

Happy Valley

CROSSROADS EAST

62,000 SF SPECIALTY SHOPS FOR LEASE

HAPPY VALLEY, OREGON

CBRE

PROJECT HIGHLIGHTS



62,000 square foot shopping center



Located in Oregon's fastest growing city, Happy Valley - 15% growth in the last 5 years



Directly across from Happy Valley Crossroads, anchored by Fred Meyer



Spaces ranging in size from 1,204 SF - 14,000 SF



Excellent demographics



Signalized intersection & extensive roadway improvements recently completed



Population of Happy Valley has grown 107% since 2000



Median Household Income: \$101,250



Median Age of area residents: 37.2

PROJECT AERIAL



SE 172ND & SE SUNNYSIDE RD



PROJECT SITE PLAN



BUILDING A | 9,102 SF

SUITE 100	Cafe Le Fleurs 1,501 SF
SUITE 102	Mapel 1,728 SF
SUITE 106	Stickmen 5,873 SF

BUILDING B | 10,281 SF

SUITE 108	Therapydia 1,740 SF
SUITE 110	Available 1,474 SF
SUITE 112	Sit Still 1,267 SF
SUITE 114	Play St. Museum 2,678 SF
SUITE 118	Sport Clips
SUITE 120	Domino's Pizza 1,948 SF

BUILDING C | 9,589 SF

SUITE 122	La Fresa Mexican Bistro 1,648 SF
SUITE 126	Chiro One 2,555 SF
SUITE 130	Restore Wellness 2,400 SF
SUITE 132	Pho Bar 1,456 SF
SUITE 134	Capriotti's 1,531 SF

BUILDING D | 9,619 SF

SUITE 136	Barre 3 2,081 SF
SUITE 140	Lush Nails & Spa 2,821 SF
SUITE 142	Sugaring NYC 1,577 SF
SUITE 146	Happy Valley Modern Dentistry 3,140 SF

BUILDING E | 9,068 SF

SUITE 148	Available 2,051 SF
SUITE 150	Rise Aesthetics 1,375 SF
SUITE 154	Backyard Birds 2,421 SF
SUITE 156	Sakura Yakitori 3,221 SF

BUILDING F | 14,339 SF

SUITE 160	Willamette Valley Vineyards 4,917 SF
SUITE 166	Drybar 1,375 SF
SUITE 168	iQ Credit Union 2,699 SF
SUITE 172	ReMax Real Estate 1,814 SF
SUITE 178	Banfield Pet 3,578 SF

SITE PLAN LEGEND

Leased	Pending	Available

NEARBY RETAIL & DEVELOPMENT ACTIVITY

HAPPY VALLEY CROSSROADS

- 1 Mud Bay
- 2 Joy Teriyaki
- 3 Jim and Patty's Coffee People
- 4 Chipotle Mexican Grill
- 5 OnPoint Community Credit Union
- 6 Five Guys
- 7 Great Clips
- 8 Menchies Frozen Yogurt
- 9 Hops N Drops
- 10 AT&T Store
- 11 Fat Cupcake
- 12 Postal Annex
- 13 Brow Betty
- 14 Taste of Bangkok
- 15 StarCycle
- 16 Pending Multi-Family Development

