



## FOR LEASE RETAIL SPACE



### Happy Valley Plaza



16920 SE Sunnyside Road, Clackamas, OR 97015

## Property Details

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

## Contact

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

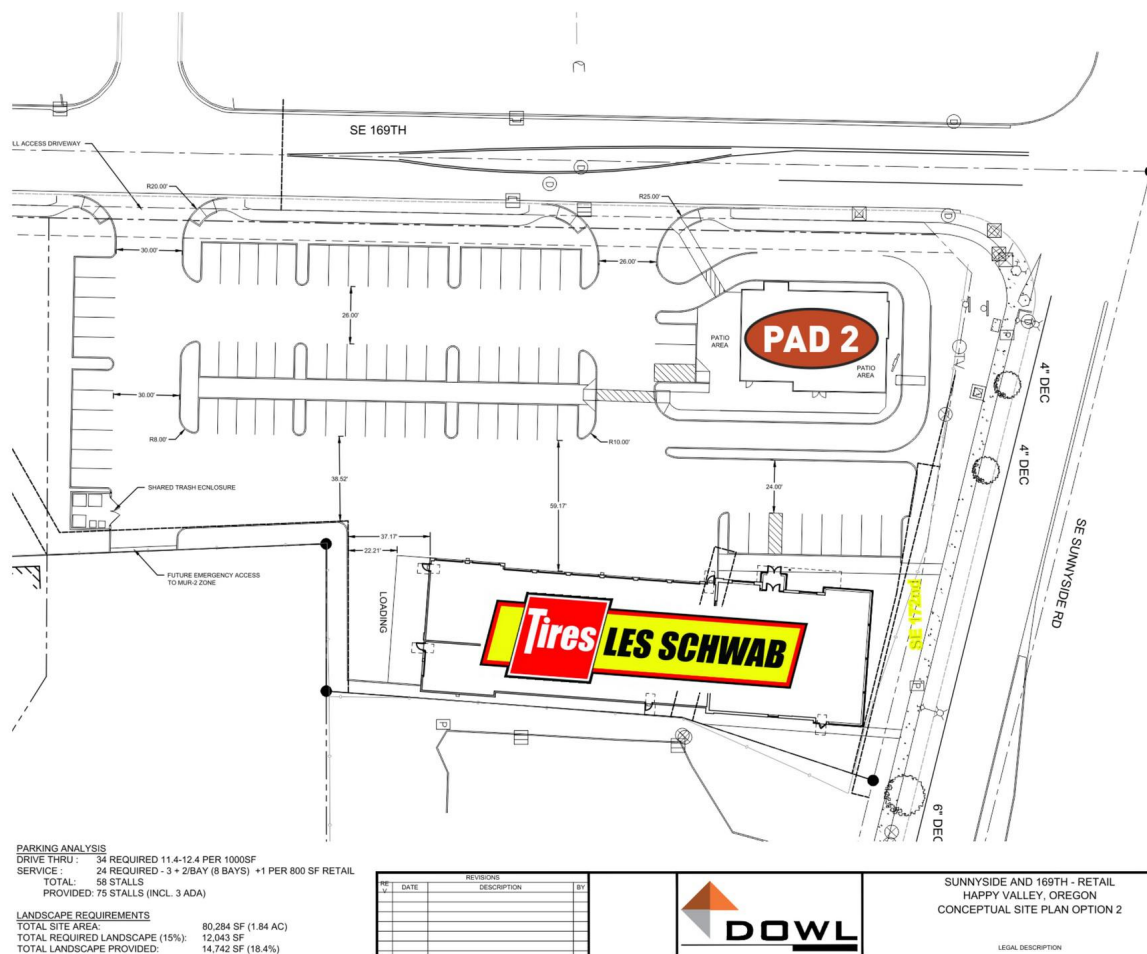
## Features

This new development is located in Happy Valley at the signalized intersection of Sunnyside Rd. and 169th Ave. Les Schwab will occupy Pad 1. Pad 2 is available via ground lease for a drive-thru operator. Future tenants will enjoy great synergy with the neighboring plaza due to the project's prime location on the intersection and slightly higher elevation creating 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

