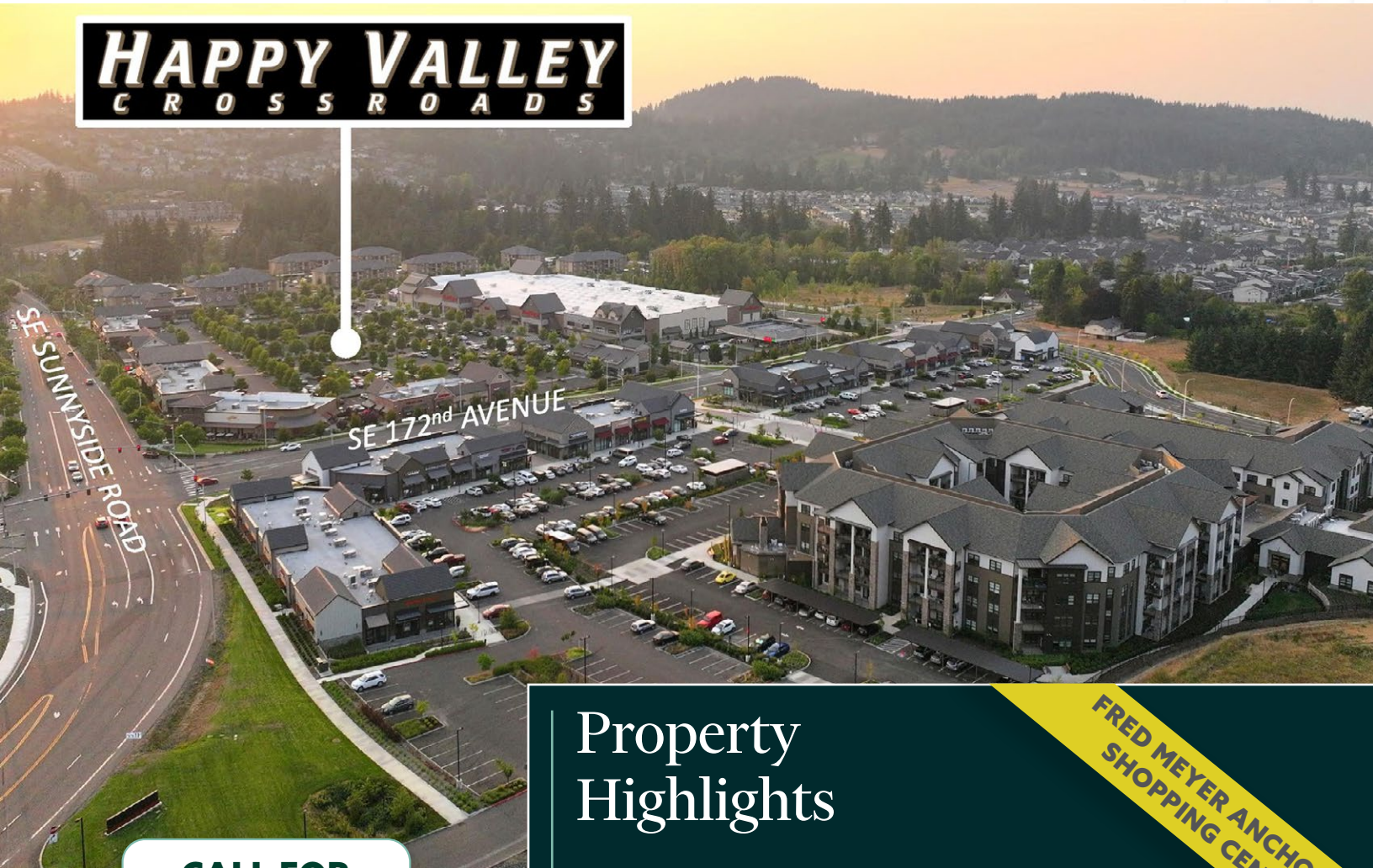


Happy Valley Crossroads

17155 SE Sunnyside Road, Happy Valley, OR

RETAIL / FOOD SERVICE - 874 SF TO 1,977 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