Rock Creek Ridge Apartments
168 Units / Now Open

Happy Valley
CROSSROADS EAST

SE VOGEL RD

Happy Valley Crossroads

SE SUNNYSIDE RD

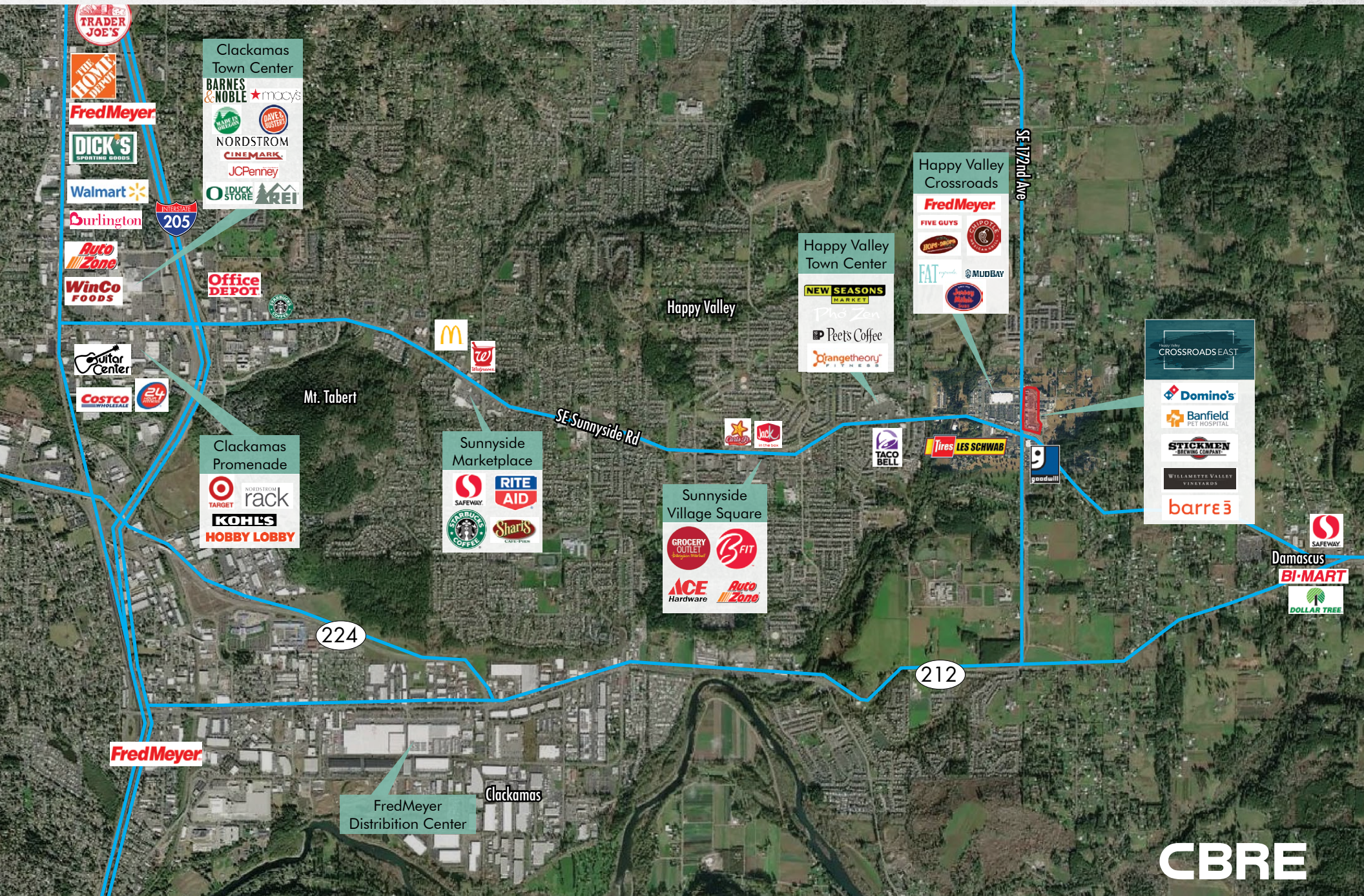
Les Schwab
12,300 SF

Fox Glen
50 Homes
Site Work Underway



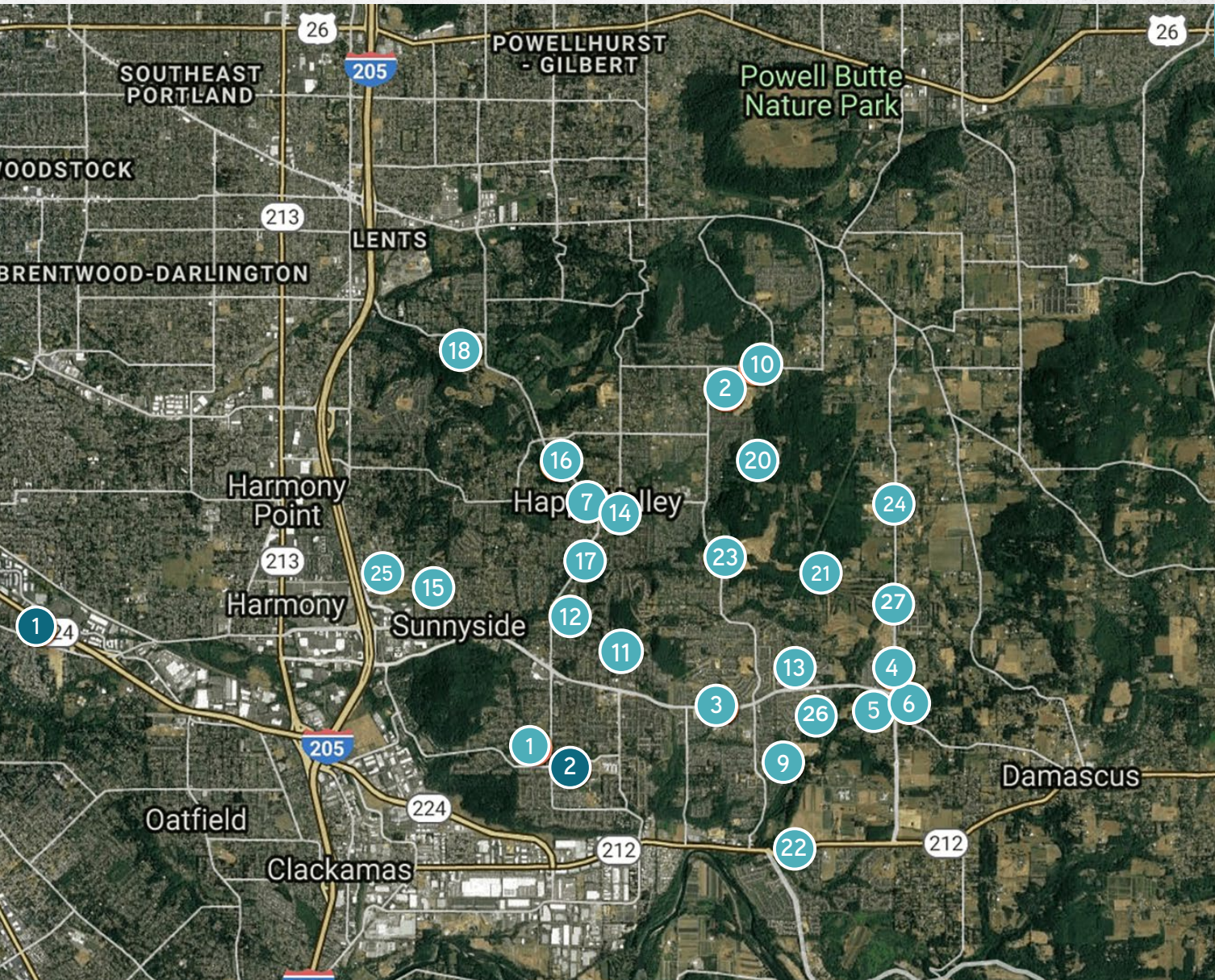
HAPPY VALLEY RETAIL LANDSCAPE

PAGE 7



AREA HOUSING DEVELOPMENTS

IN PROGRESS AND RECENTLY COMPLETED



AREA HOUSING DEVELOPMENTS

1	Cavalier Meadows
2	Christilla Valley
3	Creskide Terrace
4	Crossroads
5	Fox Glen
6	Foxwood Subdivision
7	Gateway to Happy Valley
8	Grand View Meadows
9	Hidden Falls 3
10	Jackson Hills No. 5
11	Kings Landing
12	Madelyn Meadows
13	Misty Drive Apartments
14	Mitchell Park
15	Monterey Estates
16	Mount Scott Blvd
17	Mountain Gate 2
18	Pacific Crest
19	Pine View Meadows
20	Pioneer Highlands
21	Pleasant Valley Villages
22	Scouters Meadow
23	Scouters Mountain
24	Stella Heights
25	Stevens Creek Apartments
26	Teralon Apartments
27	Towns at Rock Creek

