

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



BUILDING A



PROJECT SITE PLAN

PROPERTY SUMMARY

Total Site Area	260,560 SF 6 Acres
Total Building Area	60,720 SF
Total Parking Stalls	286
ADA Stalls	10
Parking Ratio	4.7/1,000 SF

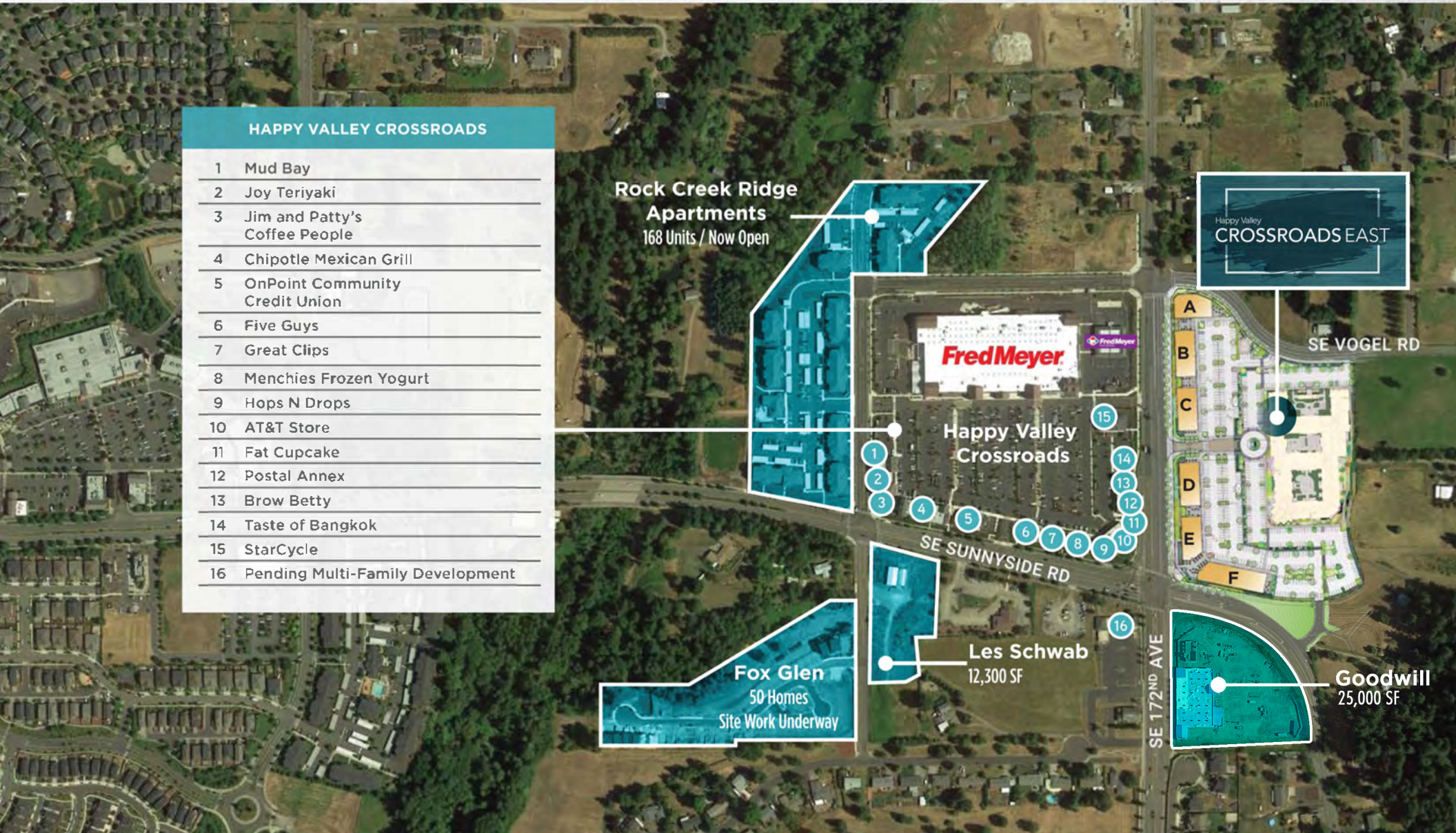


SITE PLAN LEGEND

BUILDING A 9,102 SF	BUILDING B 10,281 SF	BUILDING C 9,589 SF	BUILDING D 9,619 SF	BUILDING E 9,068 SF	BUILDING F 14,339 SF
Suite 100 Cafe Le Fleurs 1,501 SF	Suite 108 Therapydia 1,740 SF	Suite 122 Yolo! 1,648 SF	Suite 136 Barre 3 2,081 SF	Suite 148 Great American Cookies	Suite 160 Willamette Valley Vineyards 4,917 SF
Suite 102 Mapel 1,728 SF	Suite 110 Body 20 1,474 SF	Suite 126 Chiro One 2,555 SF	Suite 140 Lush Nails & Spa 2,821 SF	Suite 146 Rocky Mtn Chocolate	Suite 166 Drybar 1,331 SF
Suite 106 Stickmen 5,873 SF	Suite 112 Sit Still 1,267 SF	Suite 130 Restore Wellness 2,400 SF	Suite 142 Sugaring NYC 1,577 SF	Suite 150 Available 1,375 SF	Suite 168 IQ Credit Union 2,699 SF
	Suite 114 Play Street Museum 2,678 SF	Suite 132 Pho Bar 1,456 SF	Suite 146 HV Modern Dentistry 3,140 SF	Suite 154 Backyard Birds 2,421 SF	Suite 172 ReMax Real Estate 1,814 SF
	Suite 118 Available 1,157 SF	Suite 134 Capriotti's 1,531 SF		Suite 156 Sakura Yakitori 3,221 SF	Suite 178 Banfield Pet 3,578 SF
	Suite 120 Domino's Pizza 1,948 SF				

