



FOR LEASE




THE HEIGHTS
AT HAPPY VALLEY

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Retail / Service Space Opportunity in Clackamas County

± 2,329 SF - ± 5,018 SF (2 Buildings) | \$22 - \$25 psf + NNN

17086 SE Rock Creek Blvd, Happy Valley, OR 97015

- Pre-leasing Retail Suites at "The Heights" - a new Class A mixed-use development with 174 apartments in Happy Valley
- Outdoor patio/plaza
- Great visibility from Rock Creek Blvd

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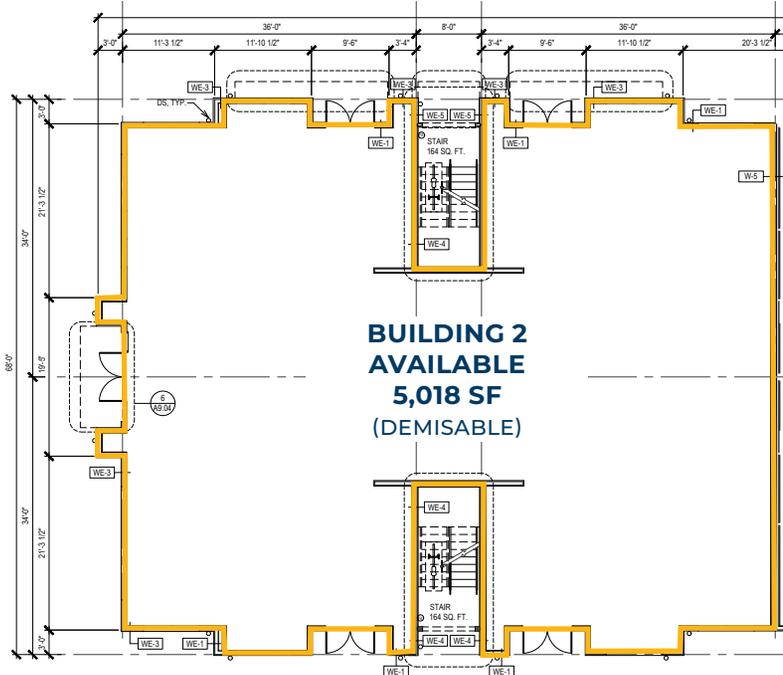
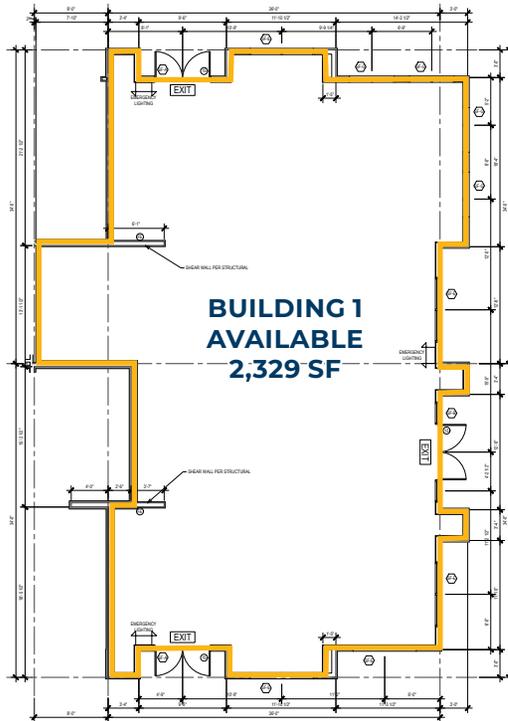
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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	17086 SE Rock Creek Blvd, Happy Valley, OR 97015
Available Space	± 2,329 SF - ± 5,018 SF (2 Buildings)
N° of Suites Available	2 Suites
Lease Rate	\$22 - \$25 psf + NNN
Use Type	Retail, Service, Restaurant
Availability	Q3 2026
Space Condition	Vanilla Shell

