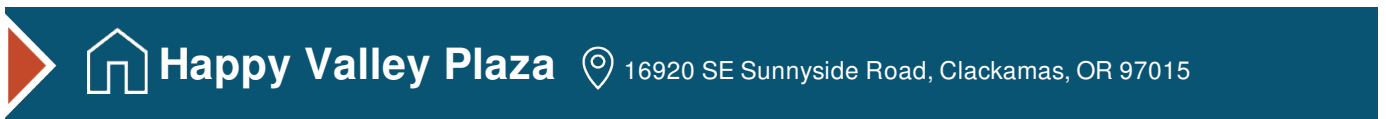




MERCURY
DEVELOPMENT

FOR LEASE
RETAIL SPACE



Property Details

Available Units:	1
Total Units:	2
Size:	1.86 Acres (Usable Area)
Economics:	Call For Details

Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	tdougherty@mercurydev.com

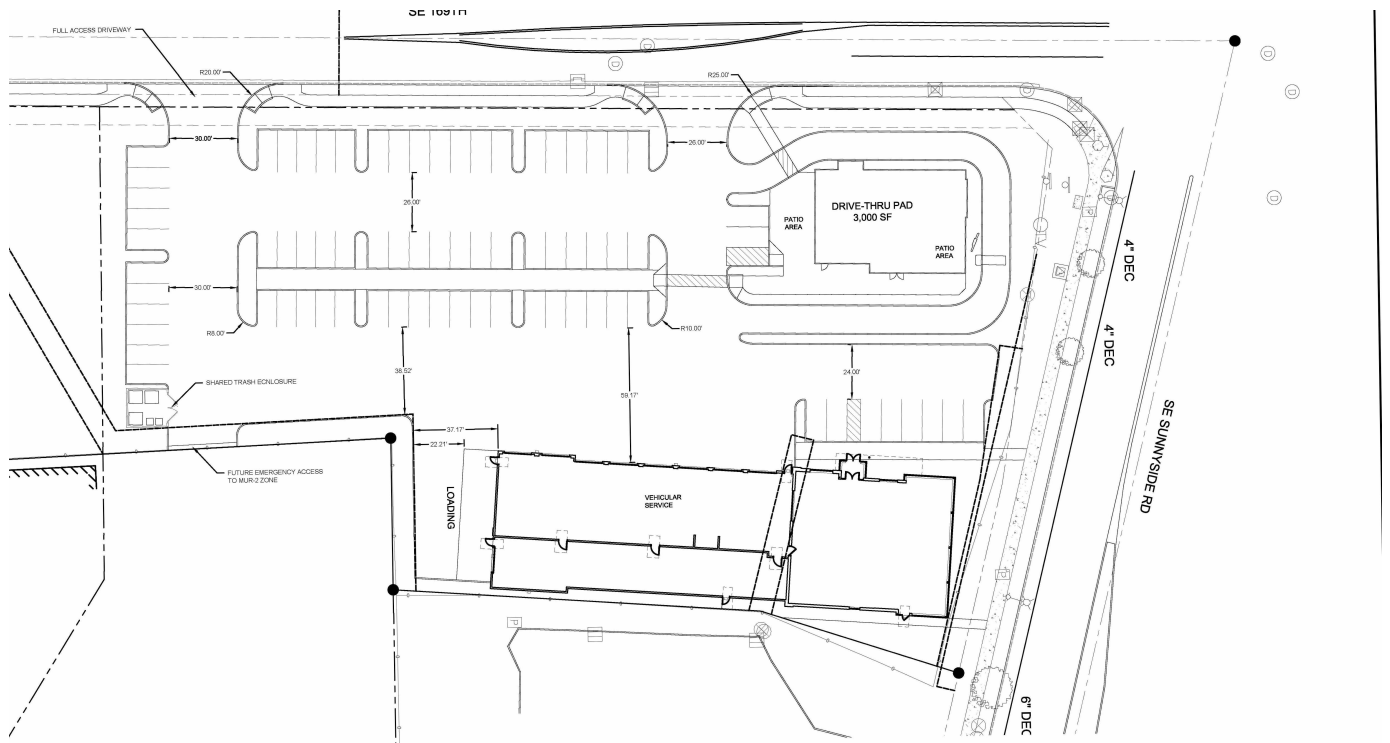
Features

This new development is located in Happy Valley at the signalized intersection of Sunnyside Rd. and 169th Ave. Les Schwab will occupy Pad 1. Future tenants will enjoy great synergy with the neighboring plaza due to the project's prime location on the intersection and slightly higher elevation that creates unobstructed site lines to Happy Valley Crossroads – a new 144,200 square foot Fred Meyer's anchored shopping center. The population in Happy Valley has increased more than 80% over the last 15 years – remaining Oregon's fastest growing city. Happy Valley is expected to add 11,854 households and 11,298 jobs by 2035.

