



Sunnyside Retail Center  SE Sunnyside & 169th, Happy Valley, OR 97086, USA

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

Sunnyside Retail Center is located in Happy Valley at the signalized intersection of Sunnyside Rd. and 169th Ave. Ground lessees will benefit from strong retail co-tenancy given the project's close proximity to neighboring shopping centers. The population in Happy Valley has increased more than 80% over the last 15 years and continues to be one of Oregon's fastest growing cities.

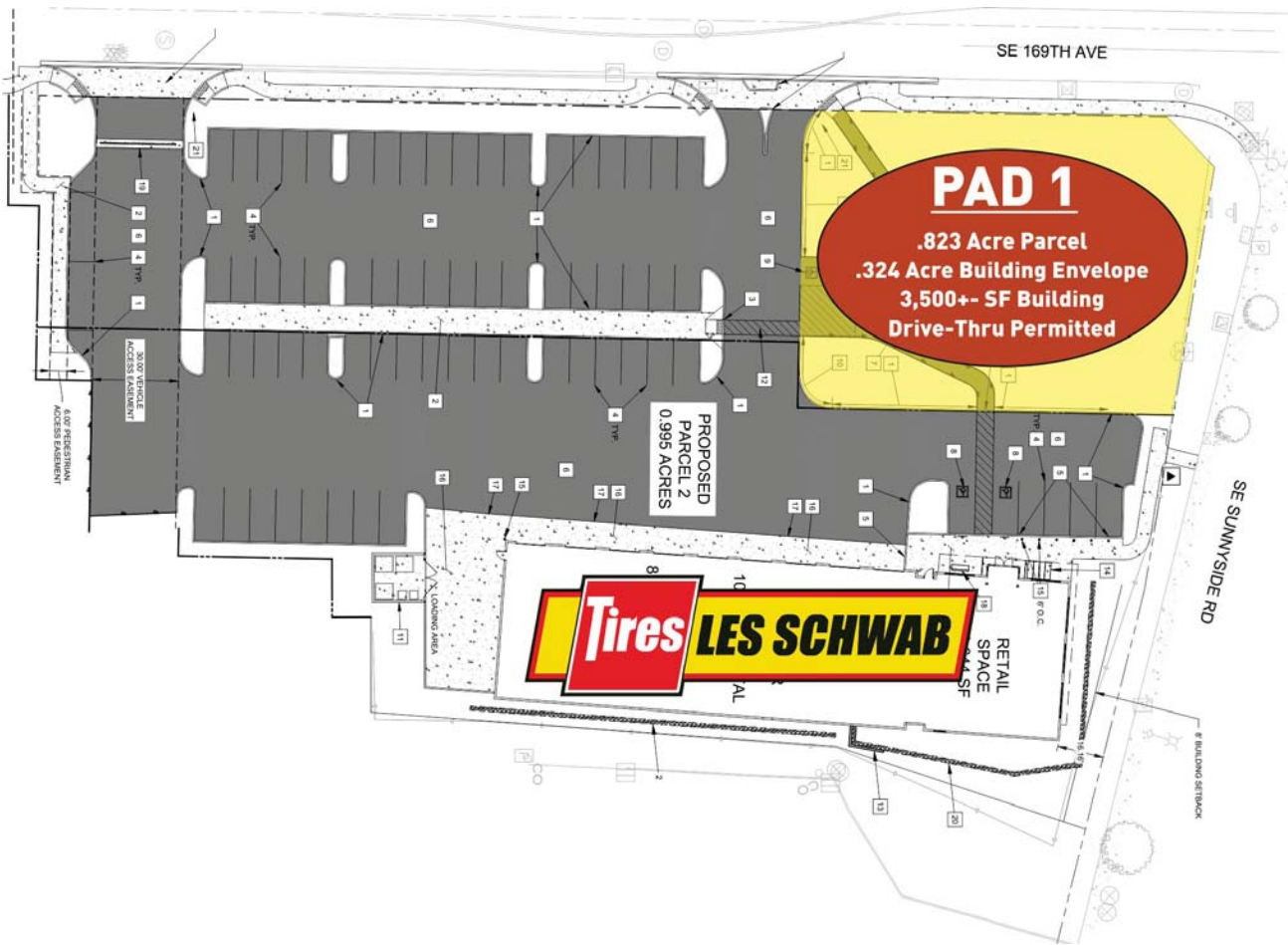
Les Schwab occupies Pad 2. PAD 1 (.823 acres) is available via ground lease for a drive-thru operator. PAD 1's building envelope is .324 acres and is capable of housing a 3,500+- SF structure. The project is fully entitled with all site work complete.



