



FOR SALE



±1.51 ACRE | INFILL SITE

Freeway-Proximate Infill Development Site

± 1.51 AC (± 65,775 SF) Commercial Land | **Sale Price: \$1,300,000**

12533 SE Sunnyside Rd, Clackamas, OR

Infill development opportunity strategically positioned immediately off the Sunnyside Road / I-205 interchange within one of Clackamas County's most active commercial corridors.

Currently under Clackamas County jurisdiction, the property has documented communication with the City of Happy Valley indicating support for annexation and potential alignment with Office-Commercial (OA) zoning. This creates a clear value-creation path for a developer seeking commercial or mixed-use execution in a supply-constrained submarket.

TIM PHOMMANY

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PROPERTY SUMMARY



FOR SALE

PROPERTY DETAILS

Address	12533 SE Sunnyside Rd, Clackamas, OR
APN	
Lot Size	± 1.51 AC (±65,775 SF)
Sale Price	\$1,300,000
Zoning	Office-Commercial (OA)
Existing Improvements	1,628 SF Structure
Utilities	Public Water & Public Sewer
Current Jurisdiction	Clackamas County
Annexation Potential	City of Happy Valley
Opportunity Zone	Yes

Developer-Friendly Ownership

Ownership consists of experienced builders open to coordinating site preparation prior to closing, including potential land leveling or grading discussions. This flexibility may reduce development friction and accelerate timelines.

- Purchase as-is
- Negotiate site prep inclusion
- Discuss potential build collaboration

Development Scenarios

- 15,000–18,000 SF Medical / Professional Office
- Multi-Tenant Retail Strip (14,000–18,000 SF)
- Phased Two-Building Commercial Concept
- Build-to-Suit for medical, financial, or specialty retail

