



FOR LEASE



## SUNNYSIDE VILLAGE PLAZA

### Retail / Service / Office Spaces for Lease

378 RSF - 608 RSF (3 Suites)

14779-14863 SE Oregon Trail Dr, Happy Valley, OR 97015

- Multiple Signage Opportunities
- Off-Street Parking
- Heart of Happy Valley - Just Off SE Sunnyside Road
- Located Adjacent To Grocery Outlet-anchored Center
- Co-tenants: Happy Valley Childs Kingdom, Merit Spa, I Love Kickboxing, and HV Dance Academy

### MICHELLE D. ROZAKIS

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## PROPERTY SUMMARY



**FOR  
LEASE**



### PROPERTY DETAILS

Address	14779-14863 SE Oregon Trail Dr, Happy Valley, OR 97015
Available Space	378 RSF - 608 RSF
Lease Rate	See Below
Use Type	Office, Retail, Service
Availability	Now
Space Condition	White Box Condition

SUITE	SIZE (Usable)	SIZE (Rentable)	RATE
Office / Retail 3	523 SF	608 RSF	At Lease
Office / Retail 4	325 SF	378 RSF	\$1,379 / MG
Office / Retail 5	433 SF	503 RSF	\$1,732.50 / MG

### Location Features

- Heart of Happy Valley just off SE Sunnyside Road
- Adjacent to Grocery-Anchored "Sunnyside Village"
- Near Happy Valley Library, Playground, and Park

### Nearby Highlights

- Starbucks
- Happy Valley Station Food Carts
- New Seasons Market
- Orangetheory Fitness
- Peet's Coffee
- Grocery Outlet
- ACE Hardware
- Killer Burger
- Snap Fitness
- AutoZone
- Providence Immediate Care