AUSTIN CAIN

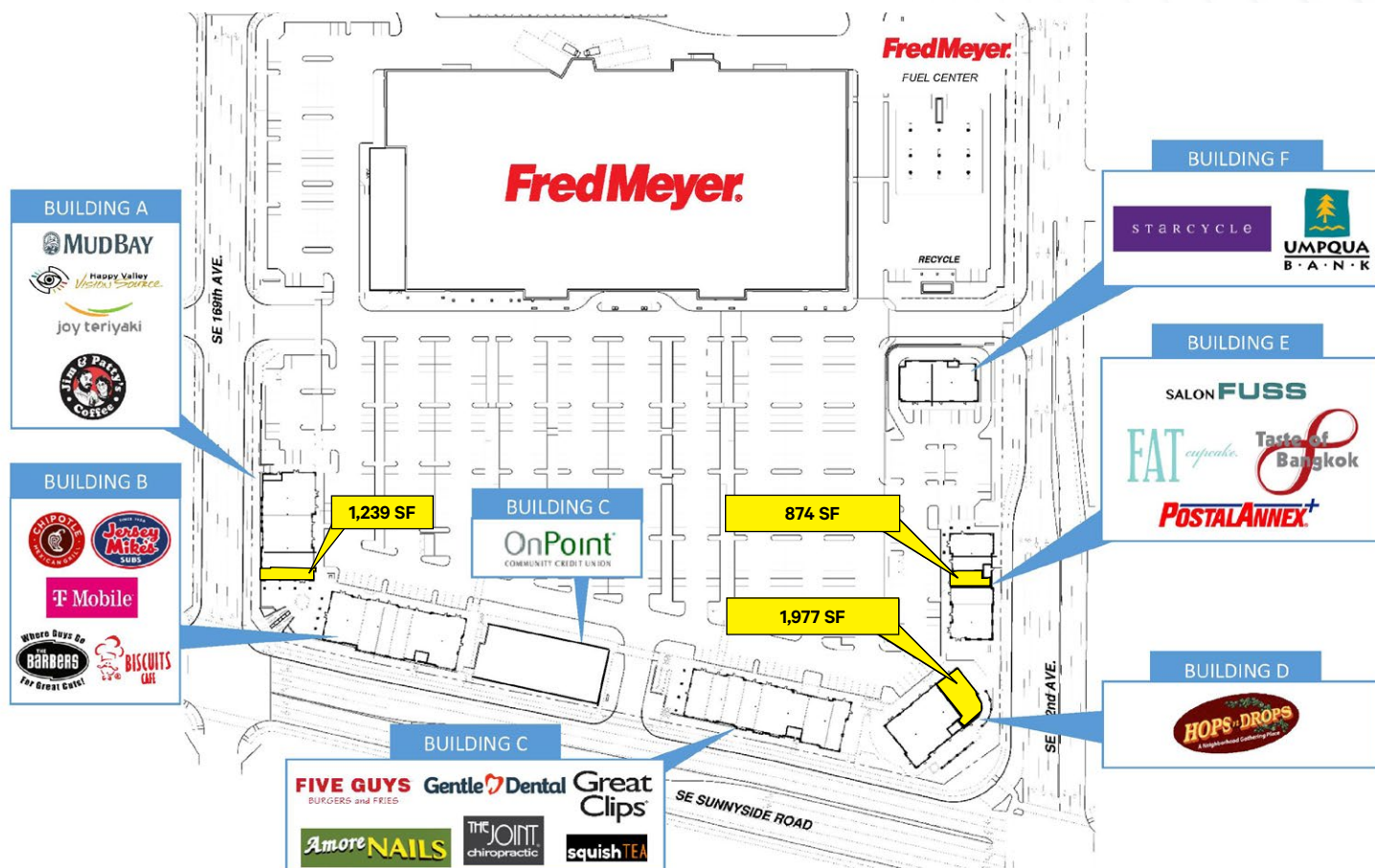
Vice President
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Austin.Cain@cbre.com