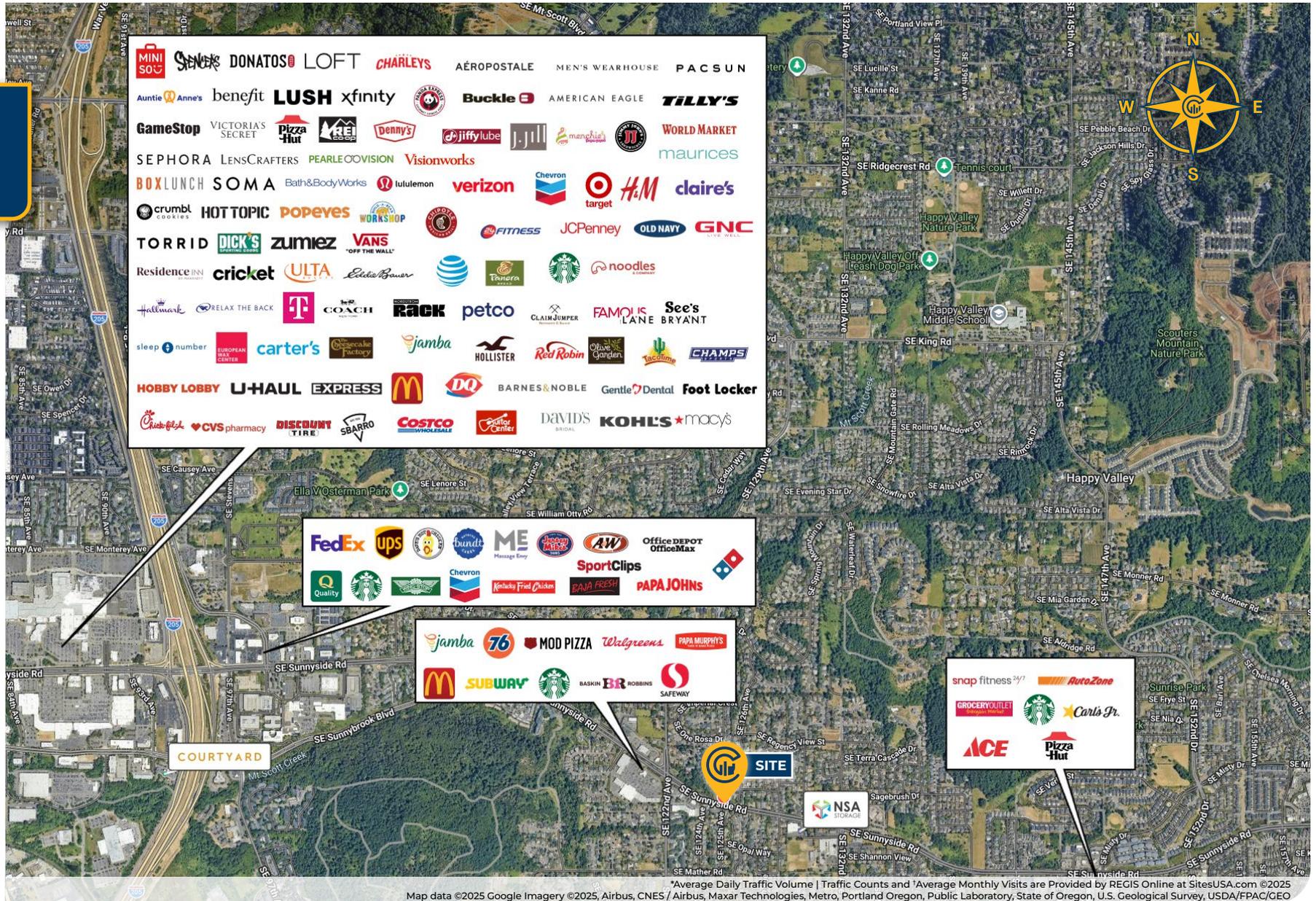
Illustrative Development Underwrite

Example Scenario: 16,000 SF Retail / Medical Development

- Land Acquisition: \$1,300,000
- Hard Costs @ \$300/SF: \$4,800,000
- Soft Costs, Civil & Contingency: ~\$1,500,000
- Total Project Cost: ~\$7,600,000
- Lease Rate Assumption: \$37/SF NNN
- Stabilized NOI: ~\$540,000
- Assumed Exit Cap Rate: 6.25%
- Projected Stabilized Value: ~\$8,640,000
- Projected Value Creation: ~\$1,040,000 (before financing)



LOCAL AERIAL MAP



Freeway Adjacency

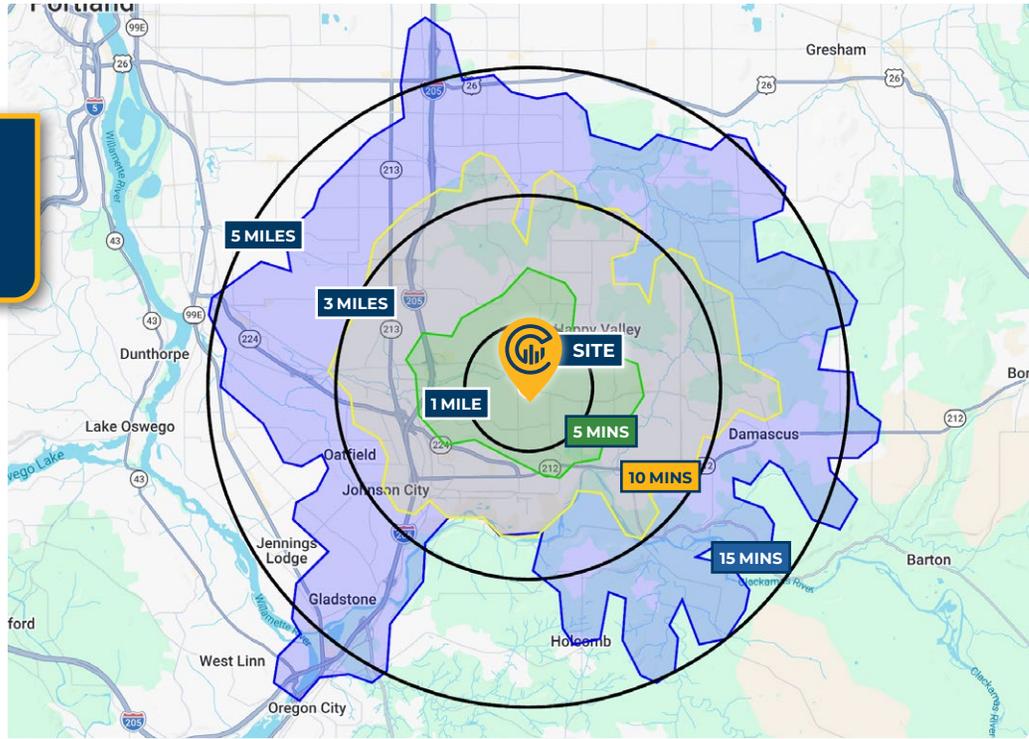
Immediate proximity to the I-205 interchange provides regional accessibility and traffic exposure. Sites of this scale with freeway convenience are increasingly limited in the Sunnyside corridor.

Annexation & Zoning Path

Preliminary communication with the City of Happy Valley indicates openness to annexation and potential zoning transition consistent with nearby commercial developments along Sunnyside. Buyers are encouraged to conduct independent due diligence.



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	15,249	83,015	224,857
2030 Projected Population	15,120	85,219	224,223
2020 Census Population	15,108	79,070	225,416
2010 Census Population	12,781	66,744	203,284
Projected Annual Growth 2025 to 2030	-0.2%	0.5%	-
Historical Annual Growth 2010 to 2025	1.3%	1.6%	0.7%
Households & Income			
2025 Estimated Households	5,448	31,040	85,933
2025 Est. Average HH Income	\$154,945	\$132,253	\$120,799
2025 Est. Median HH Income	\$121,594	\$104,880	\$96,676
2025 Est. Per Capita Income	\$55,490	\$49,590	\$46,341
Businesses			
2025 Est. Total Businesses	514	4,763	10,602
2025 Est. Total Employees	2,697	37,886	74,653

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 - R51

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