Demographics

| DEMOGRAPHICS | 1 mile | 3 mile | 5 mile |
|---------------------|----------|----------|----------|
| Population | 7,082 | 45,980 | 132,932 |
| Median Hh Income | \$86,982 | \$85,609 | \$64,498 |
| Total Housing Units | 2,079 | 15,405 | 49,982 |
| College Educated | 23% | 22.3% | 17.36% |
| Total Employees | 714 | 18,459 | 51,548 |

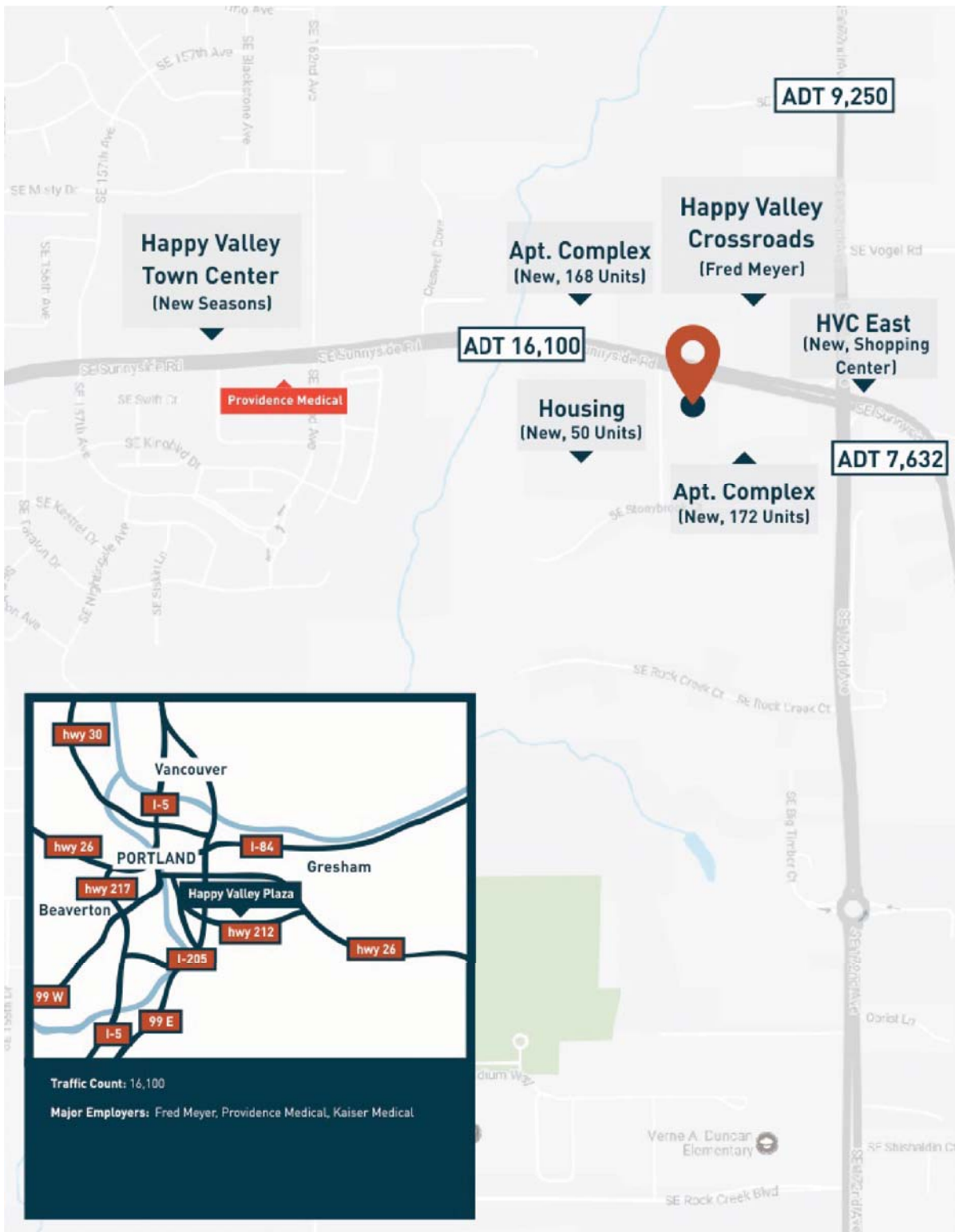