TAKI CHALKIOPOULOS

Associate
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SITE PLAN

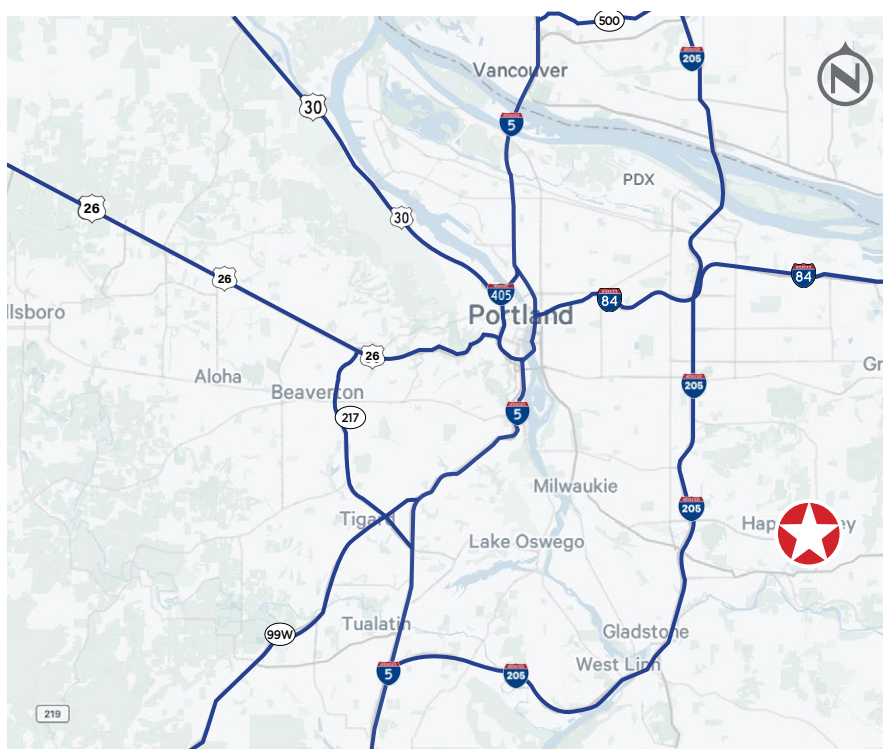


NOTABLE TENANTS INCLUDE:

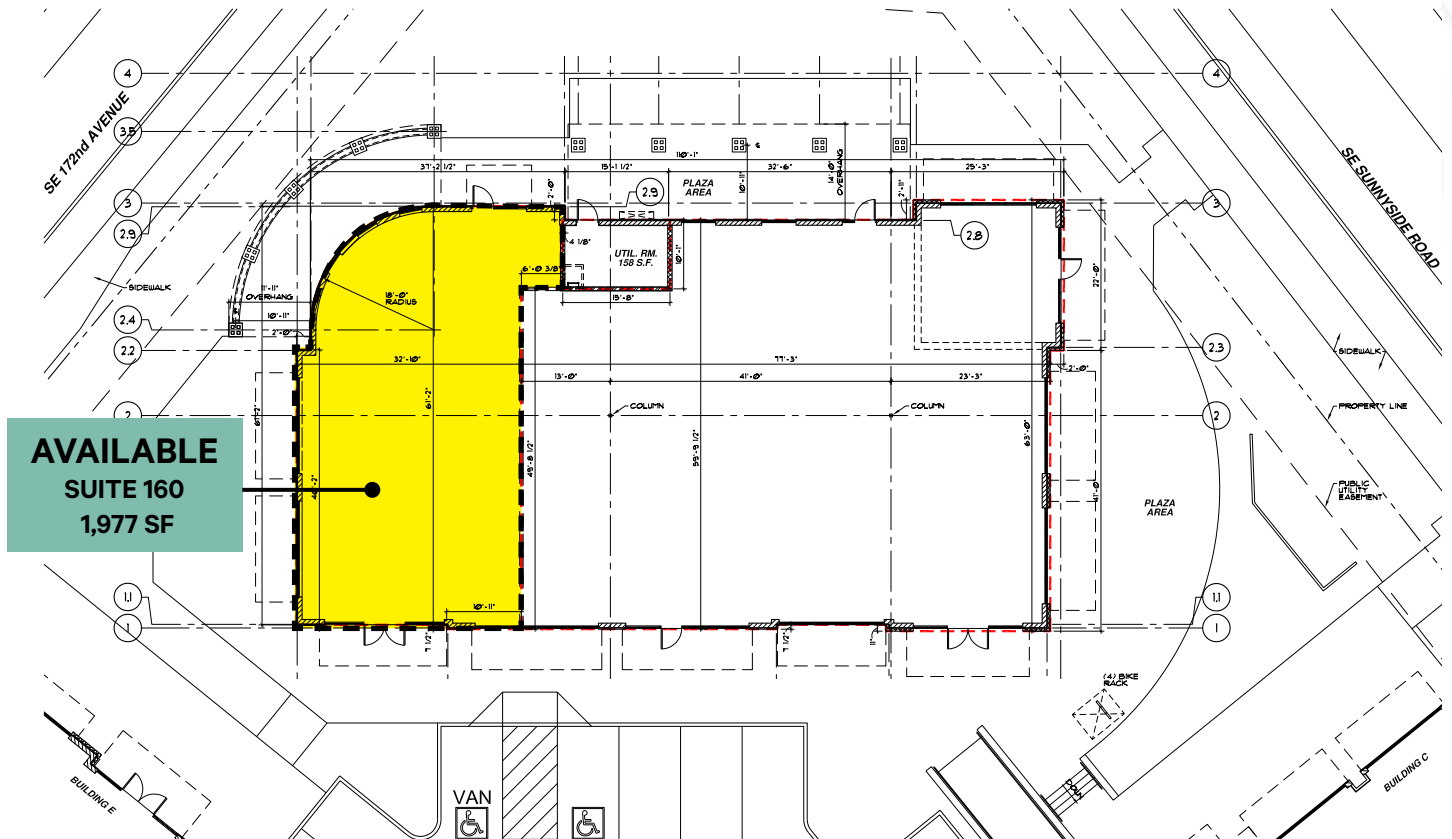
Fred Meyer®



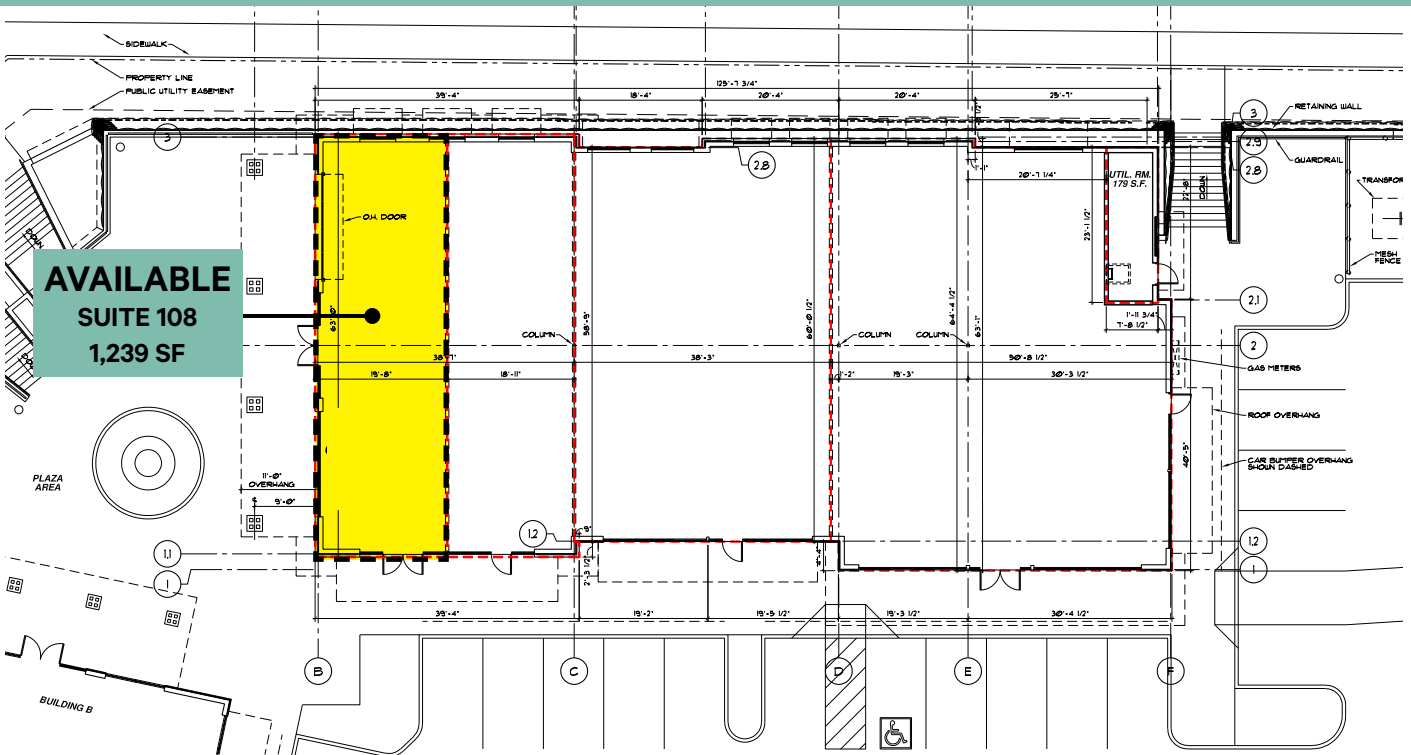
