

Happy Valley Crossroads

17155 SE Sunnyside Road, Happy Valley, OR

RETAIL / FOOD SERVICE - UP TO 4,500 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

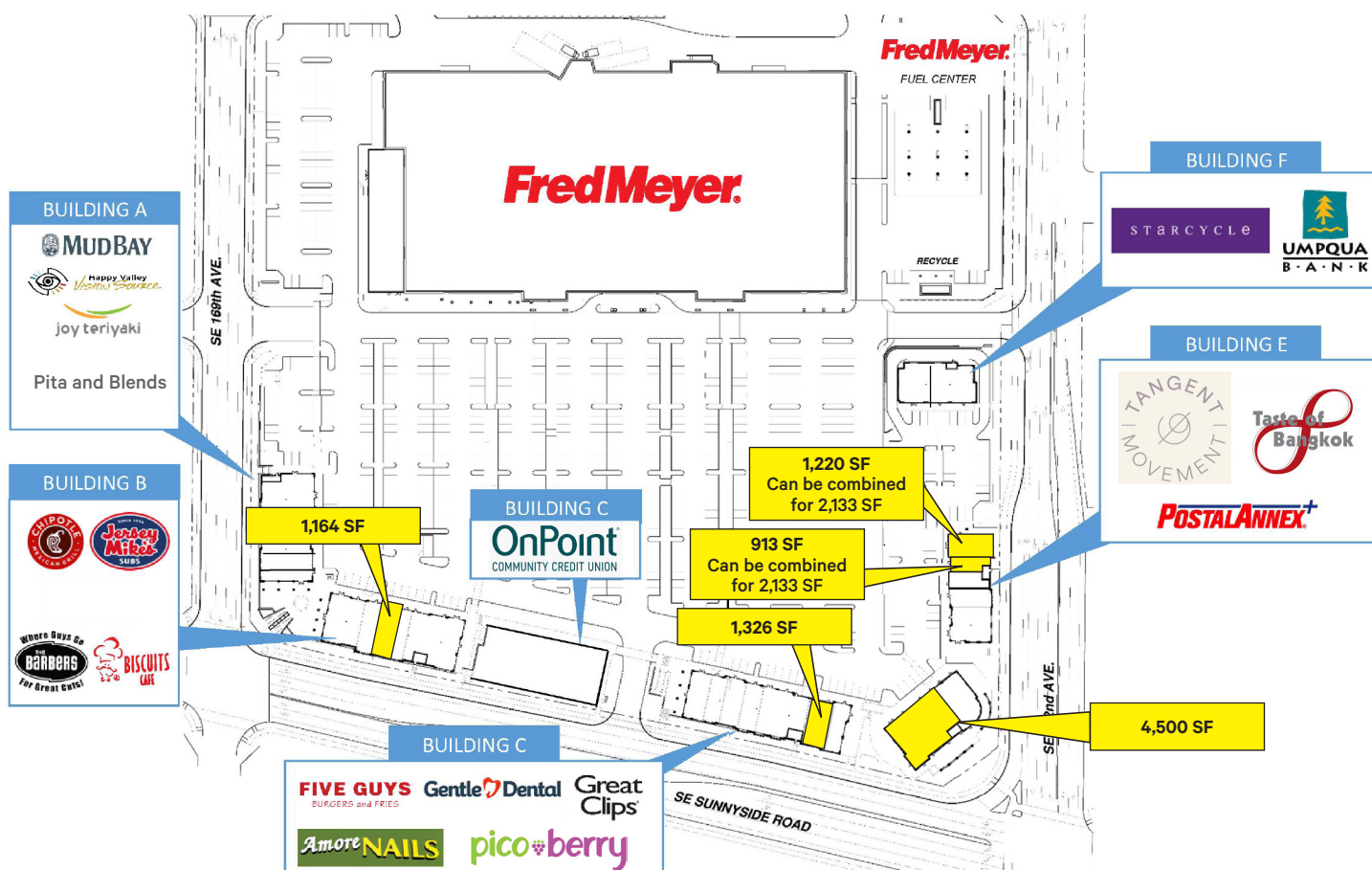
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SITE PLAN

