

FOR SALE

Happy Valley - Sunnyside Land

13047 SE SUNNYSIDE RD, CLACKAMAS, OR 97015



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PROPERTY DESCRIPTION

This exceptional 4.07-acre Mixed Use Commercial (MUC) zoned land in the City of Happy Valley offers a prime development opportunity right off Sunnyside Rd. The flexible zoning allows for a multitude of different development types, including but not limited to mixed-use multifamily housing, senior housing and care facilities, retail, office, and other commercial uses. Strategically located, this property is in close proximity to the Kaiser Permanente Sunnyside Campus with quick and easy access to Interstate 205, Clackamas Town Center, Happy Valley Town Center, and the recently constructed Crossroads development.

PROPERTY HIGHLIGHTS

- 4.07 acre MUC-zoned land in the City of Happy Valley
- Largest remaining consolidated parcel to be built on Sunnyside Road
- Recently entitled for a 67-unit ALF / RCF facility (Phase I) with the possibility for additional phases
- Developer package available

OFFERING SUMMARY

| | |
|---------------|----------------------------|
| Sale Price: | Call For Pricing |
| Lot Size: | 177,375 SF |
| Zoning: | Mixed Use Commercial (MUC) |
| Jurisdiction: | City of Happy Valley |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,129 | 26,658 | 83,172 |
| Total Population | 15,374 | 74,407 | 228,092 |
| Average HH Income | \$141,928 | \$134,673 | \$115,001 |

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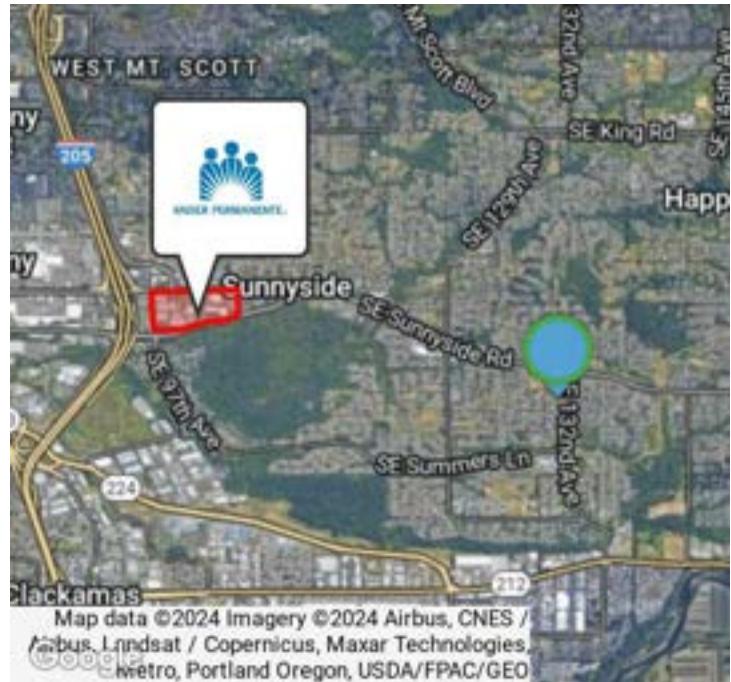


PREVIOUS ENTITLEMENTS

The property has previously received design review and land use approval for Phase I of Whitewood Gardens, a proposed 67-unit Residential Care Facility (RCF) providing housing and care services for seniors. Conveniently located near the Kaiser Permanente Sunnyside campus and shopping centers, this site is ideal for senior housing.

Pre-development work has been completed, including surveying, arborist reporting, environmental soil remediation, geotechnical reporting, and demolition. This not only saves money but also reduces development time by approximately 18 months. Additionally, feasibility studies and concept designs for the multi-phased residential care facility are available for immediate use by a developer.

The site is strategically located to take advantage of the area's robust economic activity and vibrant community. With flexible zoning and a prime location near major transportation routes, retail centers, healthcare facilities, and mixed-use developments, it is well-positioned for any type of development in Clackamas County. The positive demographic trends in Happy Valley further enhance its appeal as a prime development site.



