

Happy Valley Crossroads

17155 SE Sunnyside Road, Happy Valley, OR

RETAIL / FOOD SERVICE - 1,326 SF FOR LEASE

HAPPY VALLEY
CROSSROADS



**CALL FOR
PRICING**

Property Highlights

- + 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

**FRED MEYER ANCHORED
SHOPPING CENTER**



AUSTIN CAIN

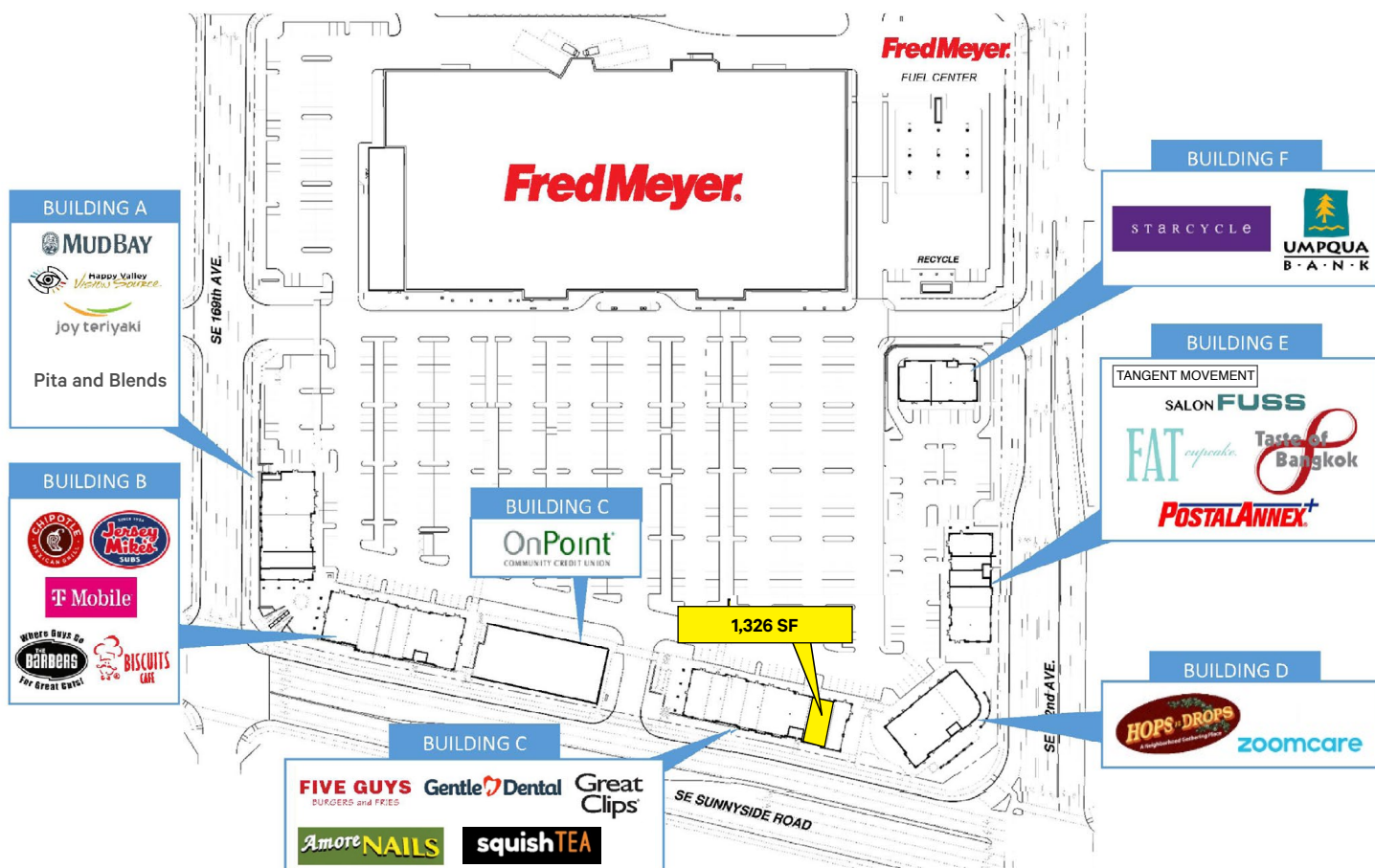
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SITE PLAN