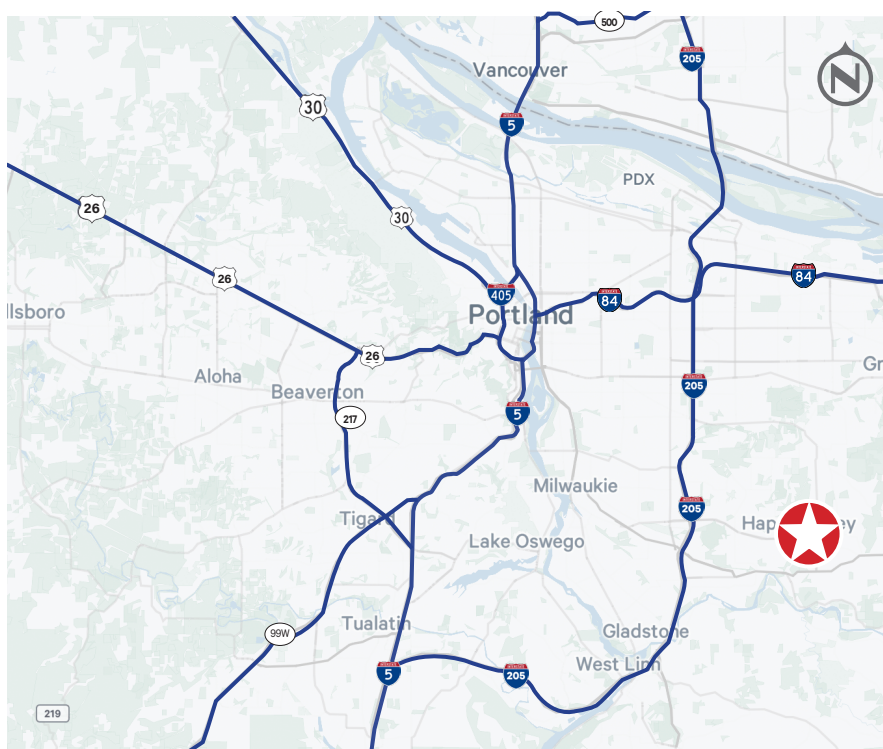


NOTABLE TENANTS INCLUDE:

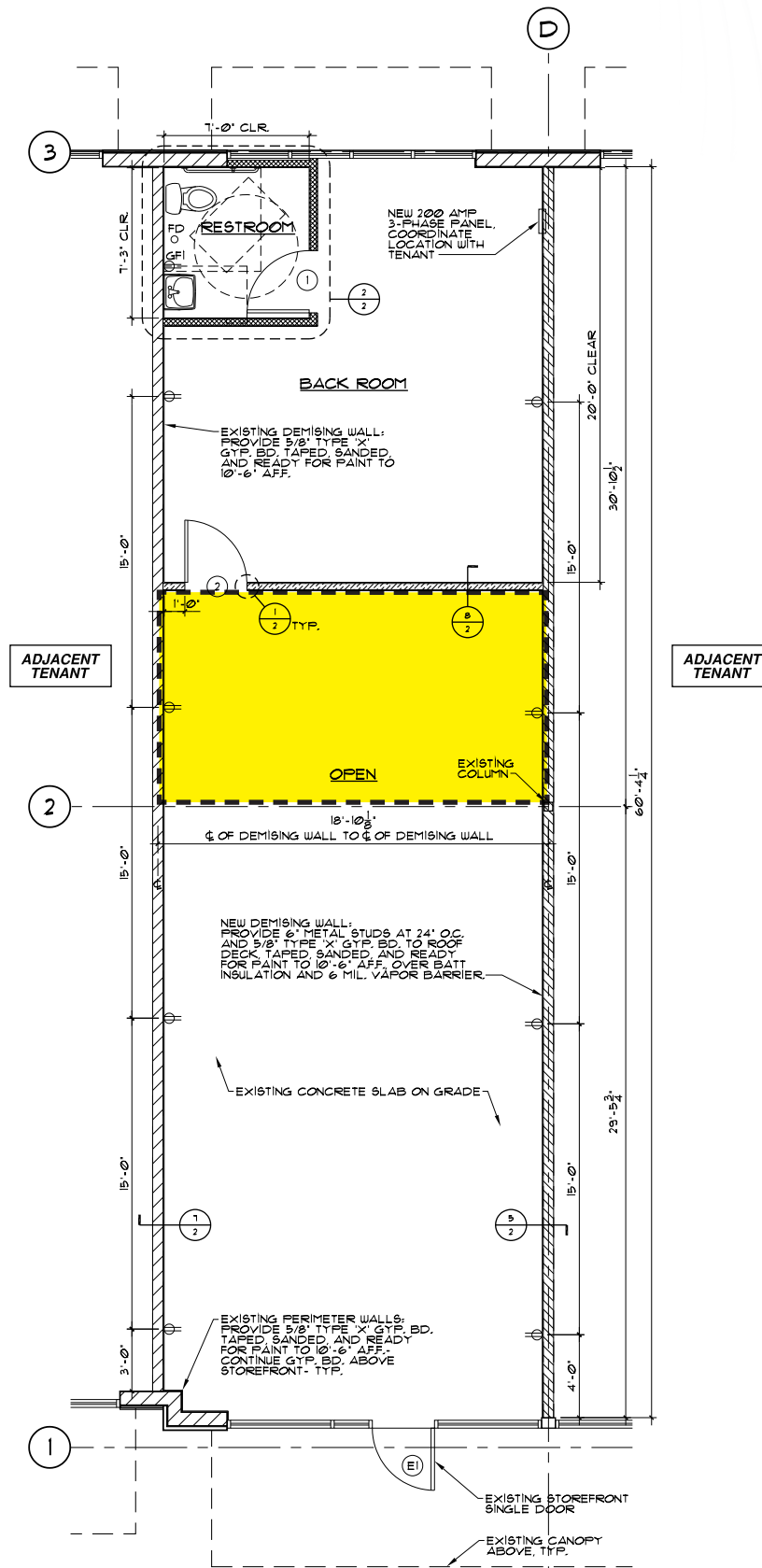
Fred Meyer®



FIVE GUYS®
BURGERS and FRIES



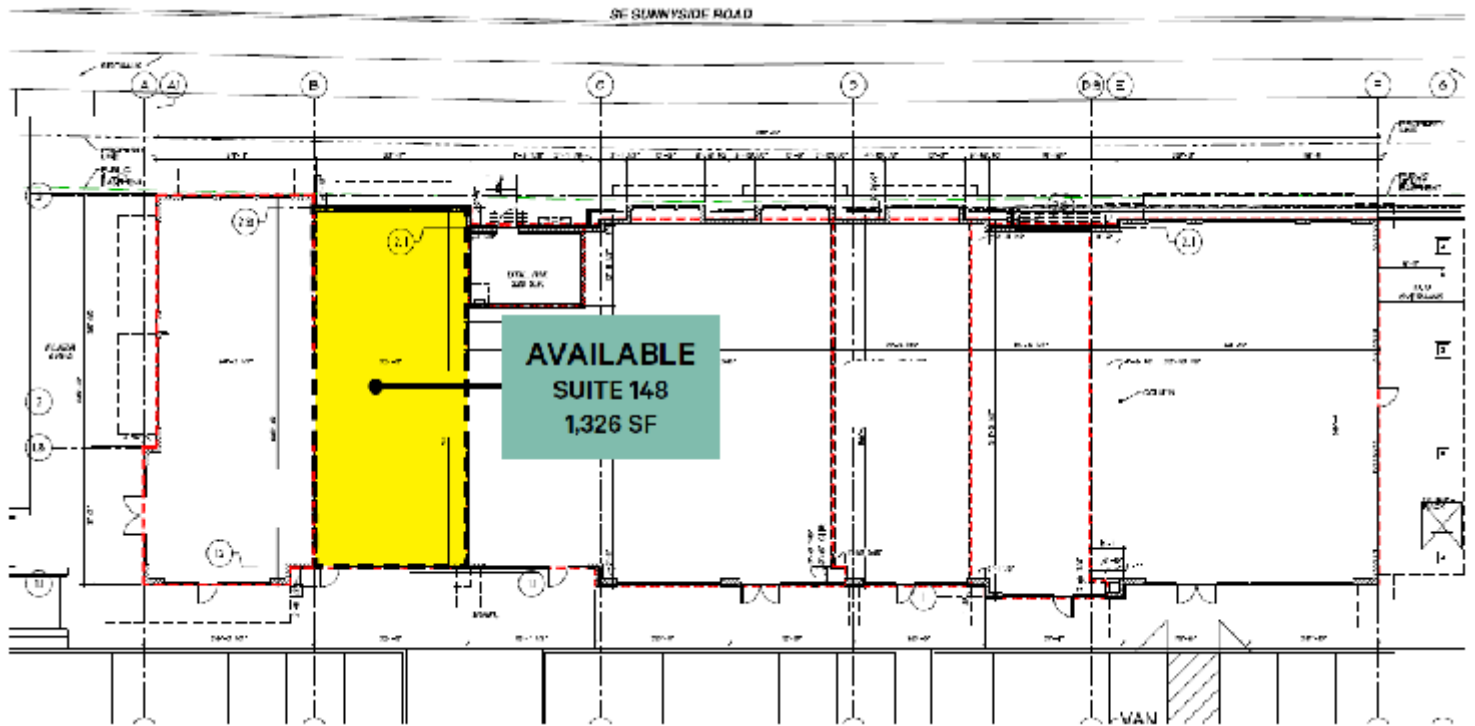
LEASING PLAN - BUILDING B SUITE 116 (1,164SF)



