

Happy Valley Crossroads

17155 SE Sunnyside Road, Happy Valley, OR

RETAIL / FOOD SERVICE - UP TO 2,133 SF FOR LEASE

HAPPY VALLEY
CROSSROADS



**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



AUSTIN CAIN

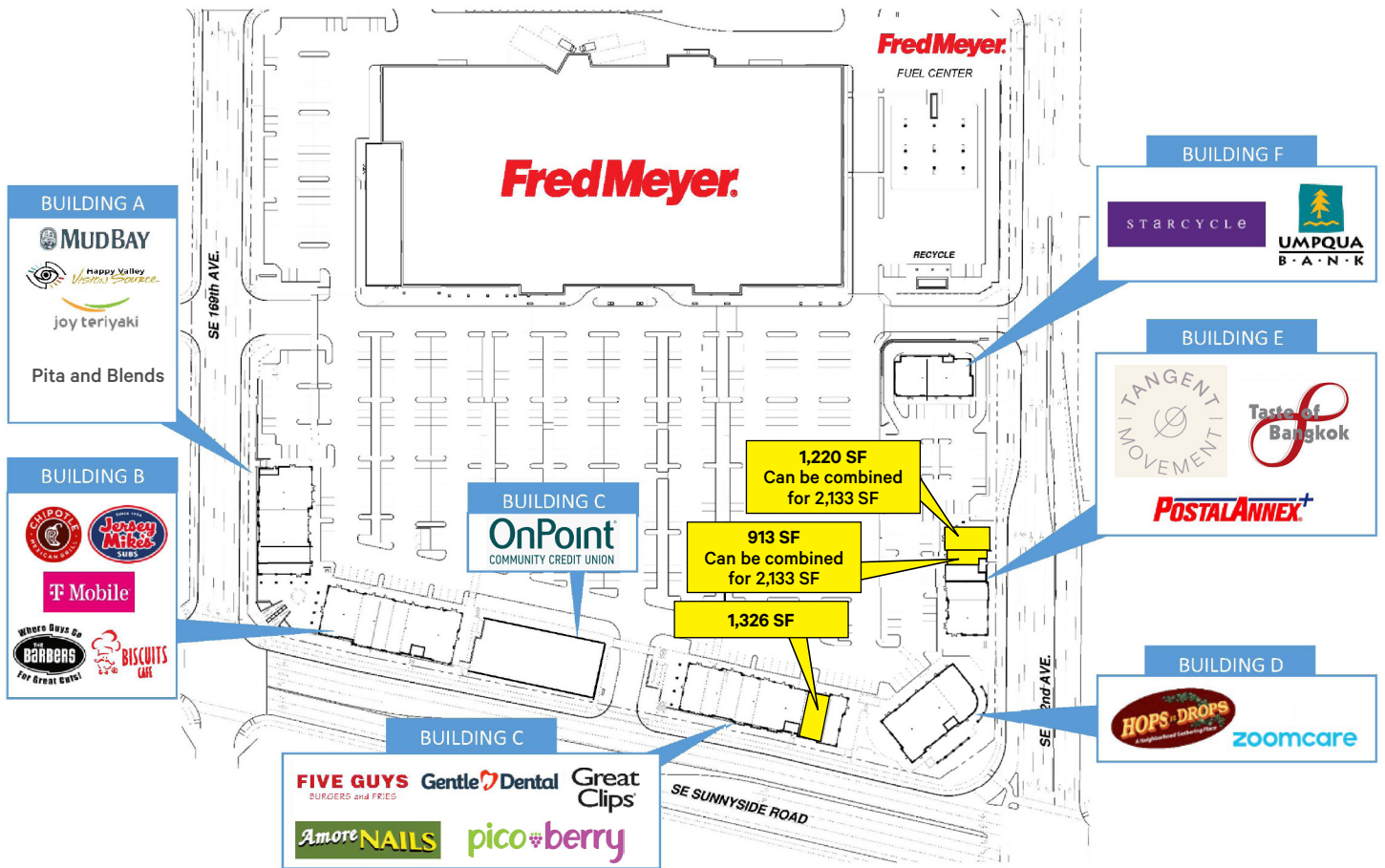
Vice President
T +1 503 221 4833
Austin.Cain@cbre.com