■ 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

Fox Glen
50 Homes
Site Work Underway

Les Schwab
12,300 SF

Goodwill
25,000 SF

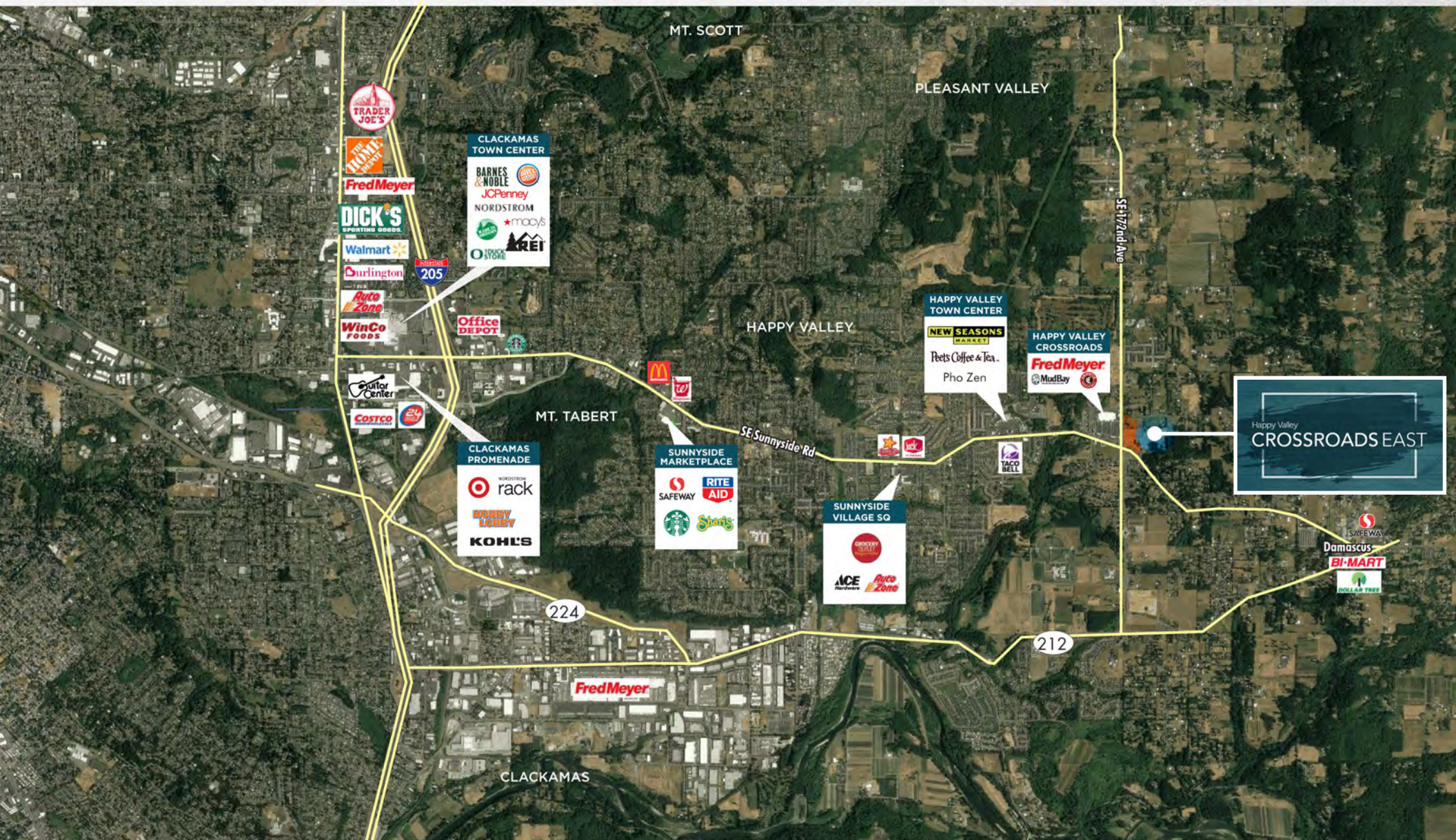
Happy Valley
CROSSROADS EAST