SPACE	SIZE	RATE
Building 1	2,329 SF	\$22 - \$25 psf + NNN
Building 2	5,018 SF (Demisable)	

Location Features

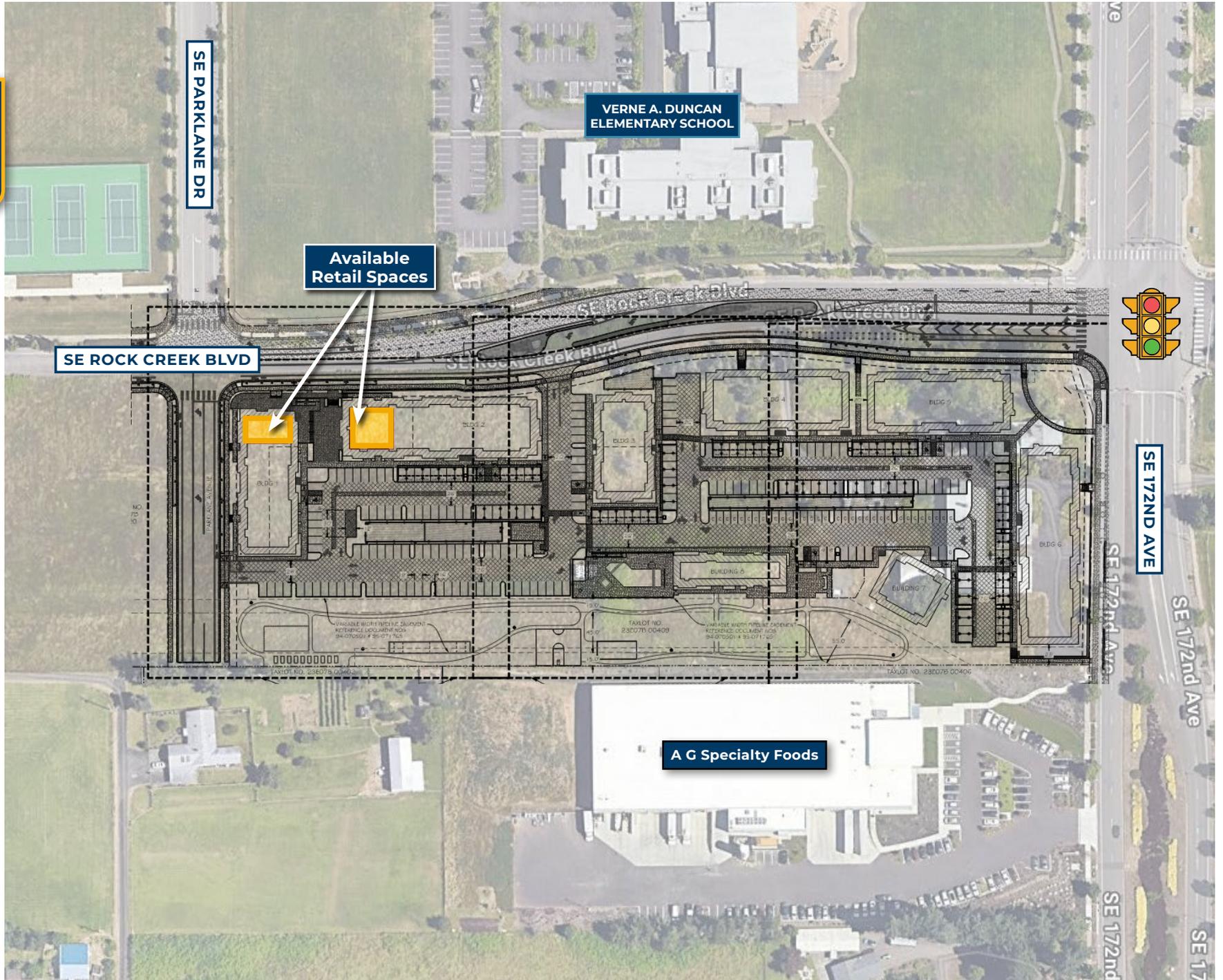
- Close to major highways (I-205, Highway 26), SE 82nd Ave, and Johnson Creek Blvd
- Located near parks, walking trails, and schools
- Quick access to Happy Valley and Clackamas
- Situated in area with high household incomes (3-mi Avg. HH Income ≈ \$152k)

