



FOR LEASE



SUNNYSIDE VILLAGE PLAZA

Retail / Service / Office Spaces for Lease

503 RSF - 1,895 SF (2 Suites)

14779-14863 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

MICHELLE D. ROZAKIS

Principal | Licensed in OR

503-222-1195

mrozakis@capacitycommercial.com

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655

ndiamond@capacitycommercial.com

MICHAEL HORTER

Senior Associate Broker | Licensed in OR

503-936-8332

michaelhorter@capacitycommercial.com



PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS	
Address	14779-14863 SE Oregon Trail Dr, Happy Valley, OR 97015
Available Space	503 RSF - 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
Office / Retail 5	433 SF	503 RSF	\$1,732.50 / MG
2nd Gen Spa*	1,895 SF	-	\$28 /SF + NNN

*Do not disturb tenant

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





SITE PLAN

SUNNYSIDE VILLAGE PLAZA
OFFICE / RETAIL UNIT NOW AVAILABLE!

Micro-Offices / Retail 5



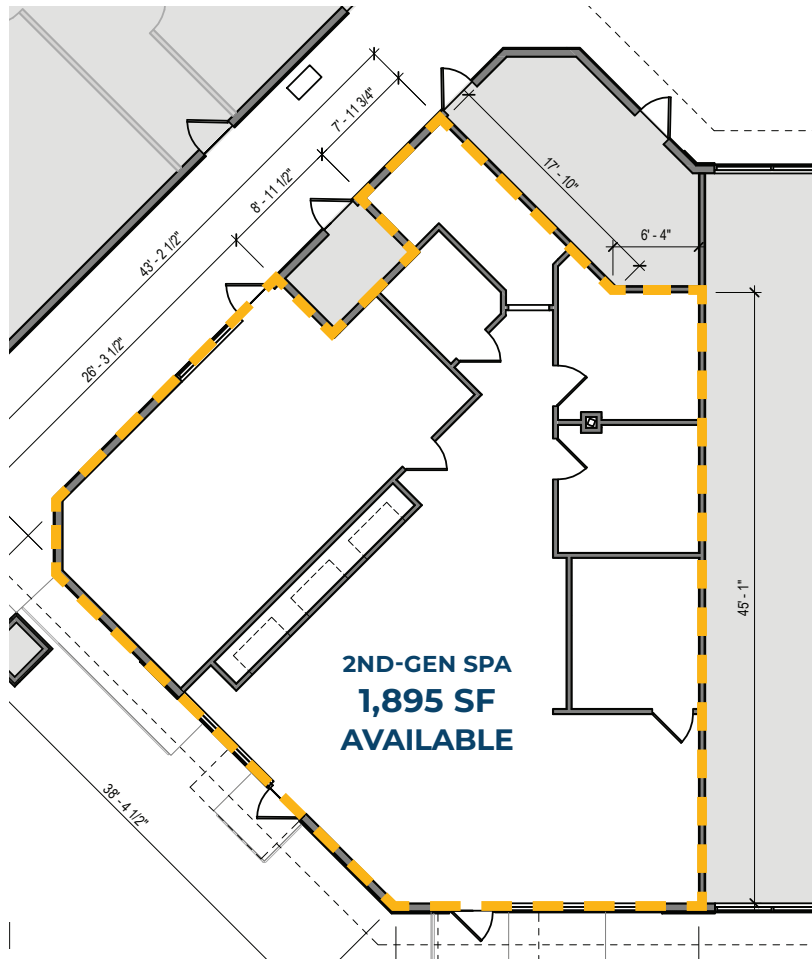
SUITE	SIZE (Usable)	SIZE (Rentable)	RATE	AVAILABLE
Office/Retail 5	433 SF	503 RSF	\$1,732.50 / MG	Now



SITE PLAN

SUNNYSIDE VILLAGE PLAZA 2ND GEN SPA SPACE

DO NOT DISTURB TENANT



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





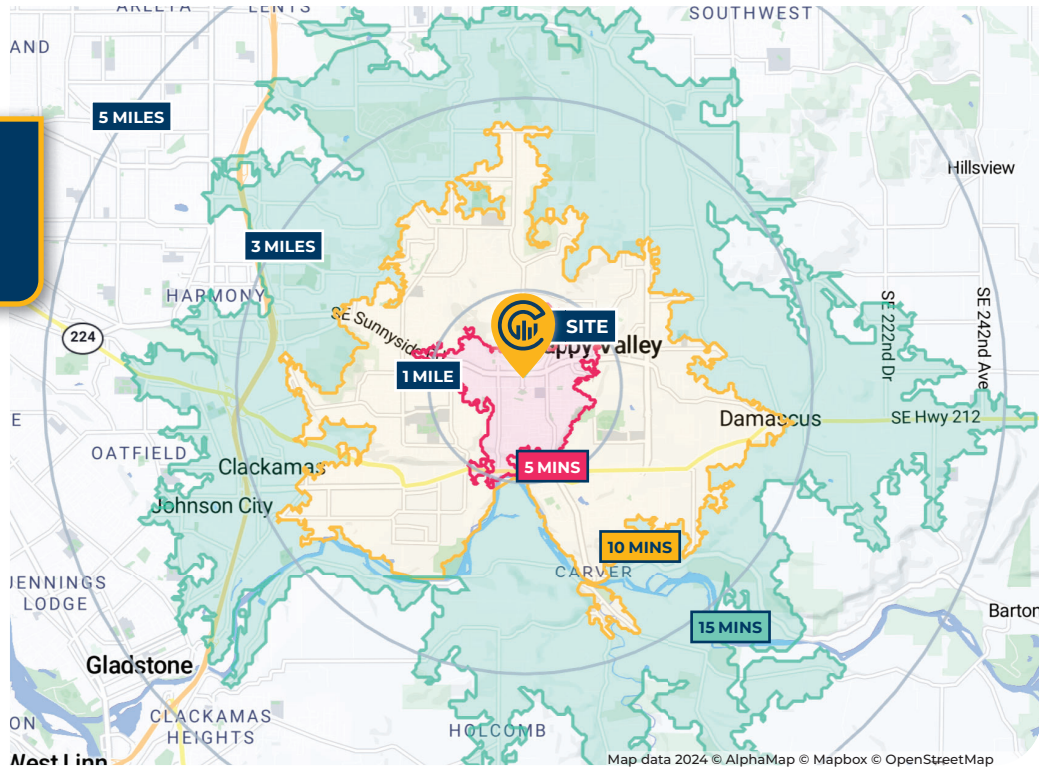
LOCAL AERIAL MAP



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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



80
Walk Score®
"Very Walkable"

78
Bike Score®
"Very Bikeable"

Ratings provided by www.walkscore.com/

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