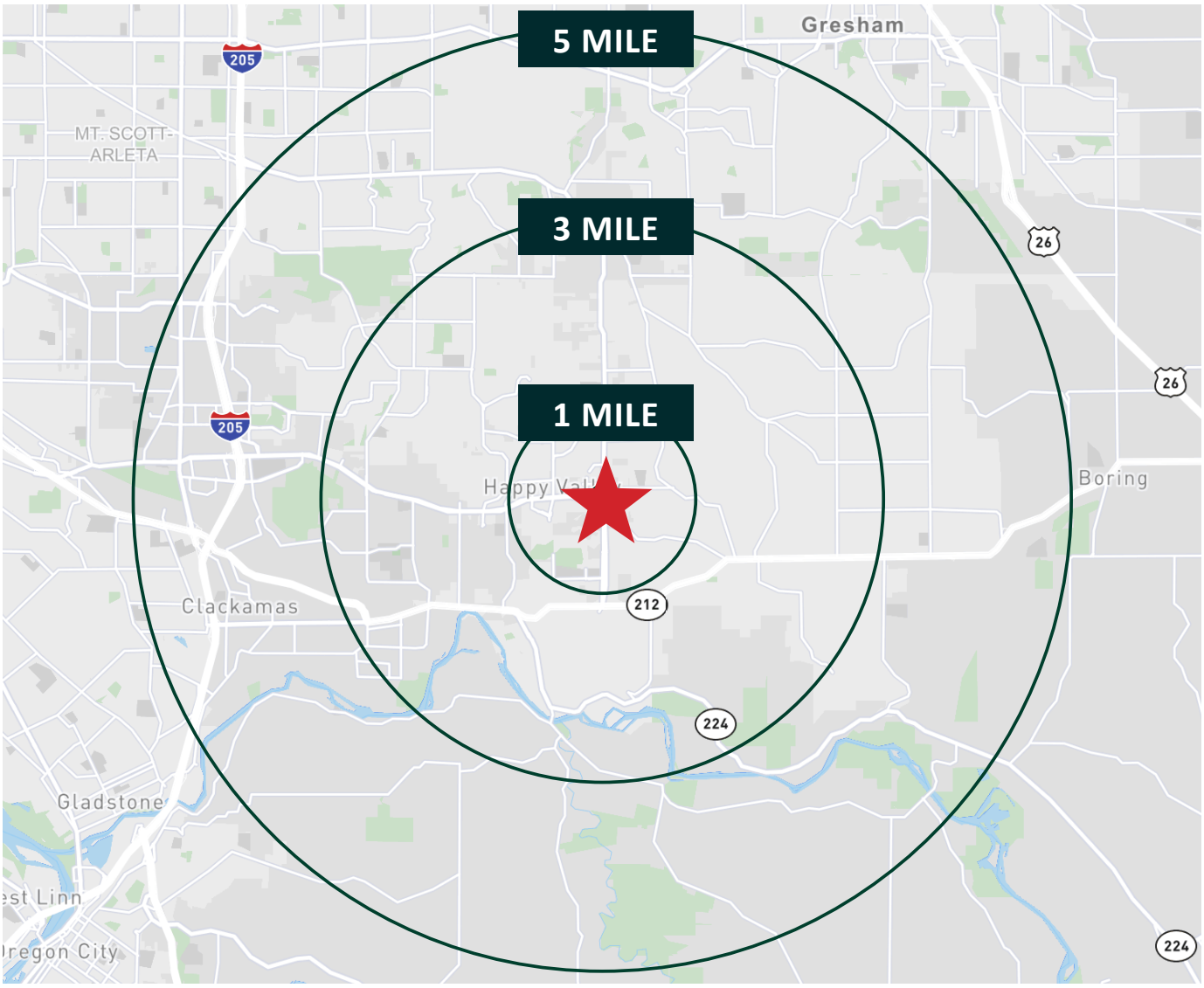
## LEASING PLAN - 1,326 SF (17105 SE SUNNYSIDE ROAD) BUILDING C




## LEASING PLAN - 4,500 SF (17155 SE SUNNYSIDE ROAD) BUILDING D



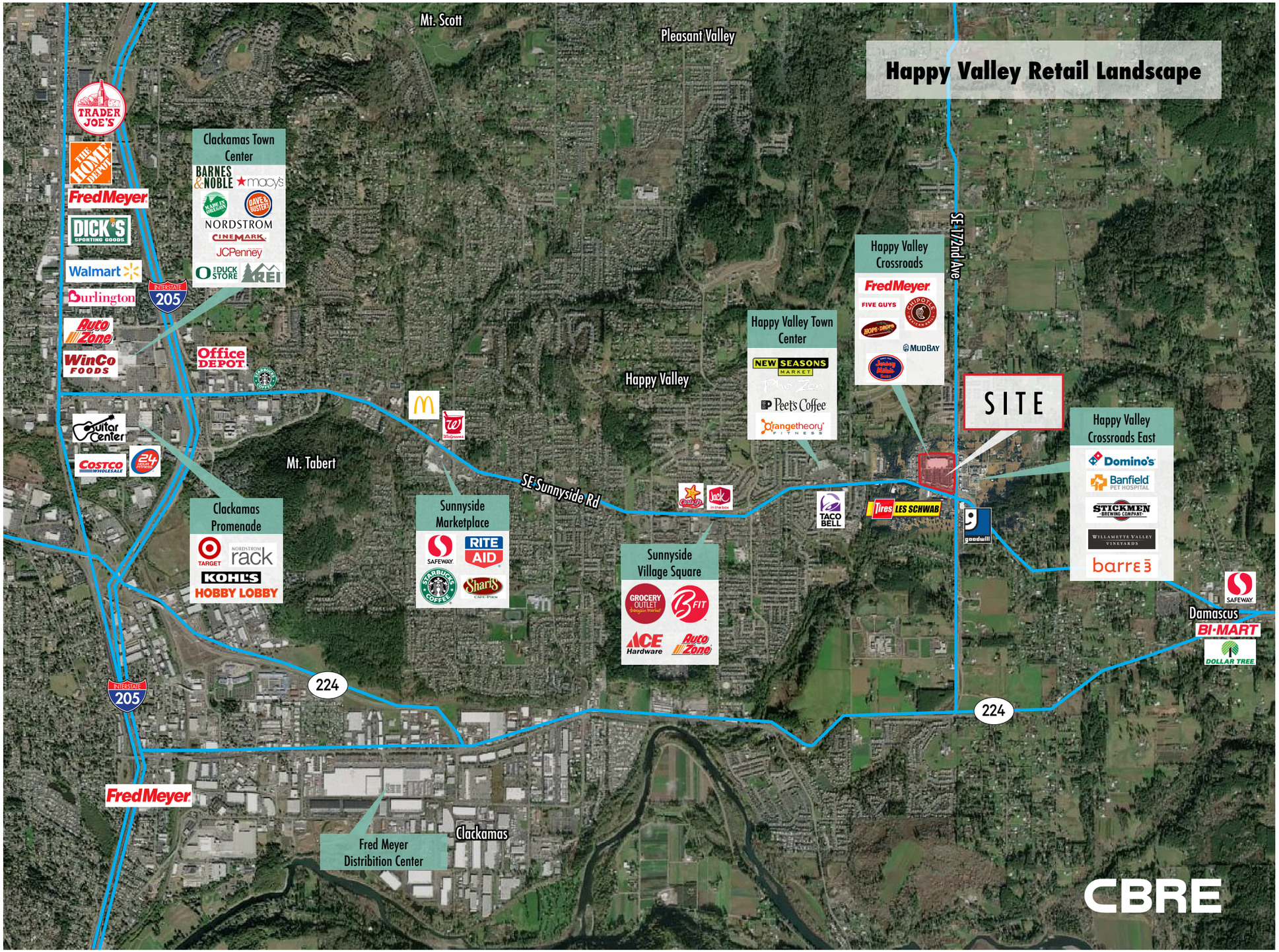
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| Demographics est. | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|
| Population 2030 Projections | 11,699 | 52,995 | 142,646 |
| Population 2025 | 11,262 | 52,232 | 142,470 |
| Population 2020 Census | 9,397 | 49,131 | 140,954 |
| Population Growth 2025-2030 | 0.8% | 0.3% | 0% |
| Household 2030 Projections | 3,807 | 17,522 | 49,784 |
| Household 2025 | 3,664 | 17,279 | 49,793 |
| Household 2020 Census | 3,063 | 16,318 | 49,620 |
| Household Growth 2025-2030 | 0.8% | 0.3% | 0% |
| 2026 Avg Household Income | $144,201 | $142,234 | $119,800 |
| 2026 Med Household Income | $112,377 | $112,516 | $94,320 |




## Contact Us




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