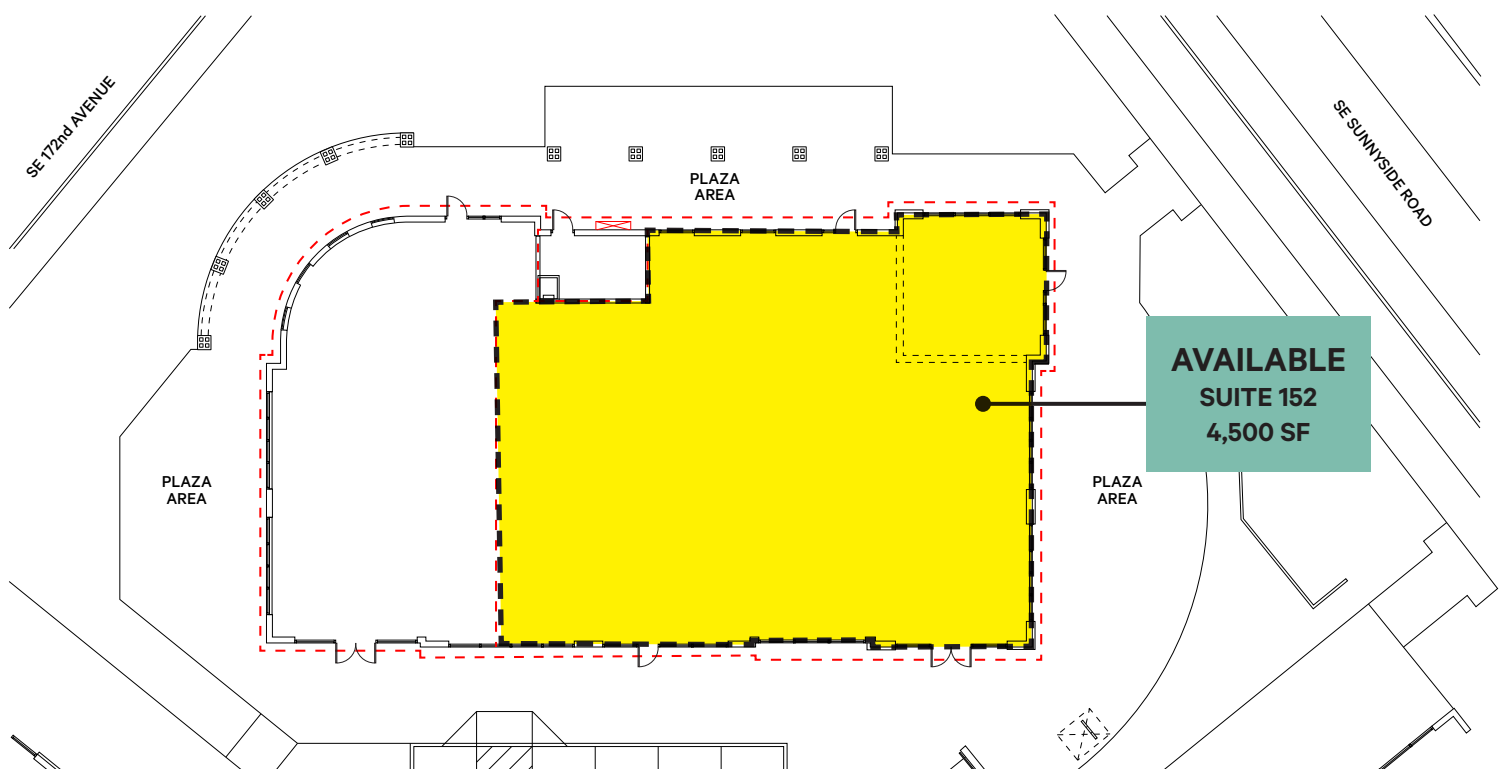
1 **FLOOR PLAN**
SCALE: 1/4" = 1'-0"