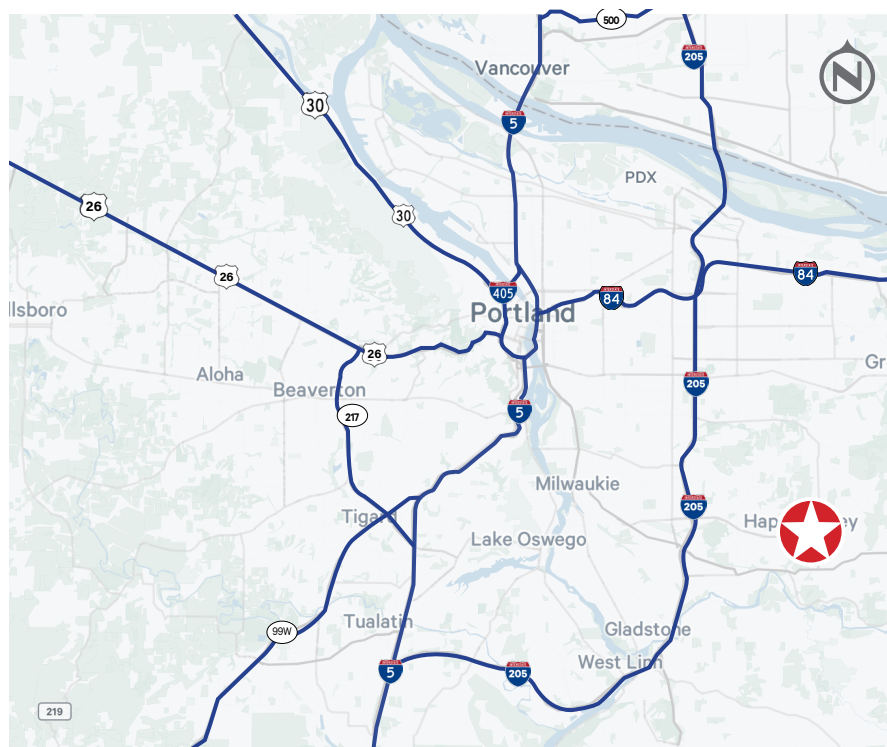
TAKI CHALKIOPOULOS

Associate