SE VOGEL RD

SE SUNNYSIDE RD

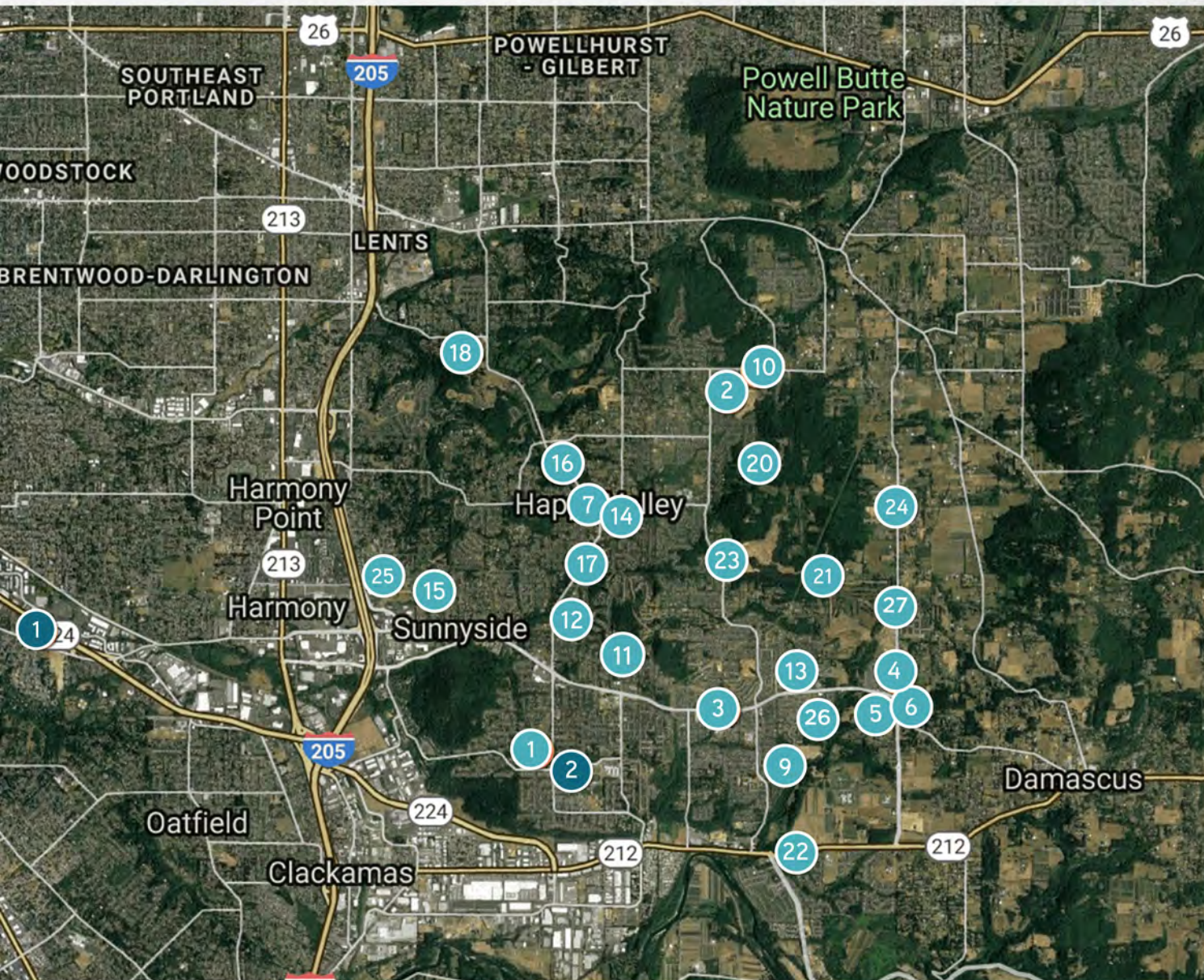
SE 172ND AVE

HAPPY VALLEY RETAIL LANDSCAPE



AREA HOUSING DEVELOPMENTS

IN PROGRESS AND RECENTLY COMPLETED



AREA HOUSING DEVELOPMENTS

