



FOR LEASE



SUNNYSIDE VILLAGE PLAZA

2nd-Generation Spa for Lease

1,895 SF

14777 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, I Love Kickboxing, and HV Dance Academy
- Do not disturb tenant

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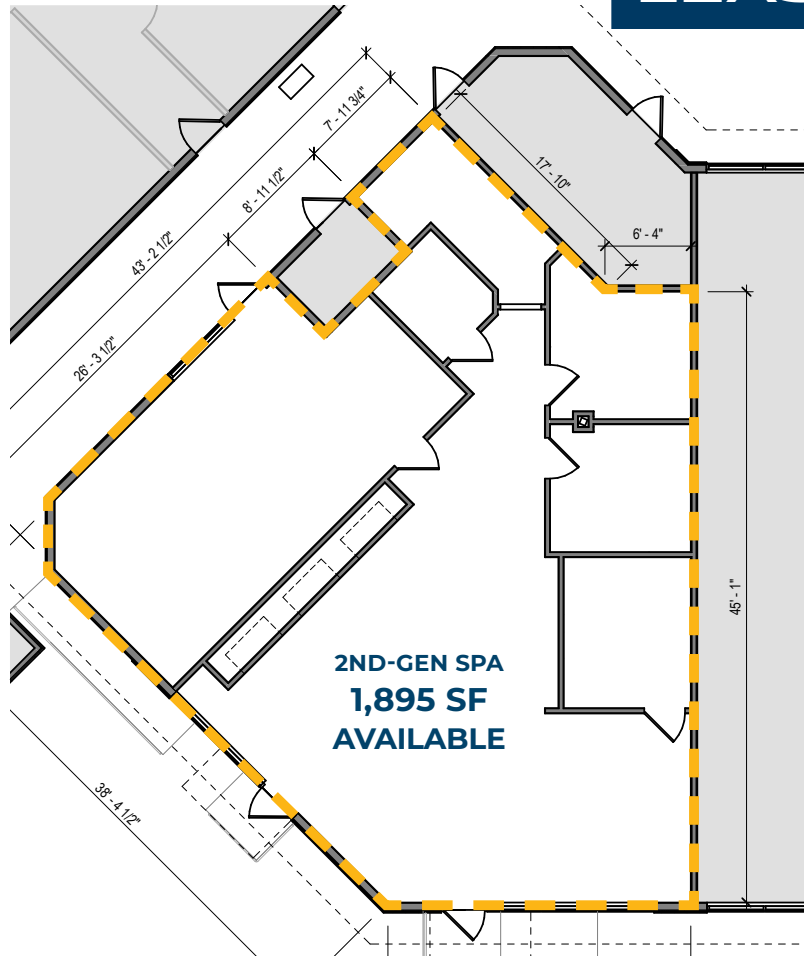
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PROPERTY SUMMARY

DO NOT DISTURB TENANT

FOR
LEASE



PROPERTY DETAILS

Address	14777 SE Oregon Trail Dr, Happy Valley, OR 97015
Available Space	1,895 SF
Lease Rate	See Below
Use Type	Office, Retail, Service, Spa
Availability	Now
Space Condition	White Box Condition

SUITE	SIZE (Usable)	SIZE (Rentable)	RATE
2nd Gen Spa*	1,895 SF	-	\$28 /SF + NNN

*Do not disturb the tenants

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





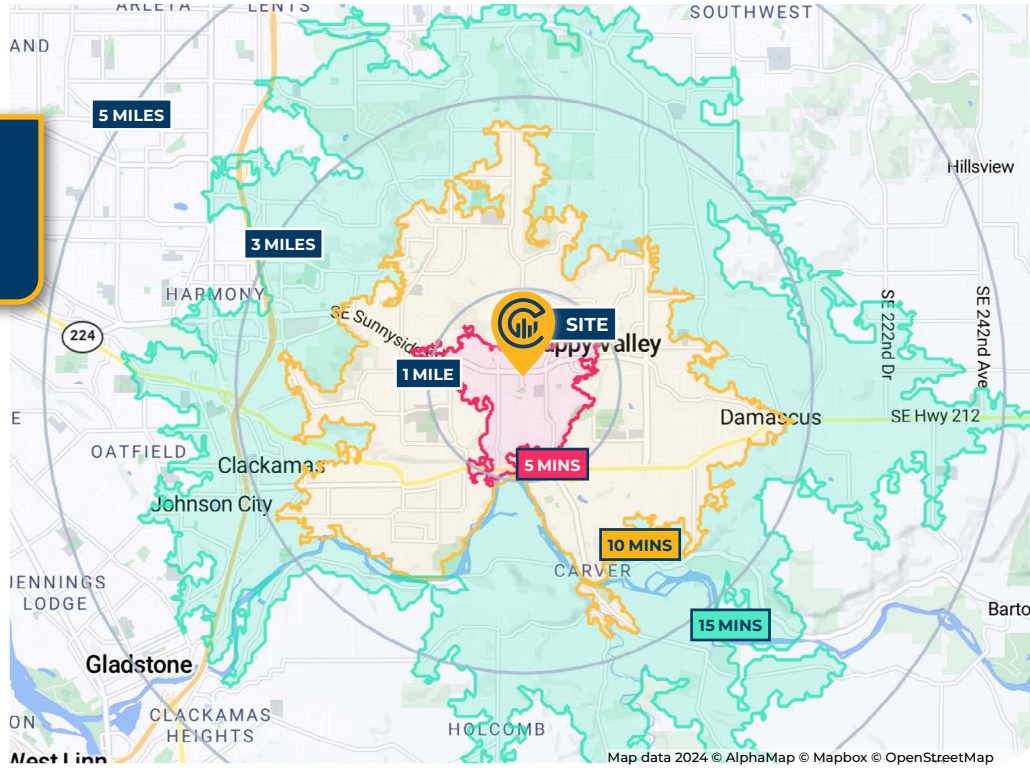
LOCAL AERIAL MAP



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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 - R51			



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