

FOR SALE

Parcel 00617611 Happy Valley, OR 97089

212

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COMMERCIALSM

Property Highlights



Parcel 00617611 Happy Valley, OR 97089

\$3,406,500

7.57 Acres

Zoning **R5**

Parcel **00617611**

Power **At access**

Sewer **~ 3,000 FT away**

Topography **Flat**



KING
Commercial Real Estate



POPULATION

	1 mile	3 mile	5 mile
Male	1,228	17,719	43,847
Female	1,207	18,053	44,078
Total Population	2,435	35,773	87,924

AGE

	1 mile	3 mile	5 mile
Ages 0-14	422	6,533	15,192
Ages 15-24	263	4,162	10,442
Ages 25-54	846	14,852	35,447
Ages 55-64	334	4,331	11,111
Ages 65+	571	5,898	15,730

INCOME

	1 mile	3 mile	5 mile
Median	\$110,559	\$112,872	\$111,889
< \$15,000	23	289	1,158
\$15,000-\$24,999	28	459	1,067
\$25,000-\$34,999	34	443	1,235
\$35,000-\$49,999	53	845	2,108
\$50,000-\$74,999	96	1,531	4,290
\$75,000-\$99,999	135	1,707	4,037
\$100k-\$149,999	175	2,749	6,550
\$150k-\$199,999	154	1,745	4,027
> \$200,000	137	2,520	6,816

HOUSING

	1 mile	3 mile	5 mile
Occupied	884	12,989	33,268
Owner Occupied	729	9,949	23,641
Renter Occupied	107	2,339	7,647
Vacant	48	701	1,980

Demographics



MAJOR EMPLOYERS IN THE REGION



The Portland metropolitan area features a diverse and dynamic economy, with major employers spanning healthcare, athletic apparel, financial services, education, and technology. This diversity helps provide economic resilience and a wide range of career opportunities for residents.