FIVE GUYS®
BURGERS and FRIES



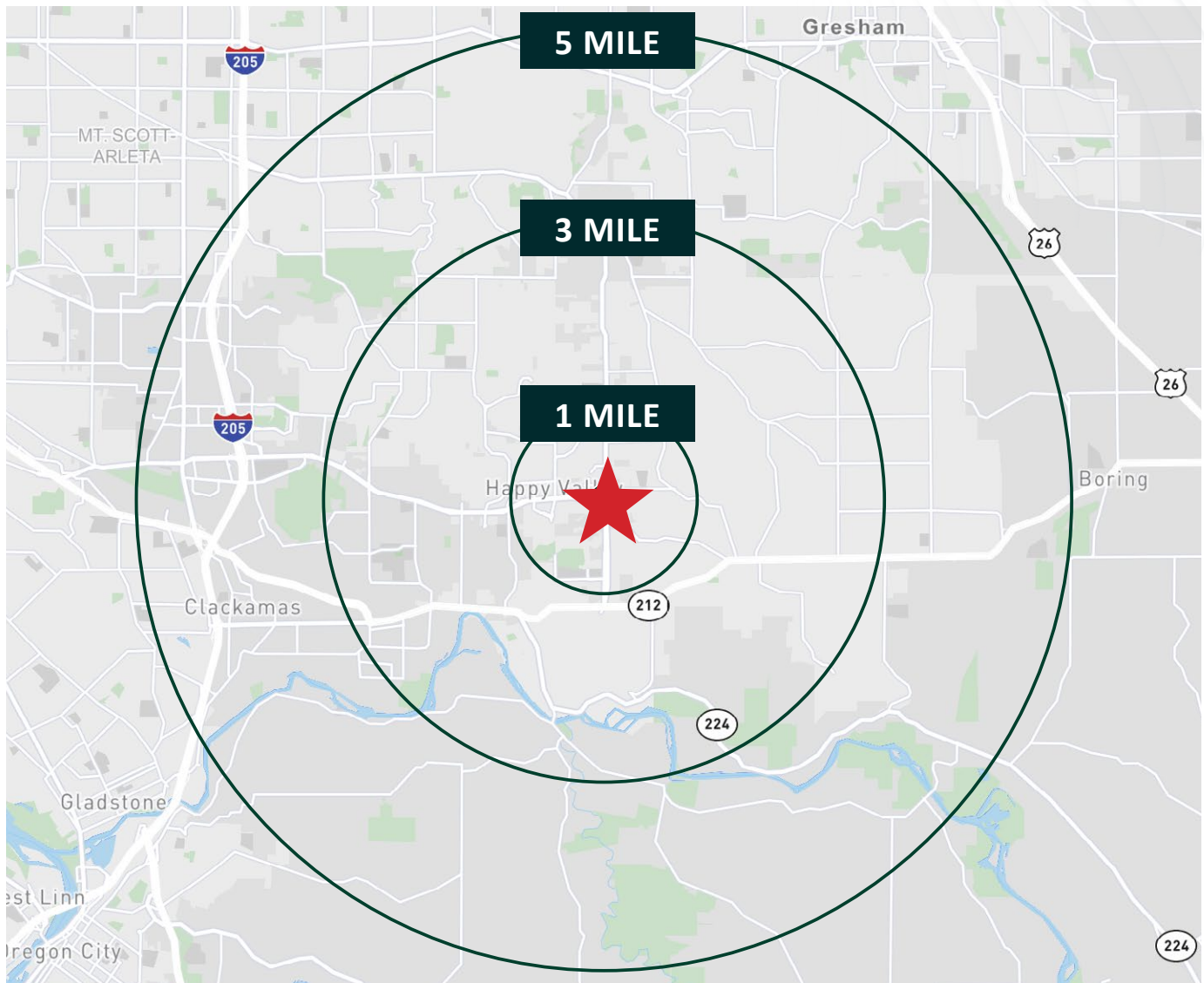
AVAILABLE
SUITE 160
1,977 SF



AVAILABLE
SUITE 108
1,239 SF



[illegible]