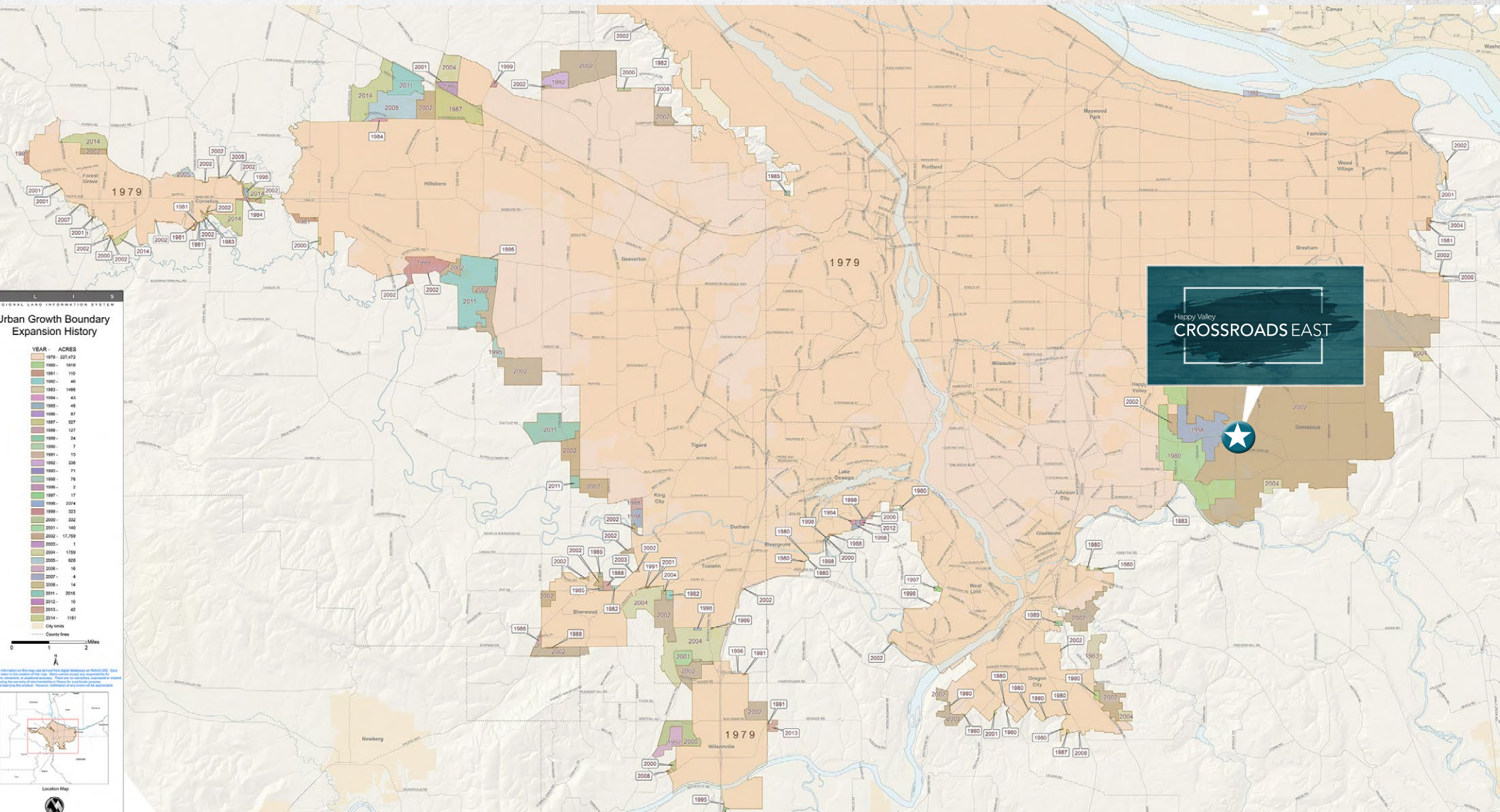
TOTAL: Over 2,800 lots under development