- 1 Cavalier Meadows
- 2 Christilla Valley
- 3 Creekside 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

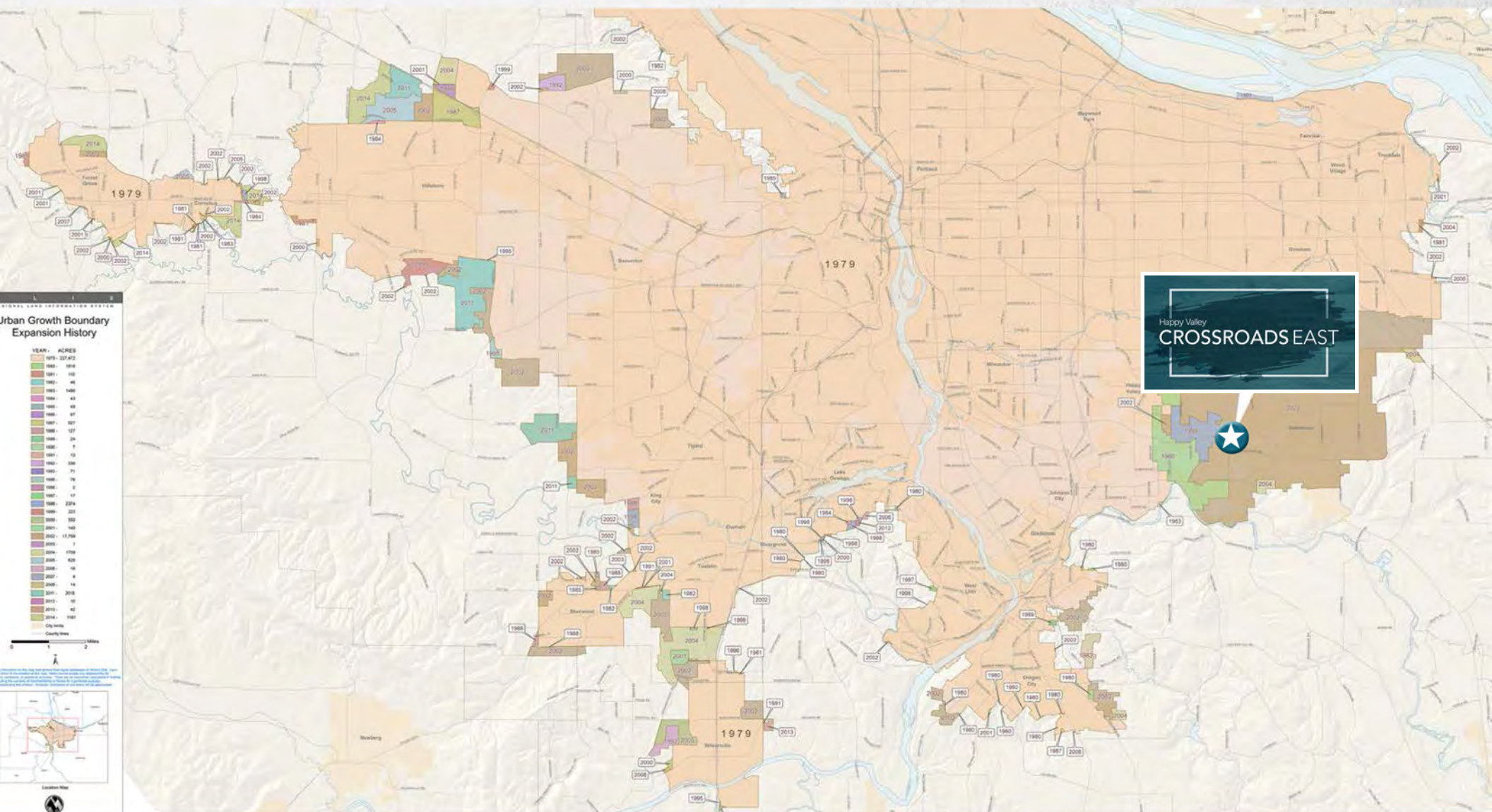
TOTAL: Over 2,800 lots under development