POPULATION

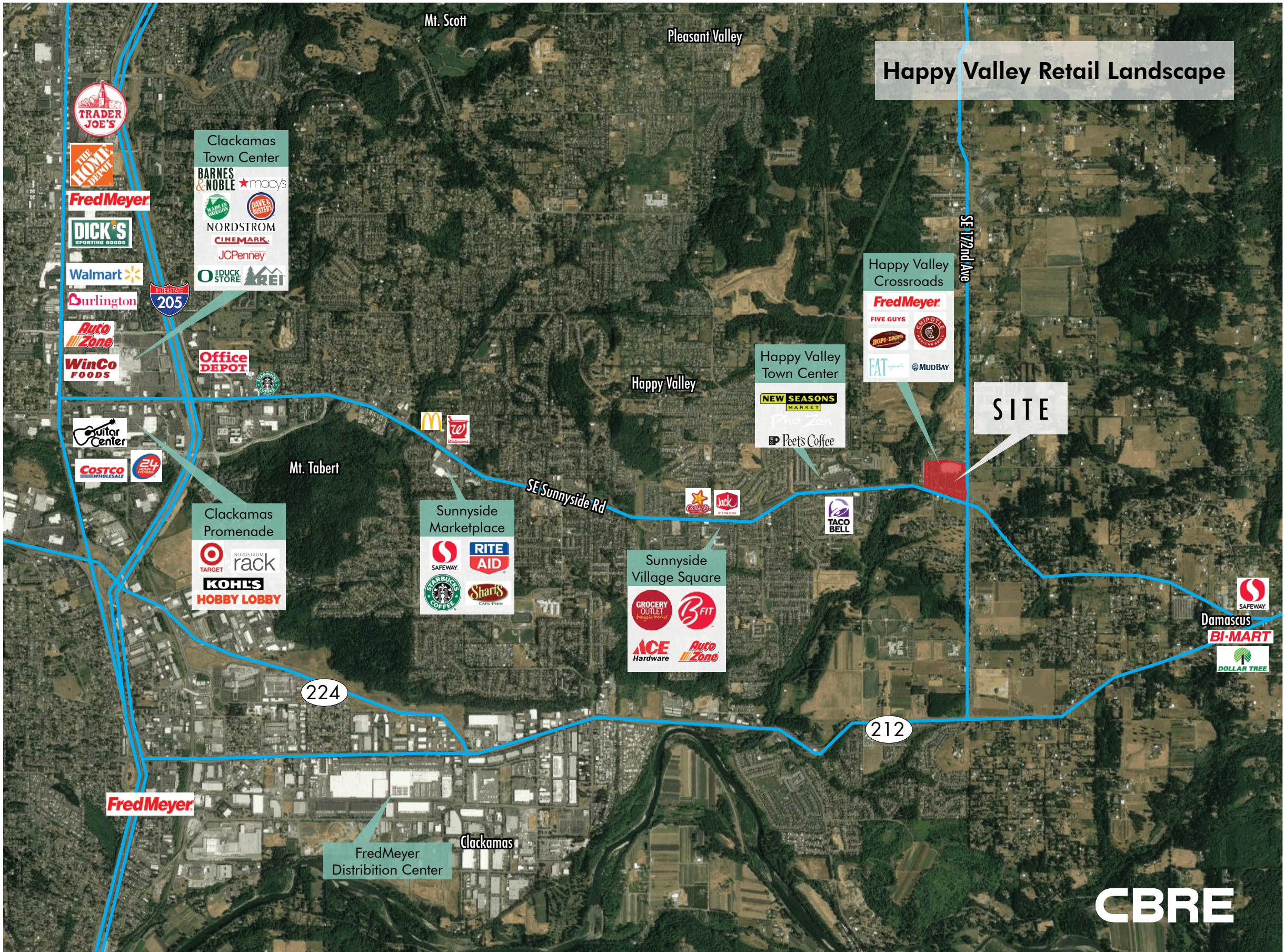
	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	8,668	52,682	139,878
2028 Population - Five Year Projection	8,785	53,594	141,416
2020 Population - Census	6,559	48,409	134,774
2010 Population - Census	3,950	37,826	117,026
2020-2023 Annual Population Growth Rate	8.96%	2.64%	1.15%
2023-2028 Annual Population Growth Rate	0.27%	0.34%	0.22%

HOUSEHOLDS

2023 Households - Current Year Estimate	2,888	17,416	49,217
2028 Households - Five Year Projection	2,940	17,804	49,955
2010 Households - Census	1,343	12,855	42,164
2020 Households - Census	2,178	15,991	47,358
2020-2023 Compound Annual Household Growth Rate	9.07%	2.66%	1.19%
2023-2028 Annual Household Growth Rate	0.36%	0.44%	0.30%
2023 Average Household Size	3.00	3.02	2.81

HOUSEHOLD INCOME

2023 Average Household Income	\$157,154	\$150,426	\$122,247
2028 Average Household Income	\$182,334	\$172,299	\$141,291
2023 Median Household Income	\$117,288	\$114,990	\$92,953
2028 Median Household Income	\$135,117	\$129,527	\$105,880
2023 Per Capita Income	\$51,133	\$49,786	\$43,093
2028 Per Capita Income	\$59,569	\$57,303	\$49,999



Contact Us



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