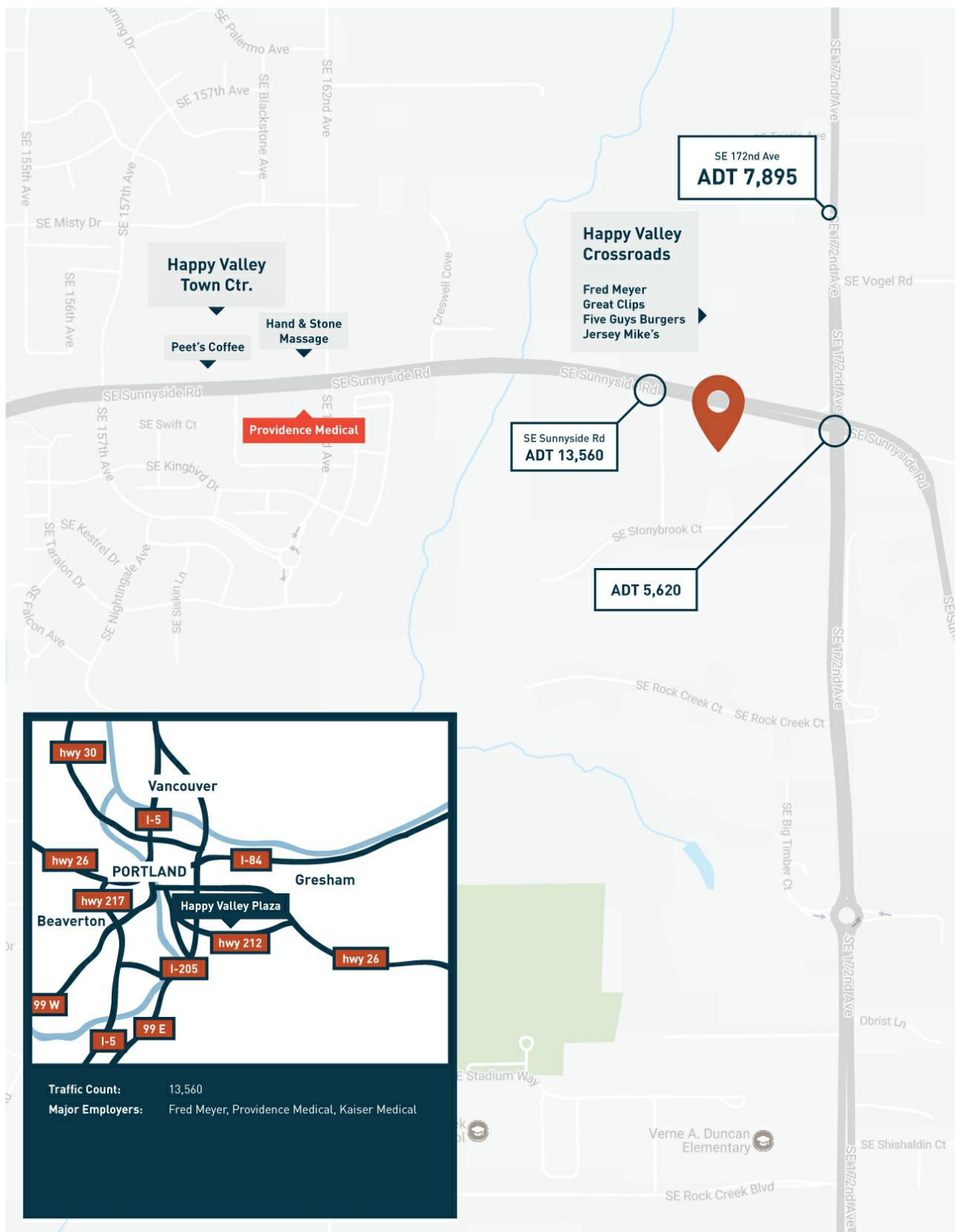
# Site Map



**PAD 1** Les Schwab Tire Center

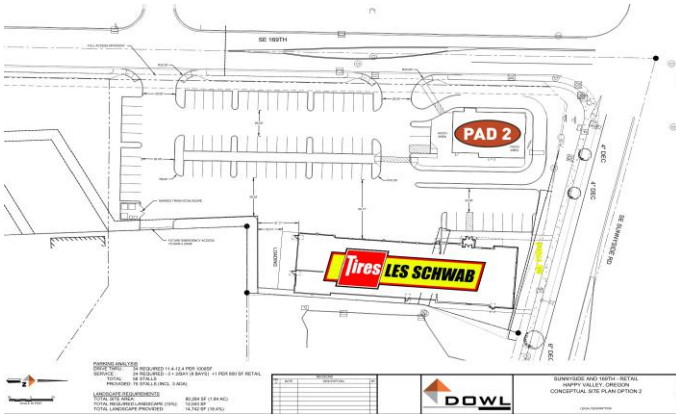
**PAD 2** Available For Drive-Thru

# Trade Map





# Photos





## Happy Valley Plaza - PAD 2



**PAD 2**  16920 SE Sunnyside Road Clackamas, OR 97015

### Unit Details

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

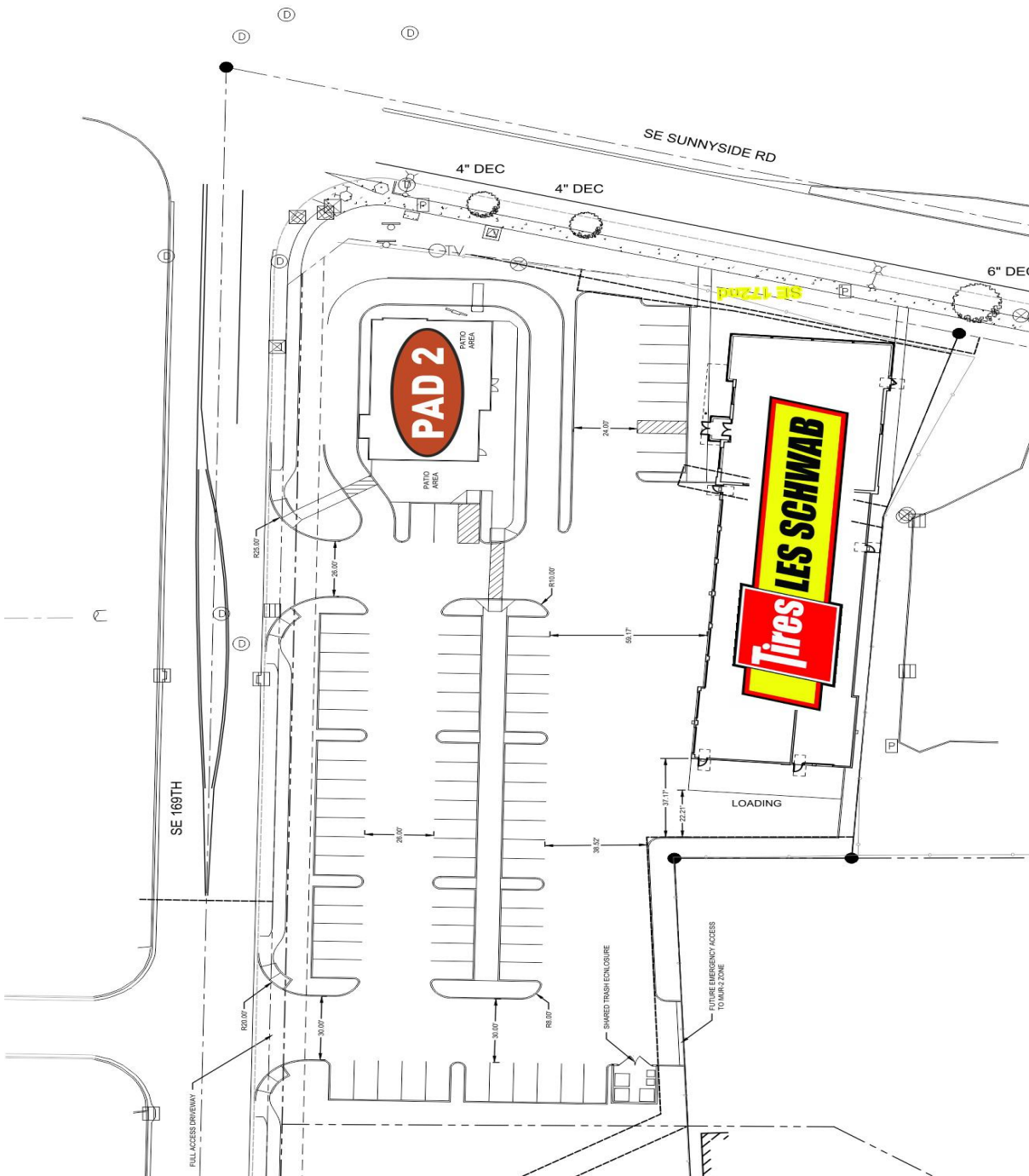
### Features

- Drive-thru for QSR permitted pending zone change - ETA 10/18
- Located on the signalized intersection of Sunnyside Rd. and 169th
- Landlord seeking operator via ground lease

### Contact

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# PAD 2 - Floor Plan



**PARKING ANALYSIS**  
 DRIVE THRU : 34 REQUIRED 11.4-12.4 PER 1000SF  
 SERVICE : 24 REQUIRED - 3 + 2BAY (8 BAYS) +1 PER 800 SF RETAIL  
 TOTAL: 58 STALLS  
 PROVIDED: 75 STALLS (INCL. 3 ADA)

**LANDSCAPE REQUIREMENTS**  
 TOTAL SITE AREA: 80,284 SF (1.84 AC)  
 TOTAL REQUIRED LANDSCAPE (15%): 12,043 SF  
 TOTAL LANDSCAPE PROVIDED: 14,742 SF (18.4%)

NO.	DATE	BY	REVISIONS	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

SUNNYSIDE AND 169TH - RETAIL  
 HAPPY VALLEY, OREGON  
 CONCEPTUAL SITE PLAN OPTION 2



LEGAL DESCRIPTION

EXHIBIT 1