LOCAL SCHOOLS

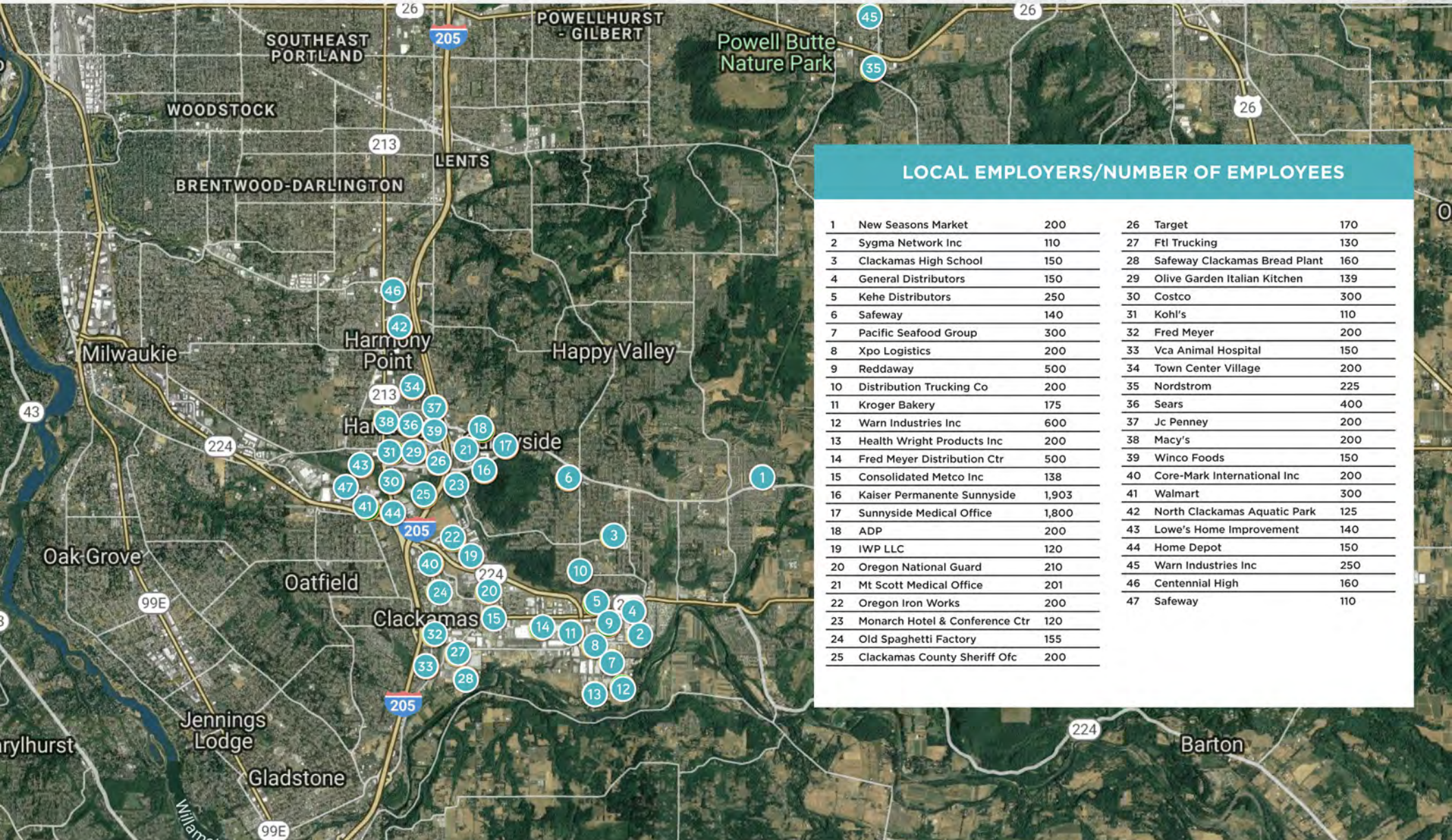
- 1 Beatrice Morrow Elementary
- 2 Clackamas High School

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.