Nearby Highlights

- New Seasons
- Orangetheory
- Valley Public House
- Grocery Outlet
- Fred Meyer
- Hood View Park
- Taralon Community Center
- Willamette Valley Vineyards
- Sakura Yakitori and Sushi
- Taste of Bangkok
- Noodle Man
- Steakzilla
- K-Bop
- Happy Valley City Hall
- Kracked Crab
- Kung Fu Tea
- A G Specialty Foods
- Happy Valley Food Carts

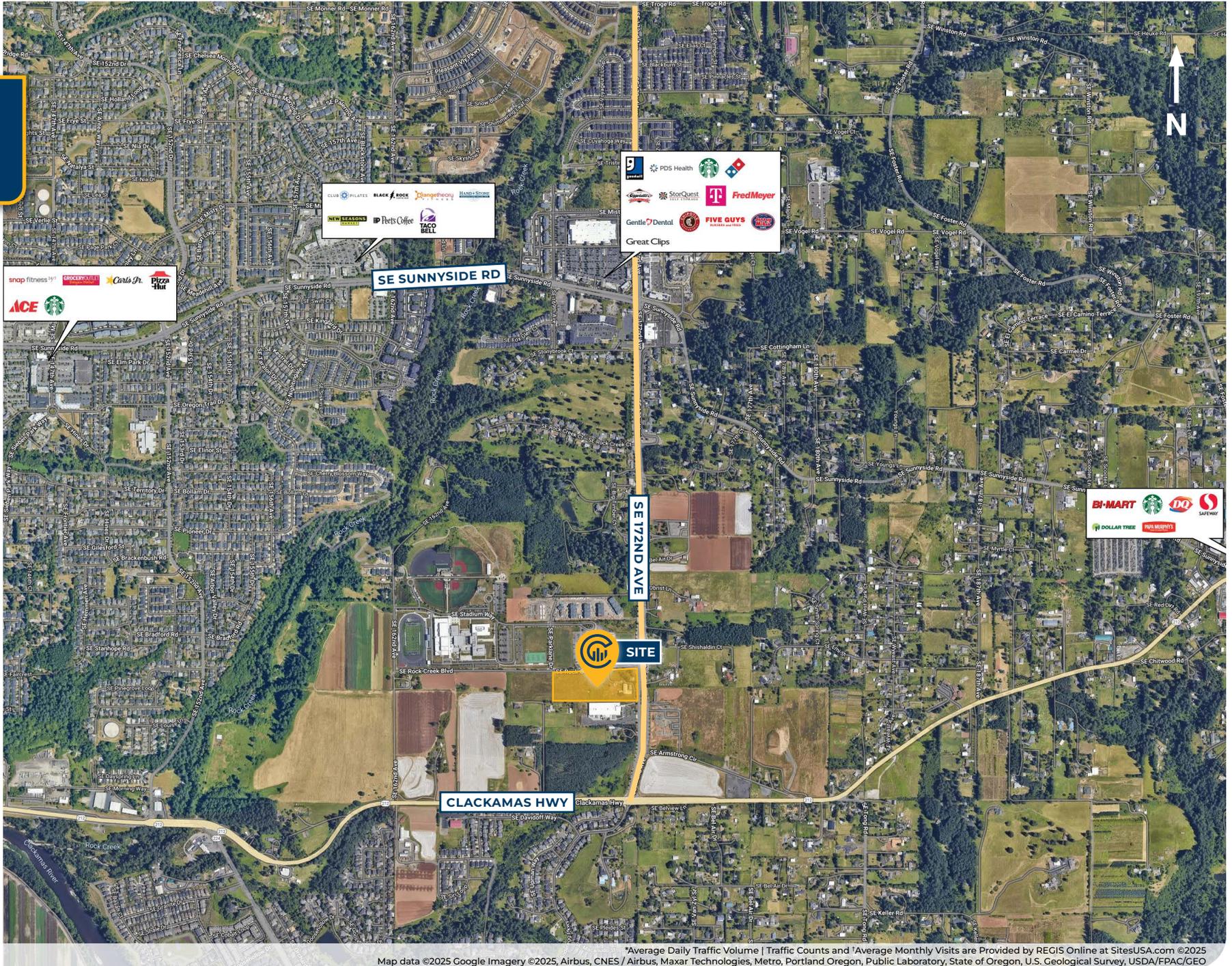


SITE PLAN





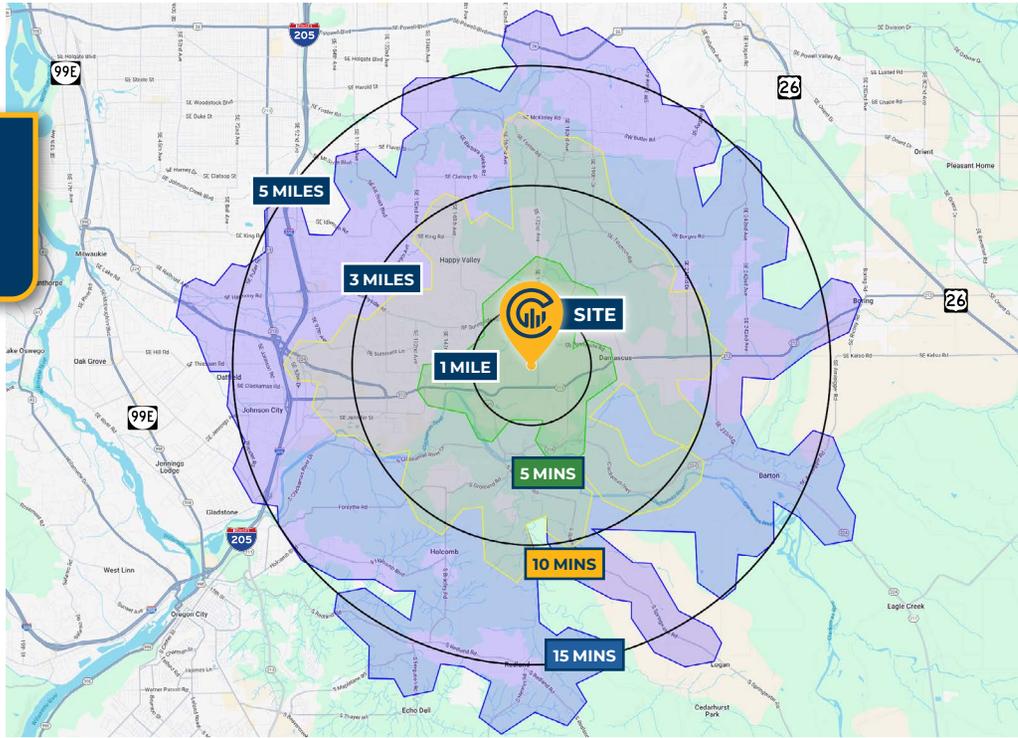
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	5,527	43,060	106,134
2030 Projected Population	5,318	44,230	108,267
2020 Census Population	5,399	40,289	103,551
2010 Census Population	4,074	31,479	88,232
Projected Annual Growth 2025 to 2030	-0.8%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	2.4%	2.5%	1.4%
Households & Income			
2025 Estimated Households	1,858	14,766	38,570
2025 Est. Average HH Income	\$143,604	\$151,950	\$138,168
2025 Est. Median HH Income	\$116,896	\$120,018	\$109,117
2025 Est. Per Capita Income	\$48,277	\$52,143	\$50,316
Businesses			
2025 Est. Total Businesses	204	1,838	5,800
2025 Est. Total Employees	1,054	11,408	41,869

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 05/2025, TIGER Geography-RS1

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