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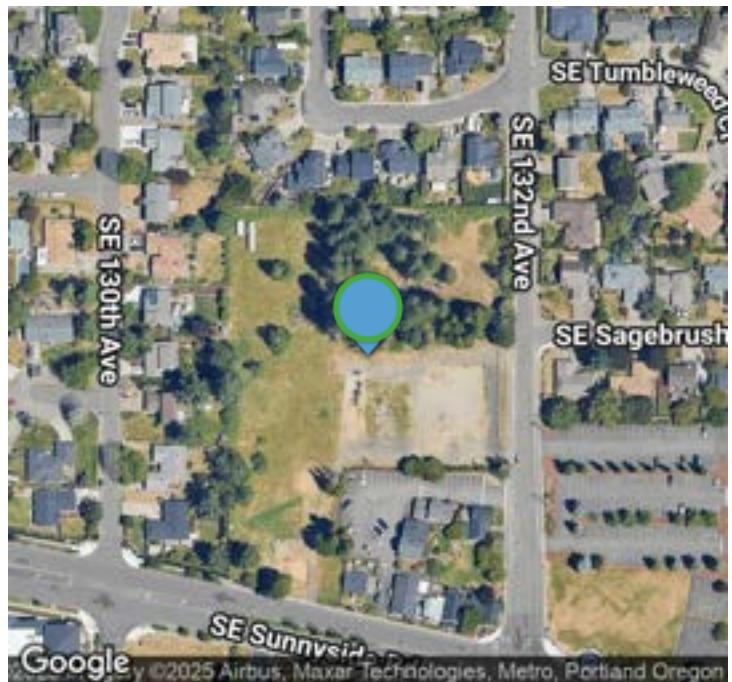
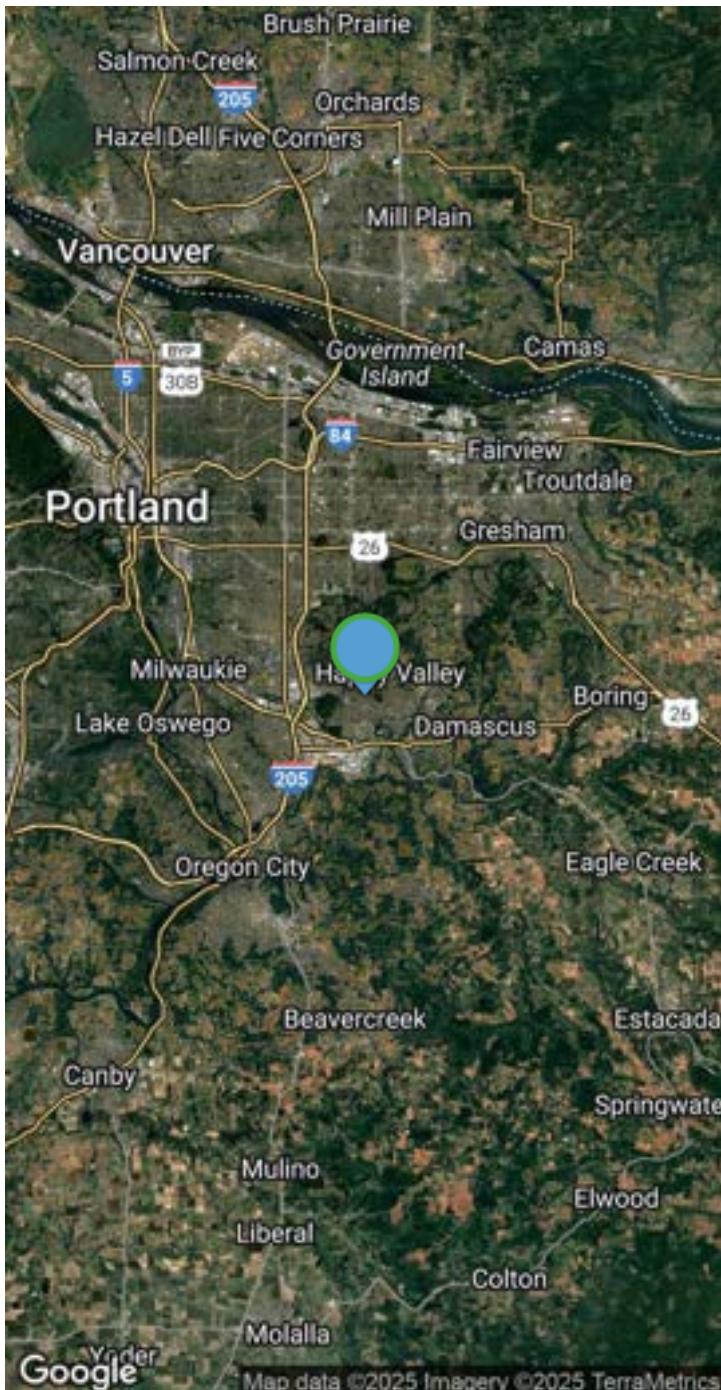
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Location Map

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| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 15,374 | 74,407 | 228,092 |
| Median age | 40 | 40 | 40 |
| Median age (Male) | 39 | 39 | 40 |
| Median age (Female) | 41 | 41 | 41 |
| Total households | 5,129 | 26,658 | 83,172 |
| Total persons per HH | 3 | 2.8 | 2.7 |
| Average HH income | \$141,928 | \$134,673 | \$115,001 |
| Average house value | \$636,845 | \$636,408 | \$573,100 |

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Happy Valley Retailer Map

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Sunnyside Retailer Map

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City of Happy Valley

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CITY OF HAPPY VALLEY

Advantageously located less than 15 miles SE of downtown Portland, 12 miles from Portland International Airport, and near major freeways and highways, including I-205 and Hwy 26, Happy Valley is an ideal location for businesses with regional or far-reaching aspirations. Living in Happy Valley means a high quality of life, with nearby job opportunities, a strong family-oriented community, and a place that welcomes new talent and ideas.

City of Happy Valley's Economic Development Division's Mission:

- To promote economic growth in the City of Happy Valley through the attraction of new business and industry and the retention of existing businesses by providing the resources that enable economic and business development and advance the general well-being of the community.
- To be a sound economic competitor, providing opportunities for commercial and industrial development that enable business owners and residents to benefit from Happy Valley's dynamic and fast-growing economy, well-educated labor force, and dynamic living and working environment.
- To pursue grant funding opportunities, tax abatement programs and all other economic development "tools" in order to foster job creation in the City of Happy Valley.

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