T +1 503 221 4832
Taki.Chalk@cbre.com

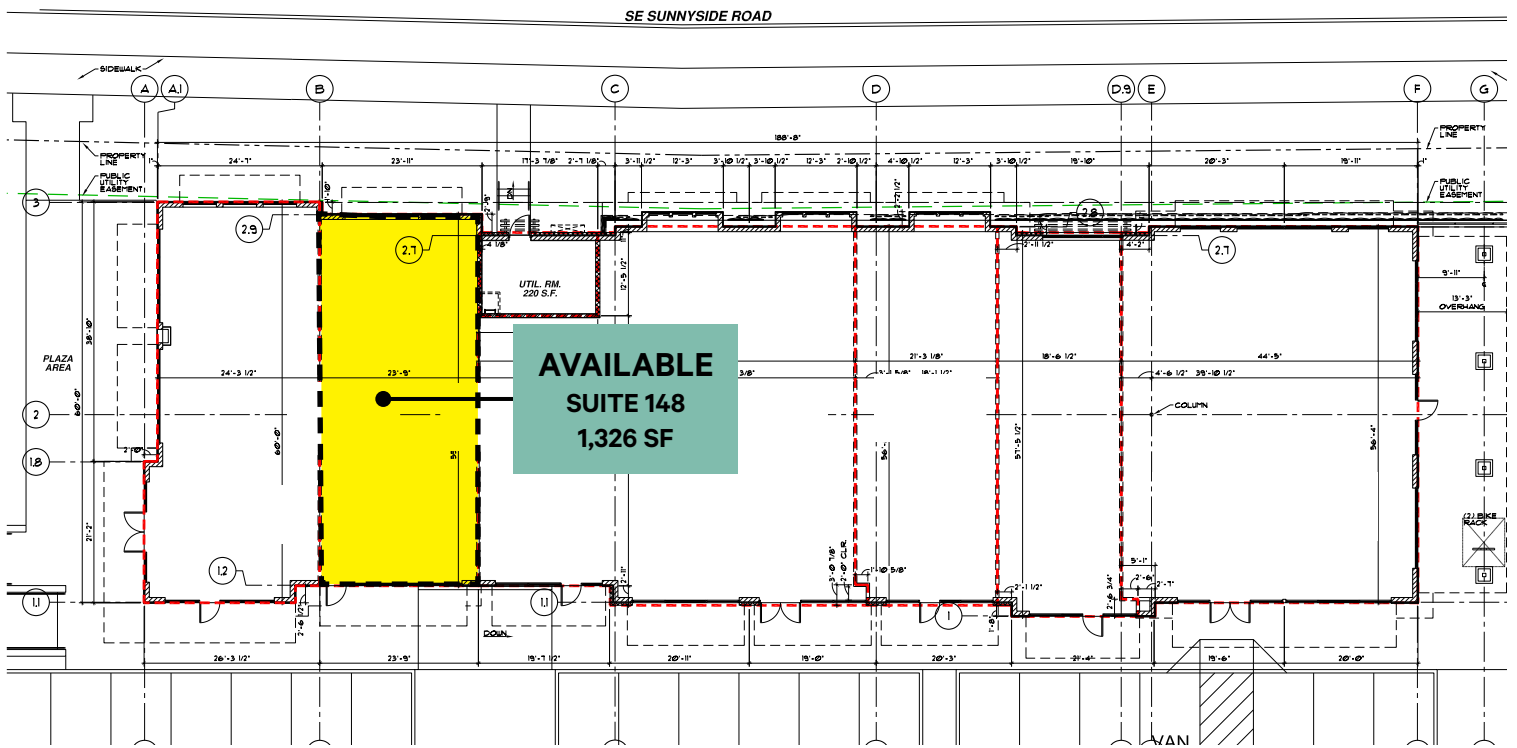