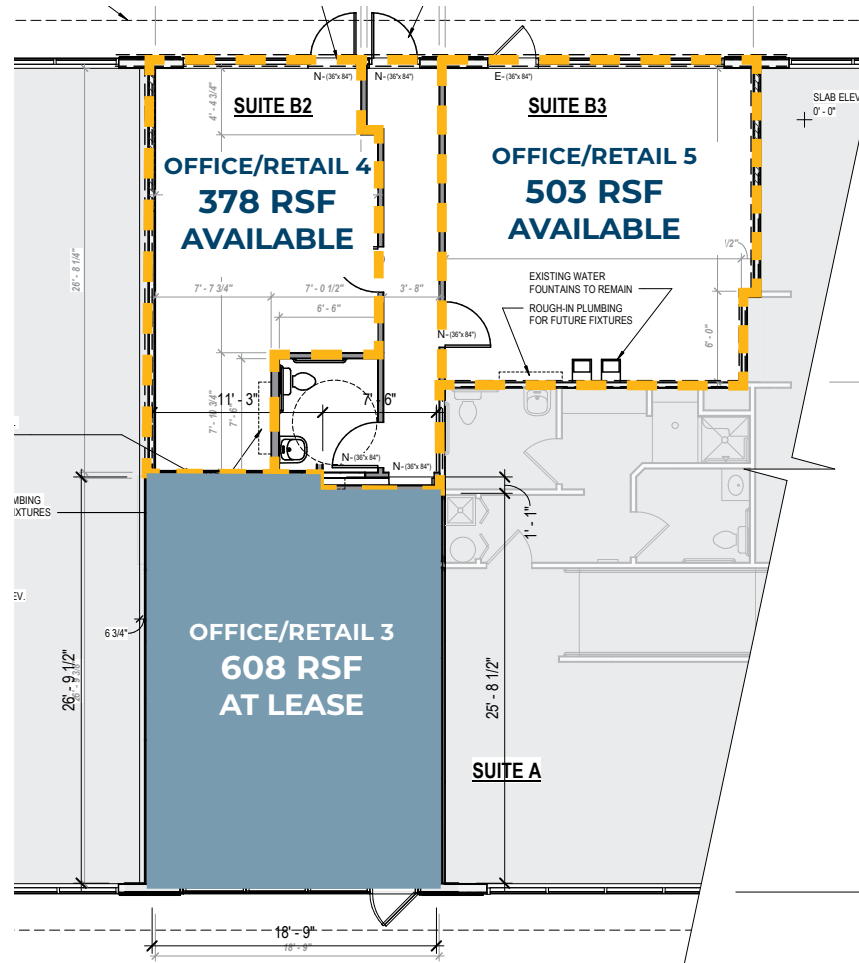




# SITE PLAN

## SUNNYSIDE VILLAGE PLAZA OFFICE / RETAIL UNITS NOW AVAILABLE!

### Micro-Offices / Retail 3+4+5



SUITE	SIZE (Usable)	SIZE (Rentable)	RATE	AVAILABLE
Office/Retail 3	523 SF	608 RSF	\$2,089 / MG	At Lease
Office/Retail 4	325 SF	378 RSF	\$1,379 / MG	Now
Office/Retail 5	433 SF	503 RSF	\$1,732.50 / MG	Now







# LOCAL AERIAL MAP

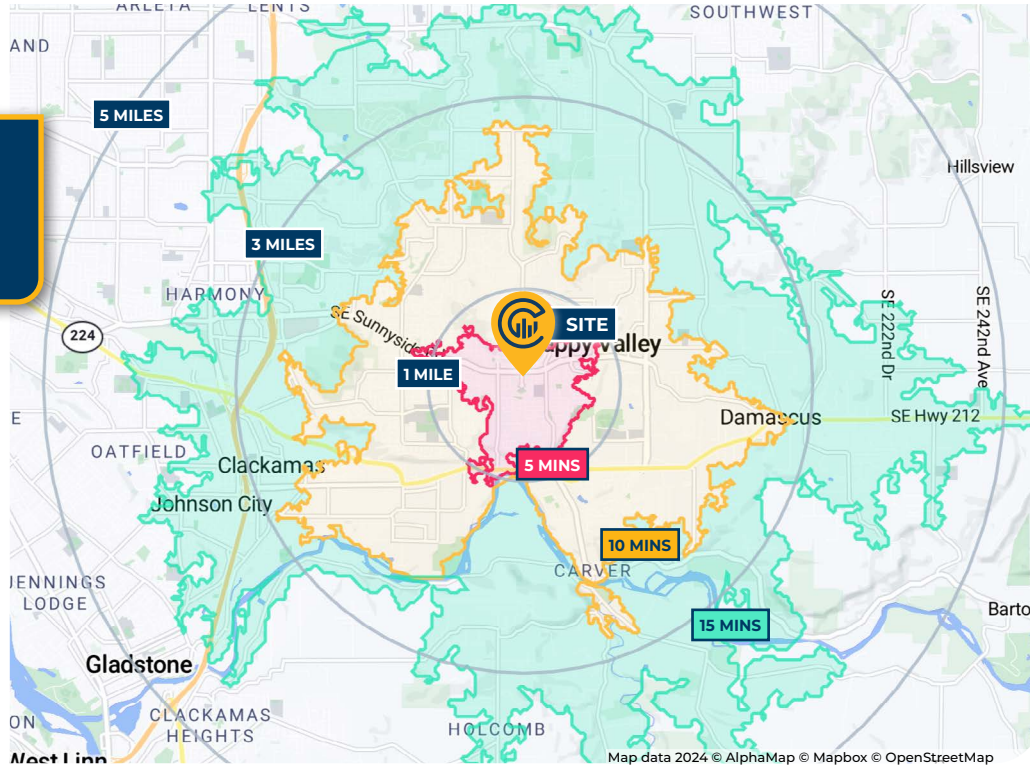


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# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	14,683	56,442	166,468
2029 Projected Population	15,269	58,700	167,521
2020 Census Population	14,781	54,240	166,952
2010 Census Population	9,787	43,369	147,881
Projected Annual Growth 2024 to 2029	0.8%	0.8%	0.1%
Historical Annual Growth 2010 to 2024	3.6%	2.2%	0.9%
Households & Income			
2024 Estimated Households	5,026	20,084	61,788
2024 Est. Average HH Income	\$142,659	\$149,518	\$124,650
2024 Est. Median HH Income	\$115,436	\$117,855	\$99,271
2024 Est. Per Capita Income	\$48,850	\$53,264	\$46,439
Businesses			
2024 Est. Total Businesses	516	3,347	7,967
2024 Est. Total Employees	2,471	25,306	56,938

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024,  
TIGER Geography - RS1

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