 Site Map



PAD 1 Available For Drive-Thru

PAD 2 Les Schwab Tire Center

Trade Map



Trade Area (Satellite)





 Photos



Sunnyside Retail Center - PAD 1



 **PAD 1**  16920 SE Sunnyside Road Clackamas, OR 97015

Unit Details

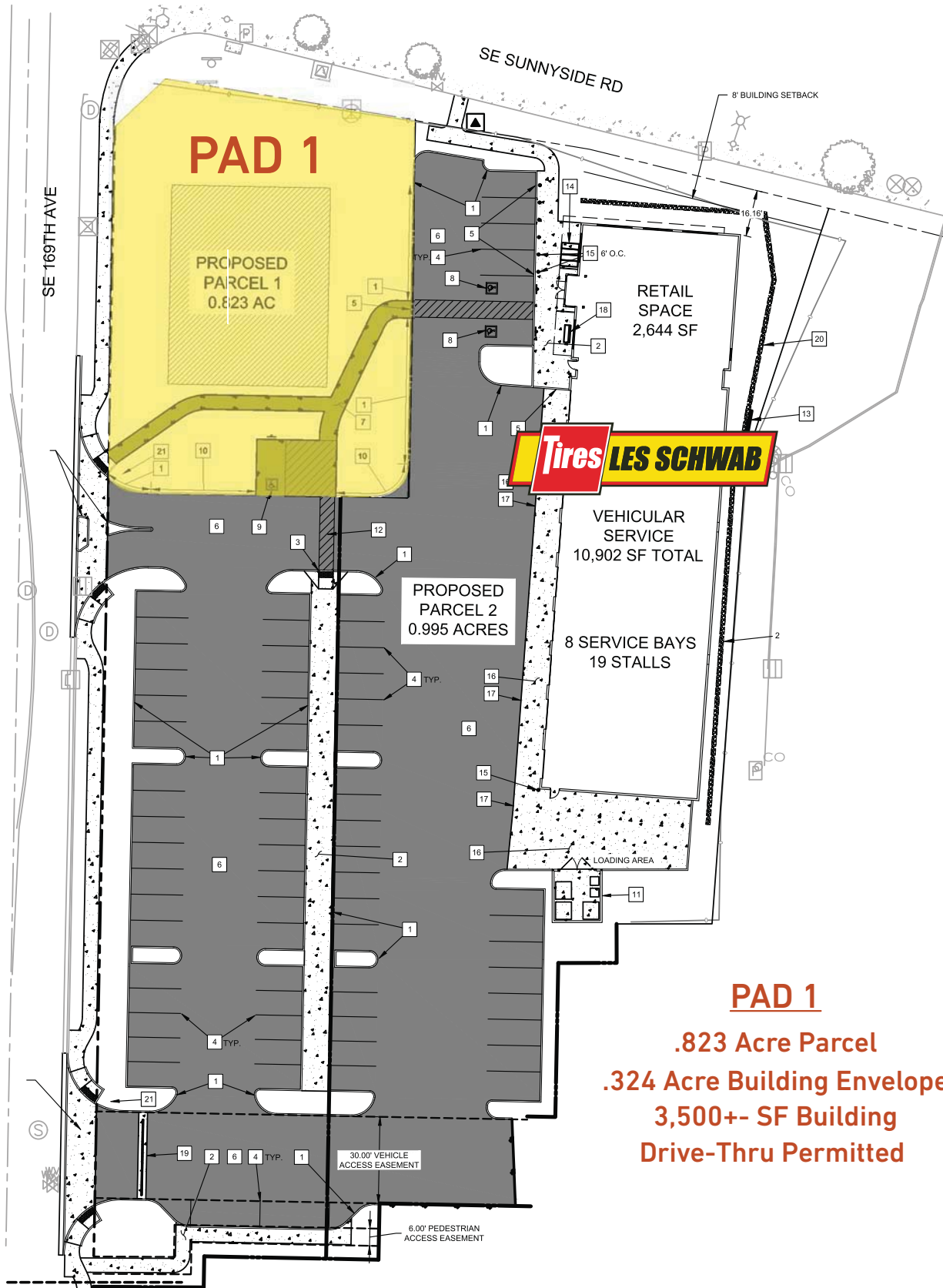
Square Footage: .823 Acres
Dimensions: N/A
Rate: Call For Details
Date of Availability: Currently Available