SITE PLAN



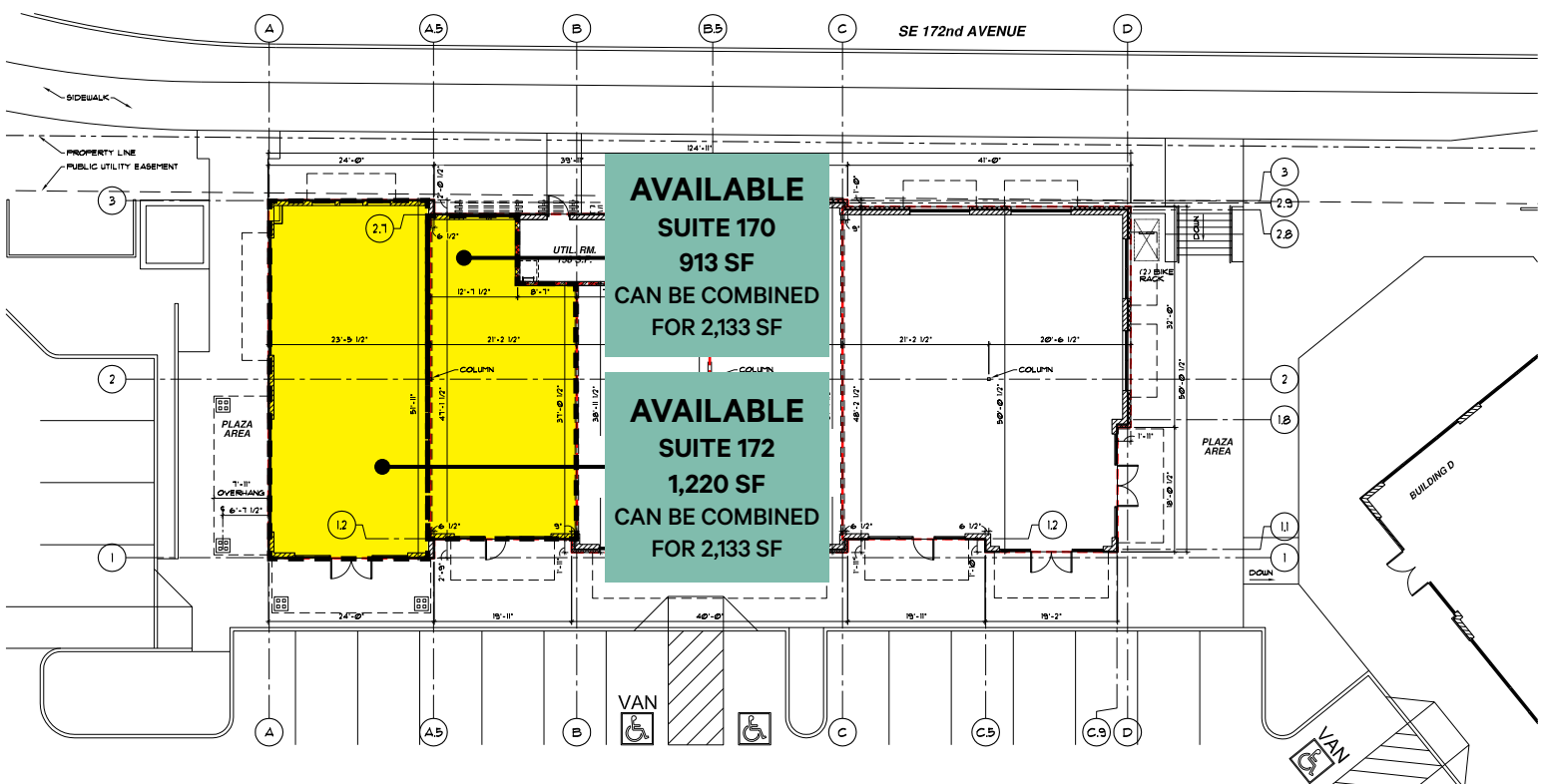
NOTABLE TENANTS INCLUDE:

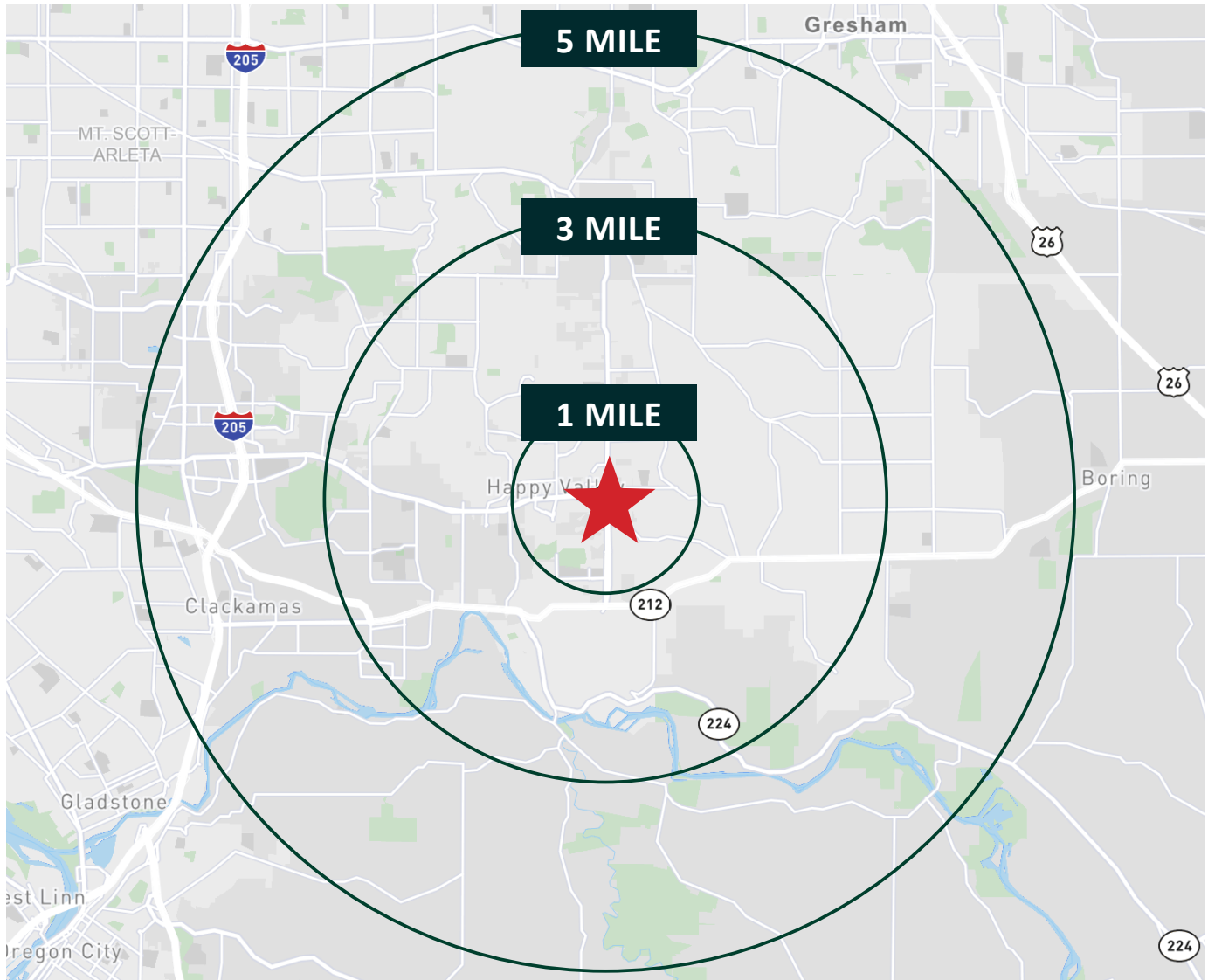


LEASING PLAN - 1,326 SF (17105 SE SUNNYSIDE ROAD) BUILDING C



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





POPULATION

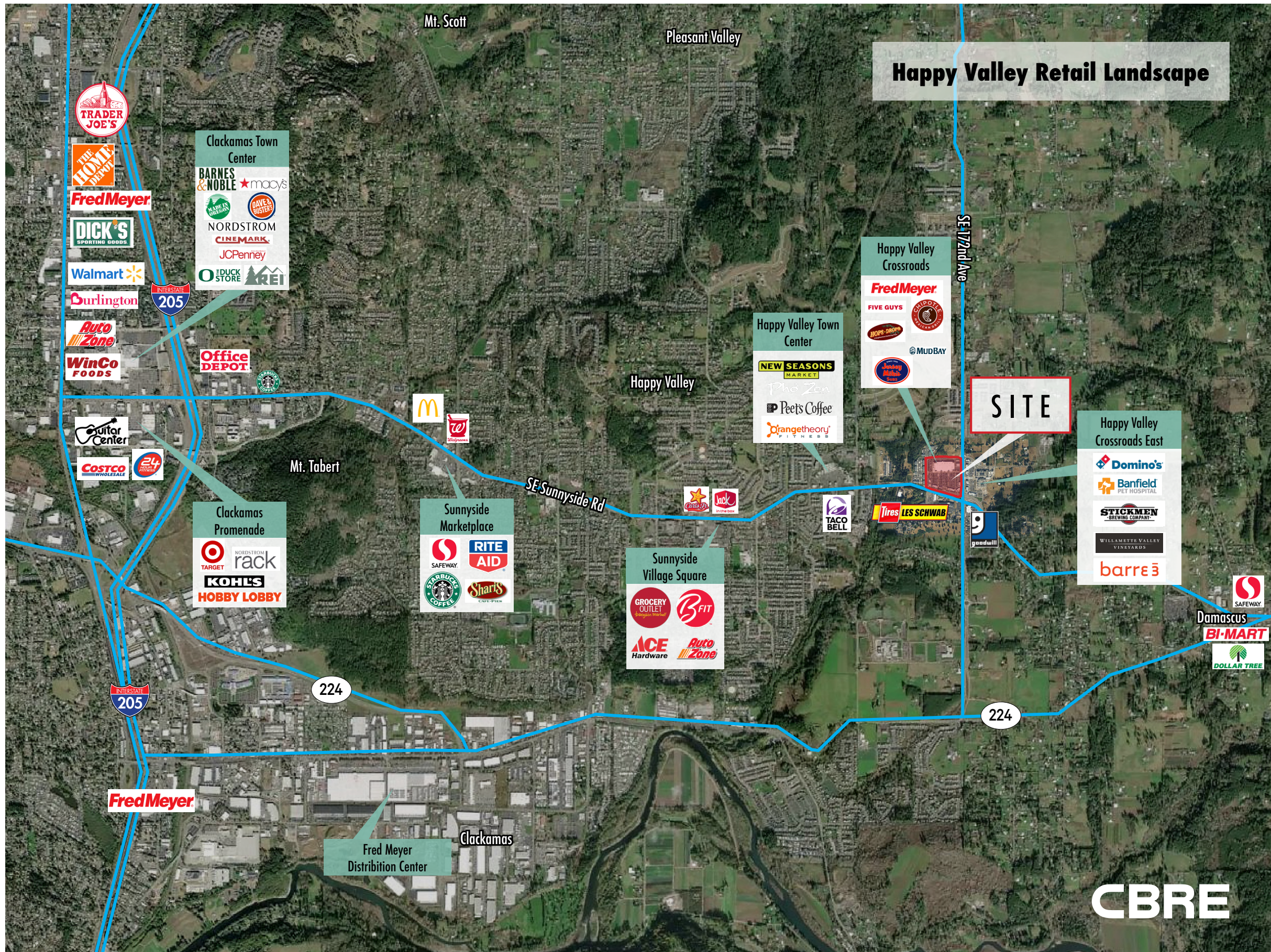
	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	9,743	51,700	141,875
2030 Population - Five Year Projection	10,327	53,305	144,459
2020 Population - Census	6,559	46,336	135,544
2010 Population - Census	3,947	35,845	117,739
2020-2025 Annual Population Growth Rate	7.83%	2.11%	0.87%
2025-2030 Annual Population Growth Rate	1.17%	0.61%	0.36%

HOUSEHOLDS

2025 Households - Current Year Estimate	3,205	17,152	50,131
2030 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
2020-2025 Compound Annual Household Growth Rate	7.64%	2.30%	0.94%
2025-2030 Annual Household Growth Rate	1.37%	0.76%	0.40%
2025 Average Household Size	3.04	3.00	2.80

HOUSEHOLD INCOME

2025 Average Household Income	\$169,419	\$160,096	\$132,535
2030 Average Household Income	\$199,956	\$184,982	\$151,310
2025 Median Household Income	\$131,521	\$125,533	\$101,283
2030 Median Household Income	\$156,527	\$145,541	\$116,020
2025 Per Capita Income	\$55,897	\$53,341	\$46,907
2030 Per Capita Income	\$66,573	\$62,048	\$53,660



Contact Us



AUSTIN CAIN
 Vice President
 T +1 503 221 4833
 Austin.Cain@cbre.com



TAKI CHALKIOPOULOS
 Associate
 T +1 503 221 4832
 Taki.Chalk@cbre.com

© 2026 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.