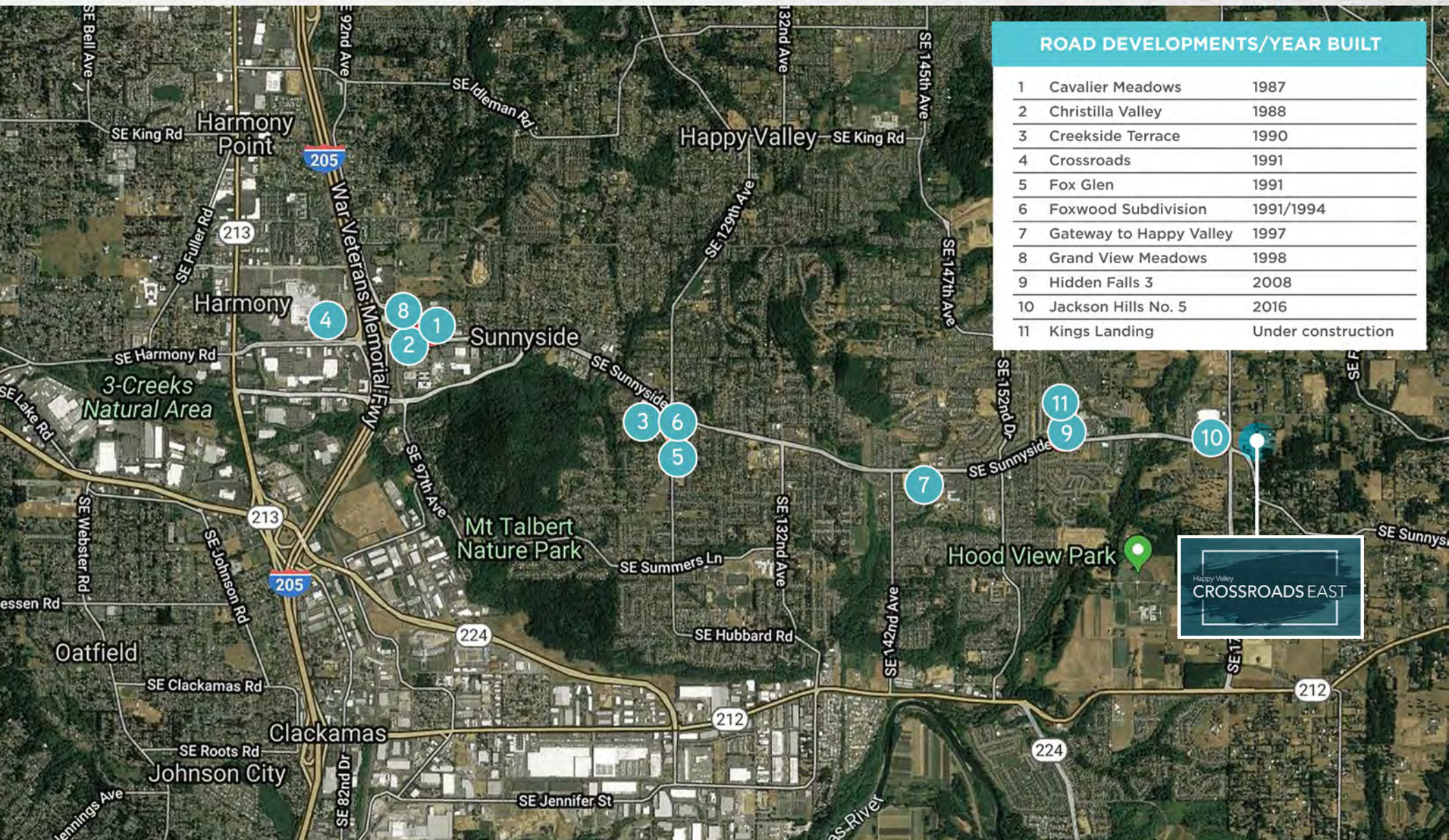
MAJOR EMPLOYERS



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			

ROAD DEVELOPMENTS



ROAD DEVELOPMENTS/YEAR BUILT		
1	Cavalier Meadows	1987
2	Christilla Valley	1988
3	Creekside Terrace	1990
4	Crossroads	1991
5	Fox Glen	1991
6	Foxwood Subdivision	1991/1994
7	Gateway to Happy Valley	1997
8	Grand View Meadows	1998
9	Hidden Falls 3	2008
10	Jackson Hills No. 5	2016
11	Kings Landing	Under construction

Happy Valley

CROSSROADS EAST

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