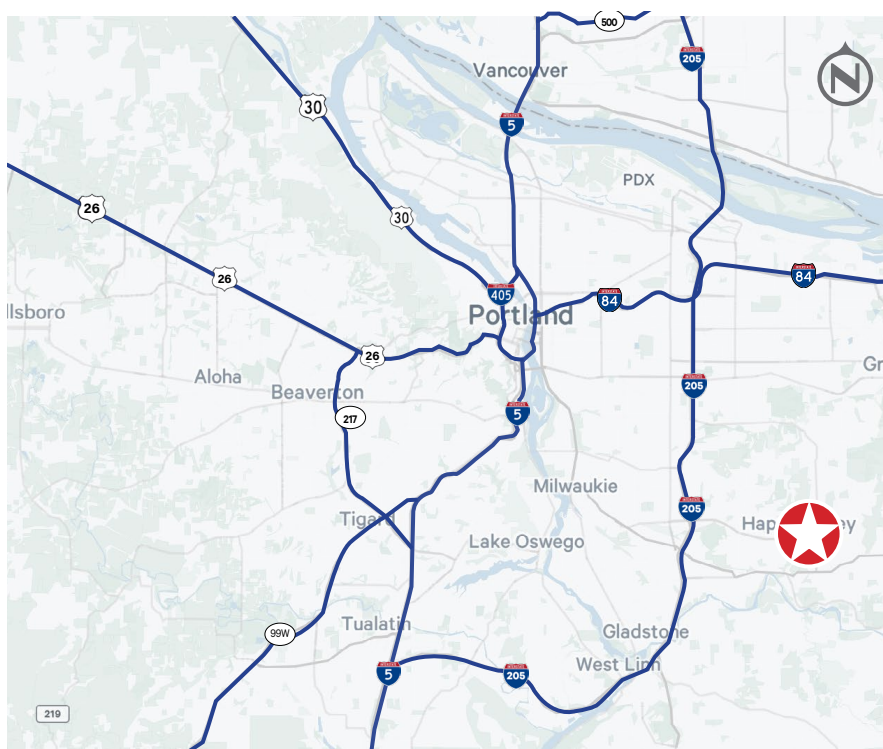


NOTABLE TENANTS INCLUDE:

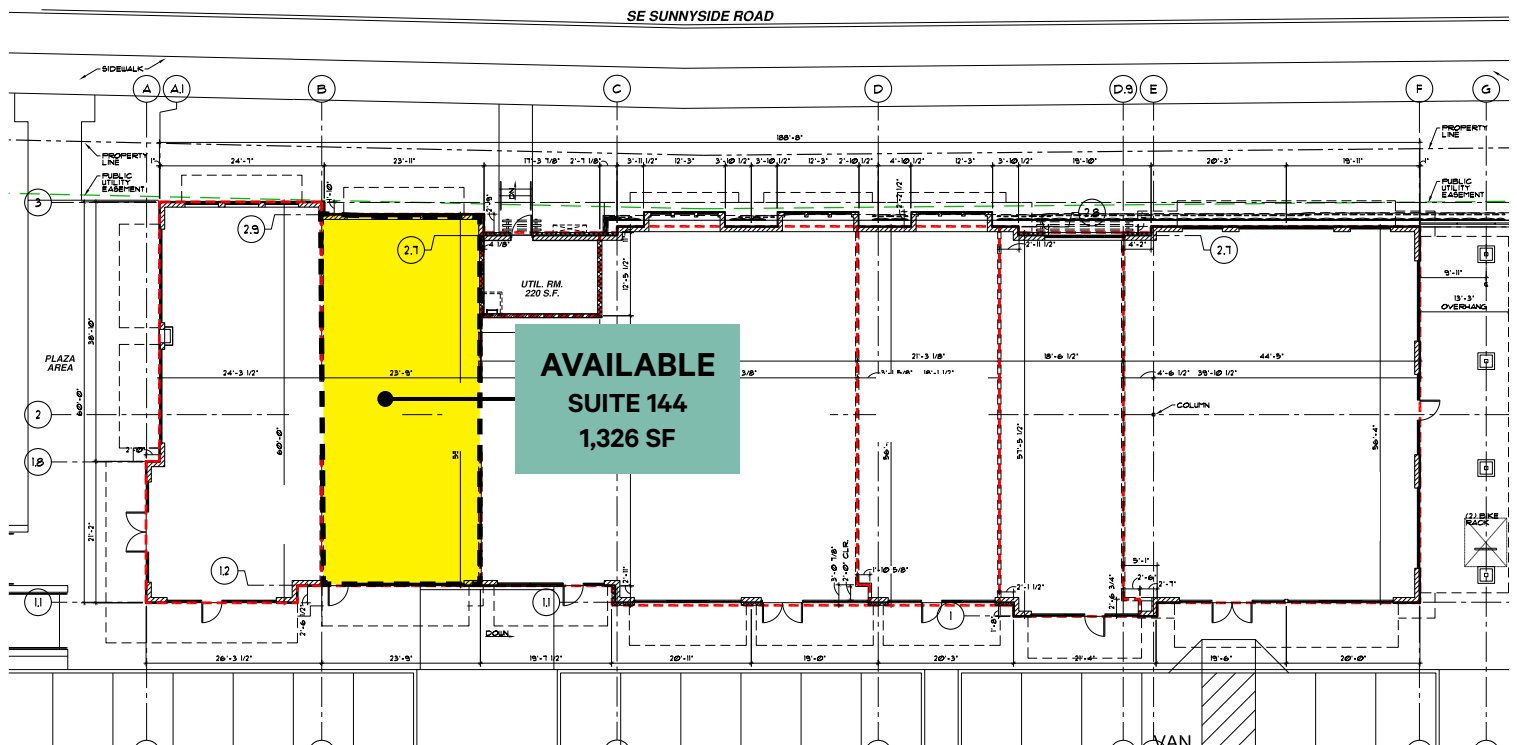
Fred Meyer®

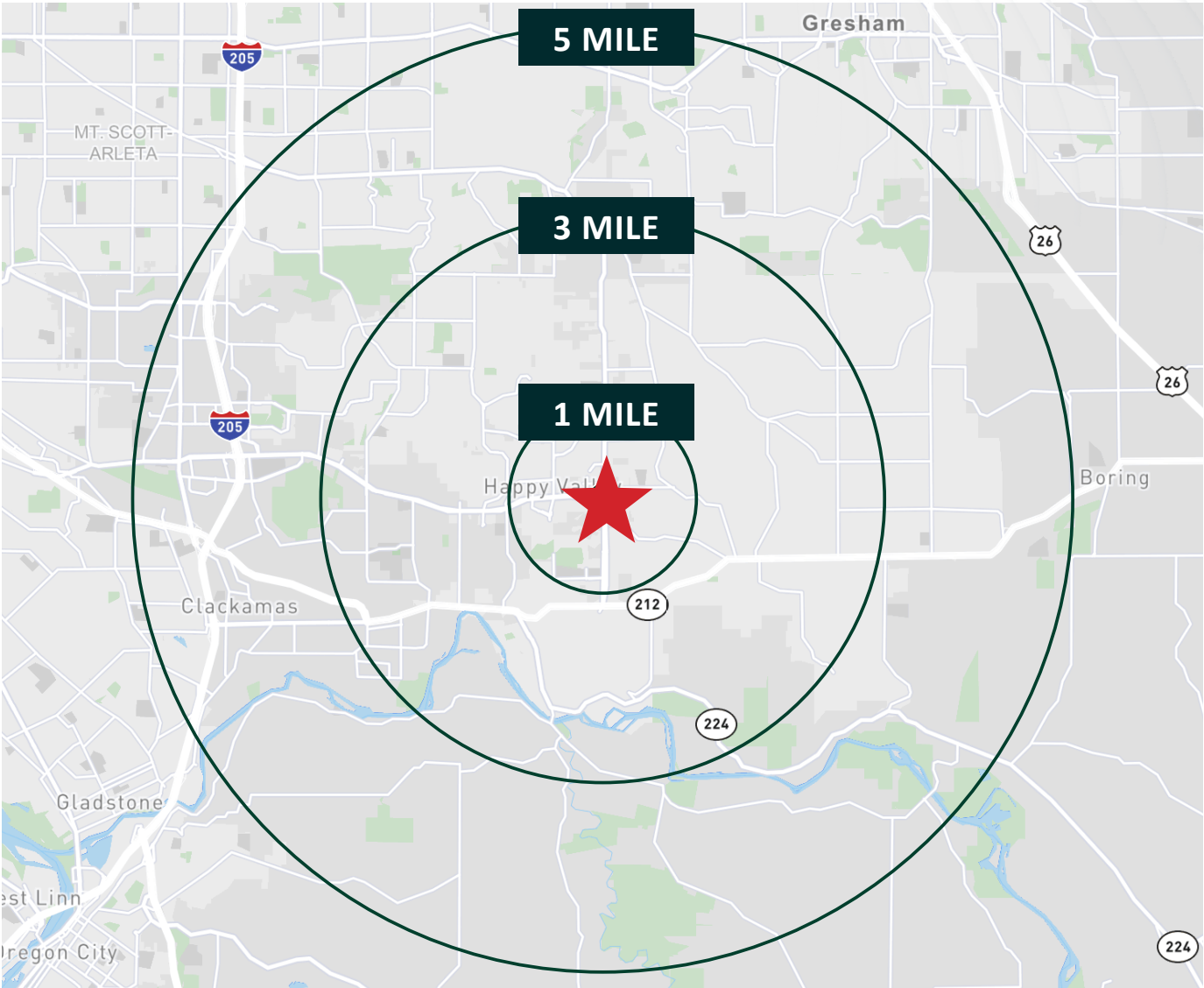


FIVE GUYS®
BURGERS and FRIES

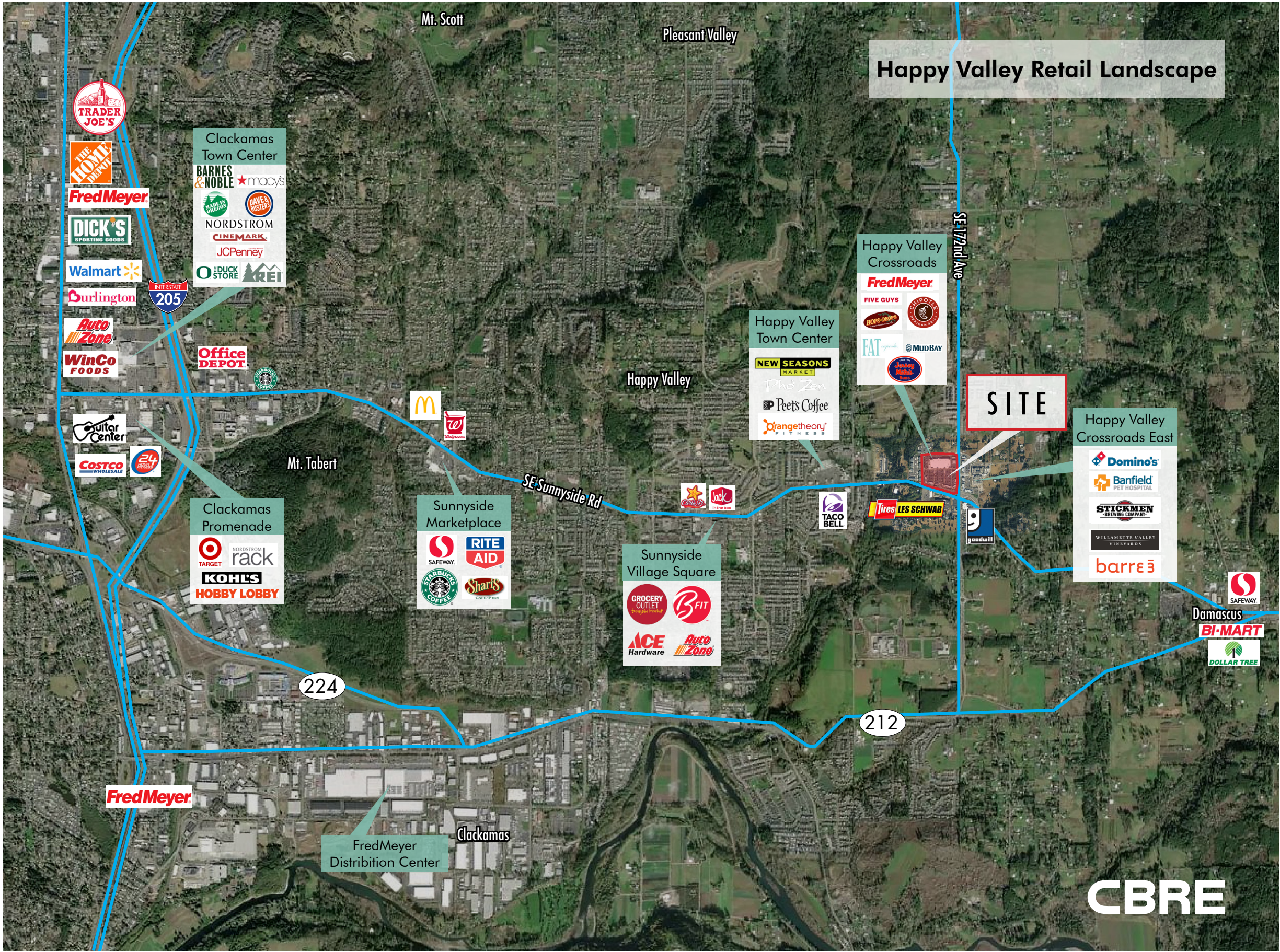


LEASING PLAN - 1,326 SF (17105 SE SUNNYSIDE ROAD)





	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	9,743	51,700	141,875
2029 Population - Five Year Projection	10,327	53,305	144,459
2020 Population - Census	6,559	46,336	135,544
2010 Population - Census	3,947	35,845	117,739
2020-2024 Annual Population Growth Rate	7.83%	2.11%	0.87%
2024-2029 Annual Population Growth Rate	1.17%	0.61%	0.36%
HOUSEHOLDS			
2024 Households - Current Year Estimate	3,205	17,152	50,131
2029 Households - Five Year Projection	3,431	17,811	51,152
2020 Households - Census	2,178	15,220	47,728
2010 Households - Census	1,340	12,107	42,508
2020-2024 Compound Annual Household Growth Rate	7.64%	2.30%	0.94%
2024-2029 Annual Household Growth Rate	1.37%	0.76%	0.40%
2024 Average Household Size	3.04	3.00	2.80
HOUSEHOLD INCOME			
2024 Average Household Income	\$169,419	\$160,096	\$132,535
2029 Average Household Income	\$199,956	\$184,982	\$151,310
2024 Median Household Income	\$131,521	\$125,533	\$101,283
2029 Median Household Income	\$156,527	\$145,541	\$116,020
2024 Per Capita Income	\$55,897	\$53,341	\$46,907
2029 Per Capita Income	\$66,573	\$62,048	\$53,660



Contact Us



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