Demographics

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	5,930	42,817	131,797
Median Hh Income	\$86,982	\$85,609	\$64,498
Total Housing Units	2,079	15,405	49,982
College Educated	16%	16%	13%
Total Employees	714	18,459	51,548

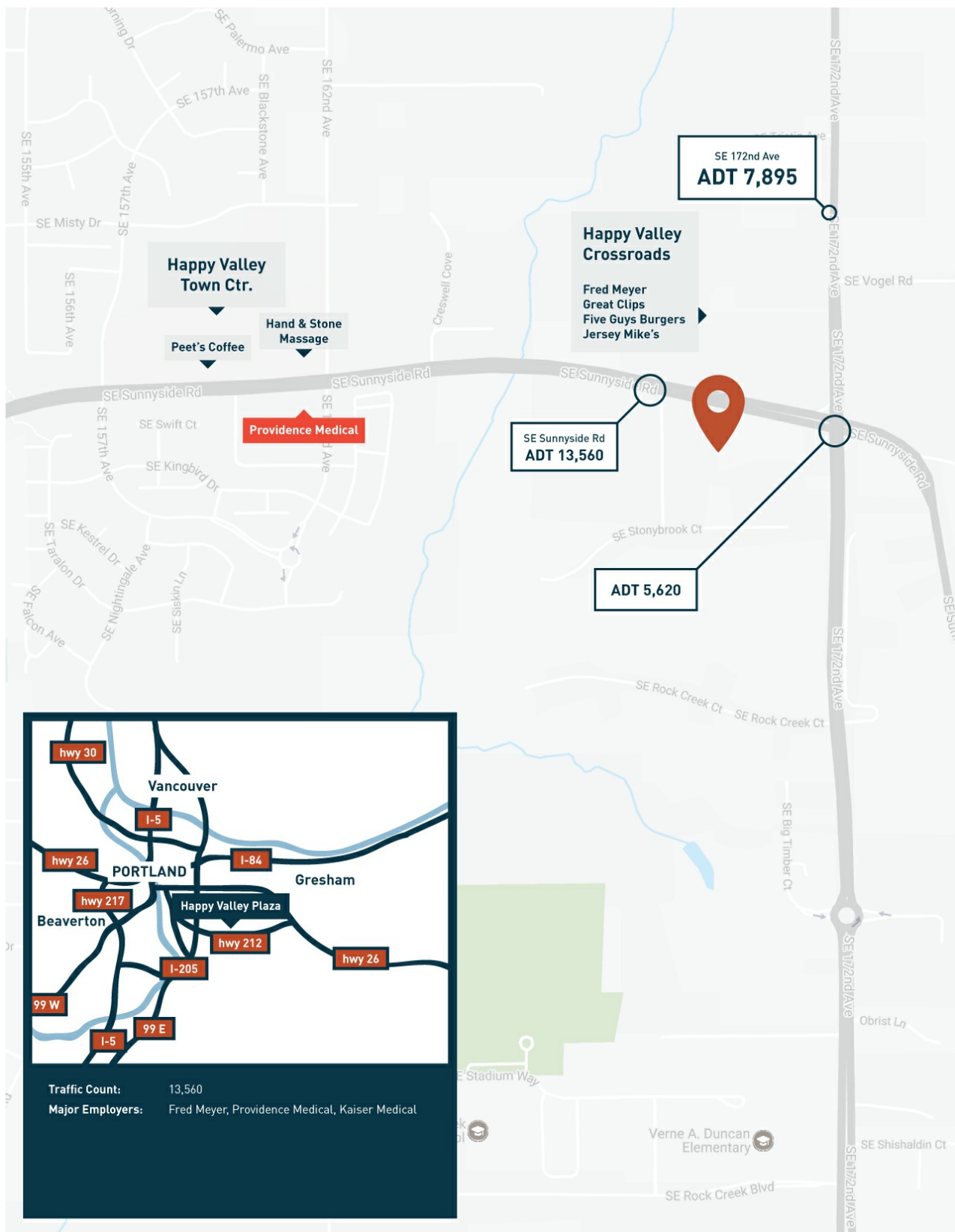
Site Map

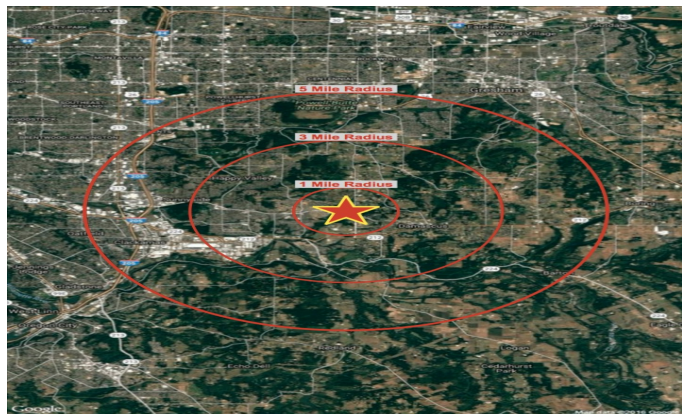
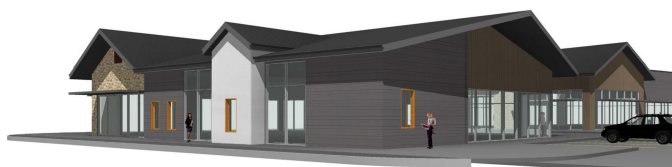


PAD 1 Les Schwab Tire Center

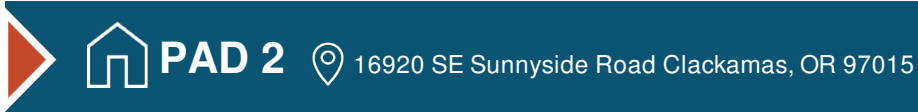
PAD 2 Available (SF TBD)

Trade Map





Happy Valley Plaza - PAD 2



Unit Details

Square Footage:	TBD
Dimensions:	N/A
Rate:	Call For Details
Date of Availability:	Currently Available

Features

- 69 Parking stalls
- Sidewalk / outdoor seating
- Quick Service Restaurant

Contact

Leasing Agent:	Timothy Dougherty, CLS
Office:	503-925-1850 ext. 300
Email:	tdougherty@mercurydev.com

PAD 2 - Photos