LOCAL SCHOOLS

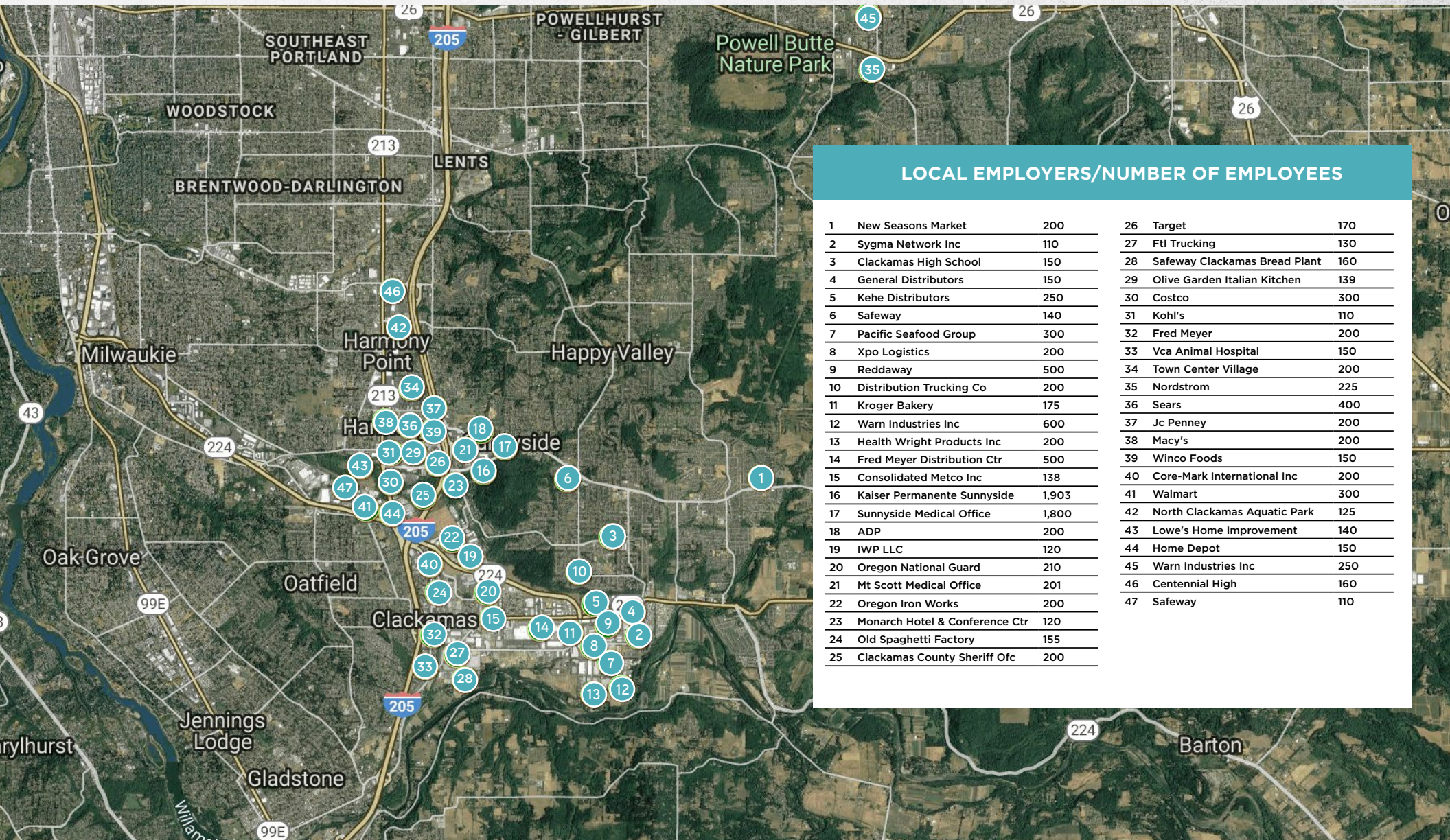
1	Beatrice Morrow Elementary
2	Clackamas High School

URBAN GROWTH BOUNDARY

The Portland Metro Area's regional government established an Urban Growth Boundary (UGB), which limits properties that can be developed at urban densities. The Pleasant Valley Damascus areas to the north, east and south of the site represent areas within the metropolitan area's UGB that have the greatest potential for residential development. The proposed site will be centrally located to serve these communities as they continue to develop.



MAJOR EMPLOYERS



LOCAL EMPLOYERS/NUMBER OF EMPLOYEES

1	New Seasons Market	200	26	Target	170
2	Sygma Network Inc	110	27	Ftl Trucking	130
3	Clackamas High School	150	28	Safeway Clackamas Bread Plant	160
4	General Distributors	150	29	Olive Garden Italian Kitchen	139
5	Kehe Distributors	250	30	Costco	300
6	Safeway	140	31	Kohl's	110
7	Pacific Seafood Group	300	32	Fred Meyer	200
8	Xpo Logistics	200	33	Vca Animal Hospital	150
9	Reddaway	500	34	Town Center Village	200
10	Distribution Trucking Co	200	35	Nordstrom	225
11	Kroger Bakery	175	36	Sears	400
12	Warn Industries Inc	600	37	Jc Penney	200
13	Health Wright Products Inc	200	38	Macy's	200
14	Fred Meyer Distribution Ctr	500	39	Winco Foods	150
15	Consolidated Metco Inc	138	40	Core-Mark International Inc	200
16	Kaiser Permanente Sunnyside	1,903	41	Walmart	300
17	Sunnyside Medical Office	1,800	42	North Clackamas Aquatic Park	125
18	ADP	200	43	Lowe's Home Improvement	140
19	IWP LLC	120	44	Home Depot	150
20	Oregon National Guard	210	45	Warn Industries Inc	250
21	Mt Scott Medical Office	201	46	Centennial High	160
22	Oregon Iron Works	200	47	Safeway	110
23	Monarch Hotel & Conference Ctr	120			
24	Old Spaghetti Factory	155			
25	Clackamas County Sheriff Ofc	200			

Happy Valley

CROSSROADS EAST

CONTACT

AUSTIN A. CAIN

Vice President

+1 503 221 1900

austin.cain@cbre.com

Licensed in OR & WA

TAKI CHALKIOPOULOS

Associate

+1 503 221 4832

Taki.Chalk@cbre.com

Licensed in OR & WA

CBRE



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE, INC.

1300 SW Fifth Avenue

Suite 3000

Portland, OR 97201

www.cbre.us/portland