Features

- Drive-thru permitted for QSR
- Located on the signalized intersection of Sunnyside Rd. and 169th
- Landlord seeking tenant via ground lease
- .823 Acre Parcel - .324 Acre Building Envelope - 3,500 SF+- Building

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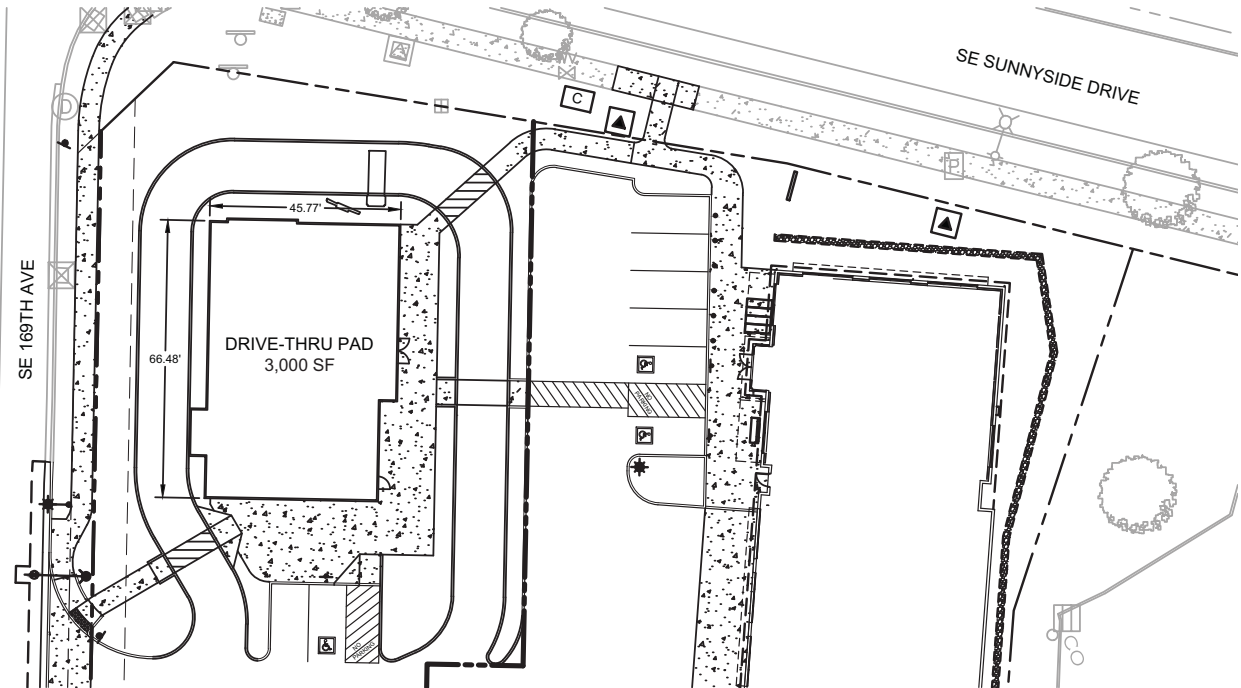


PAD 1

.823 Acre Parcel
.324 Acre Building Envelope
3,500+- SF Building
Drive-Thru Permitted

Site Plans (Conceptual)

Drive-Thru Concept (3,000 SF)



Retail Concept (4,950 SF)