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

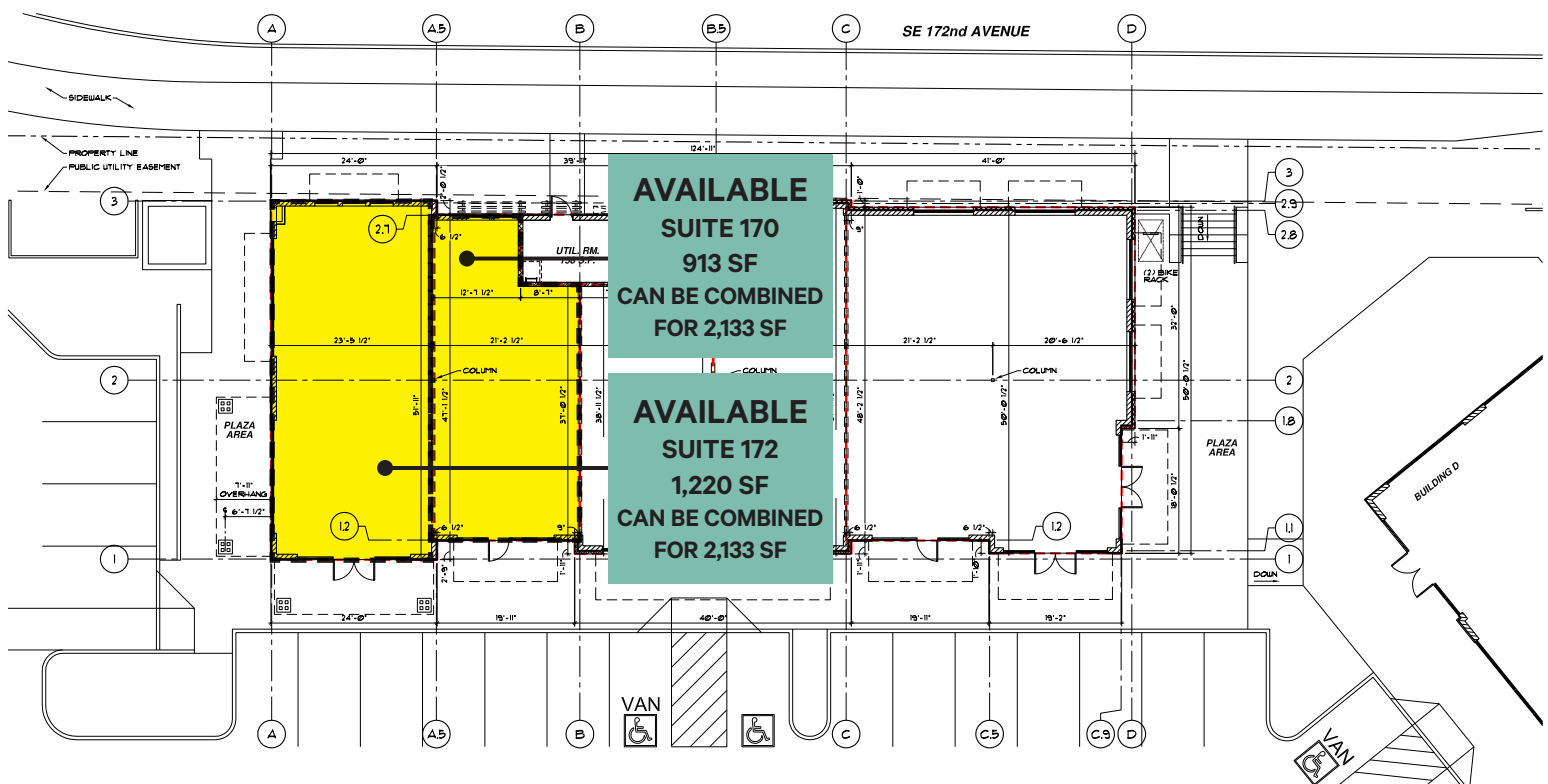


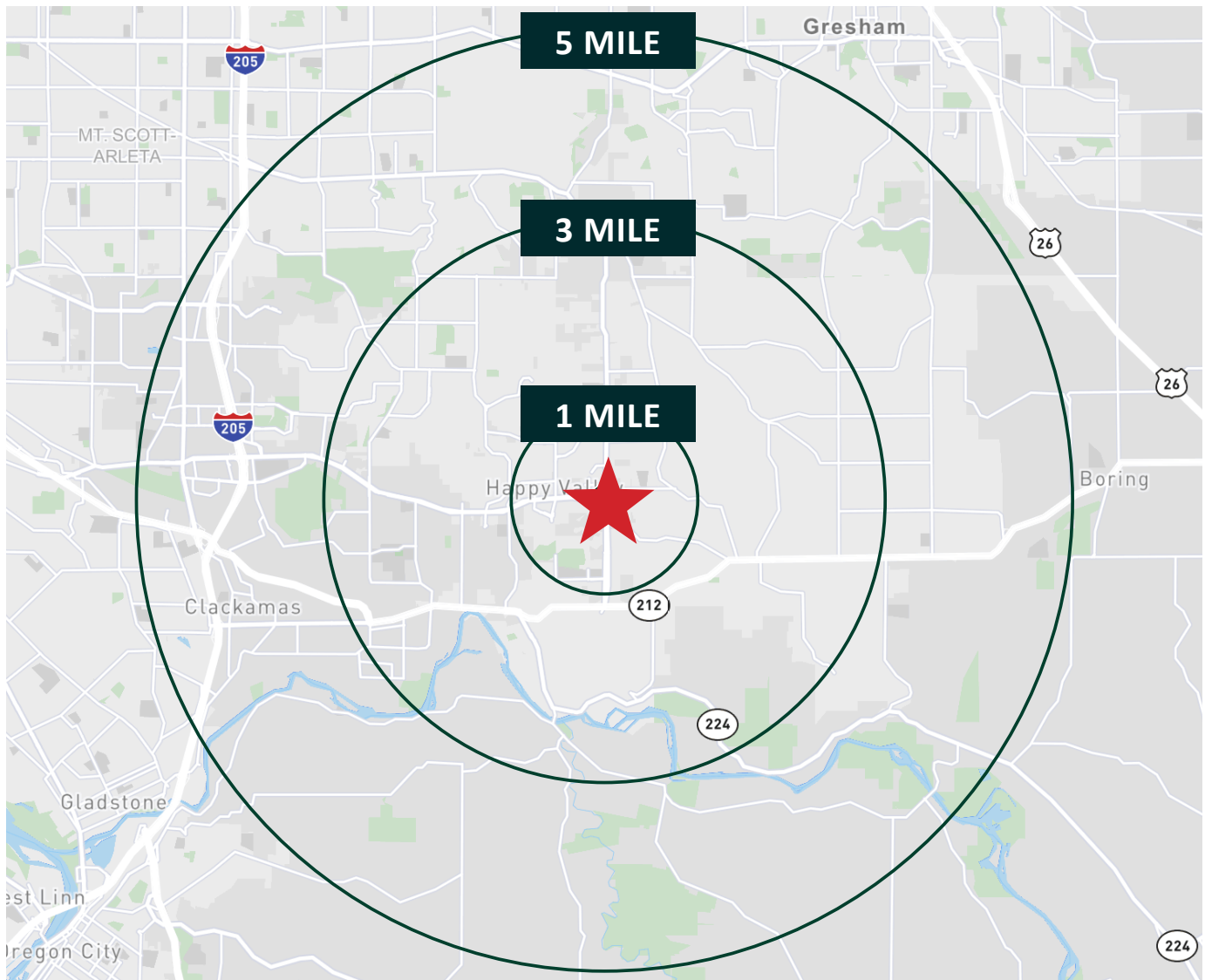
LEASING PLAN - 4,500 SF (17155 SE SUNNYSIDE ROAD) BUILDING D





LEASING PLAN - 913 SF & 1,220 SF (13203 SE 172ND AVENUE) BUILDING E
CAN BE COMBINED FOR 2,133 SF





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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