



MERCURY
DEVELOPMENT

FOR LEASE
RETAIL SPACE



Sunnyside Retail Center 13248 SE 169th Ave, Clackamas, OR 97015, 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:	503-212-4617
Email:	tdougherty@mercurydev.com

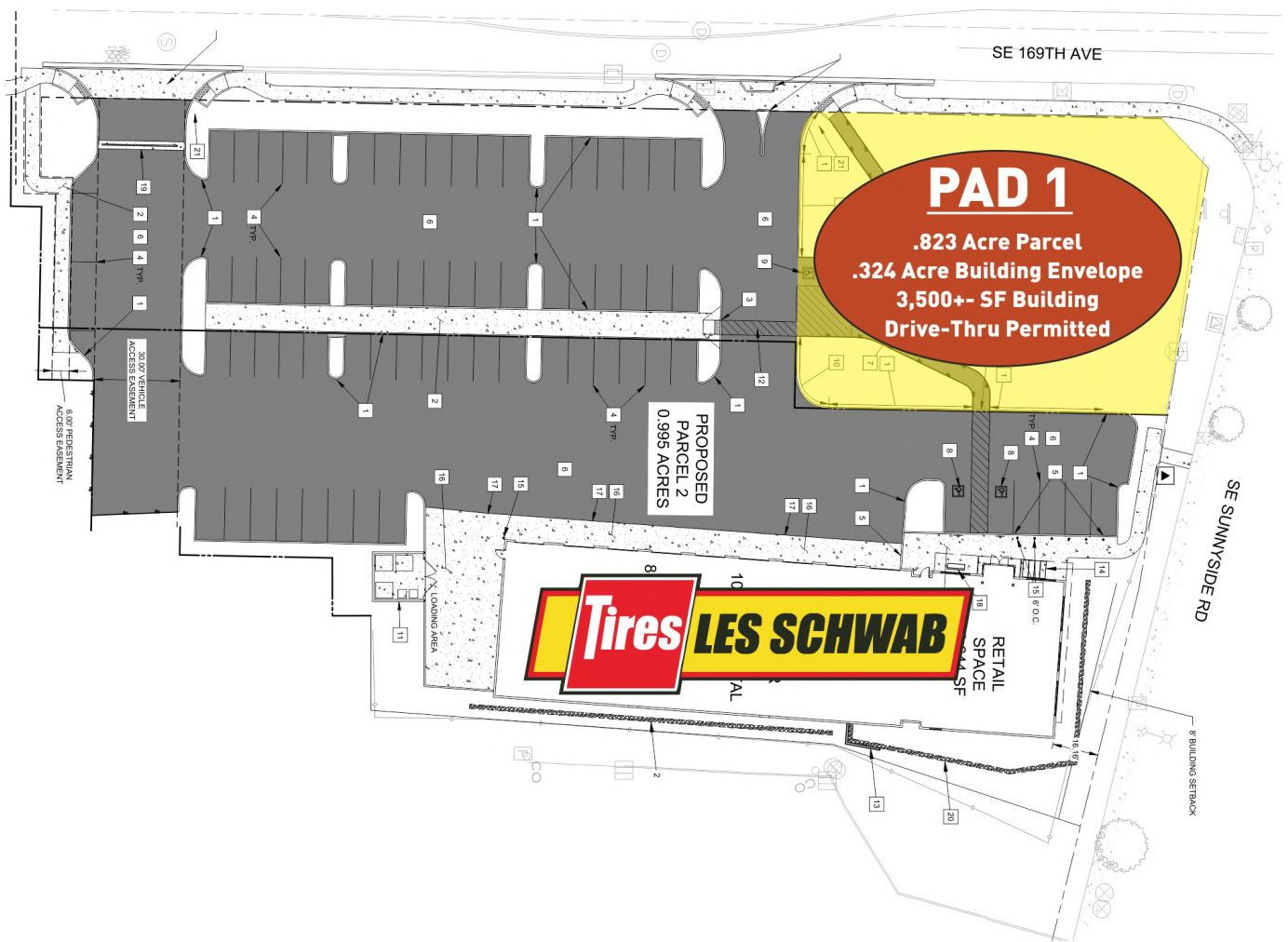
Features

Sunnyside Retail Center sits at the signalized intersection of Sunnyside Rd. and 169th Ave. in Happy Valley, one of Oregon's fastest-growing cities. Retailers benefit from strong co-tenancy, high visibility, and steady traffic from over 52,000 residents and 27,000 employees within three miles. The area boasts an average household income of \$142,000, with 40% of adults holding college degrees. With an 80% population increase over the past 15 years, this location offers prime exposure in a thriving, high-income market.

Demographics

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	6,953	52,130	143,823
Households	2,251	17,397	50,837
Average Household Income	\$140,004.85	\$142,345.36	\$120,904.48
Total Employees	3,512	26,703	73,942
College Educated (Pop Age 25+)	2,069 - (47%)	14,214 - (40%)	32,948 - (32.6%)

Site Map



PAD 1 Available (.823 Acres)

PAD 2 Les Schwab Tire Center



Trade Map





Sunnyside Retail Center - PAD 1



 **PAD 1**  16920 SE Sunnyside Rd, Happy Valley, OR 97015

Unit Details

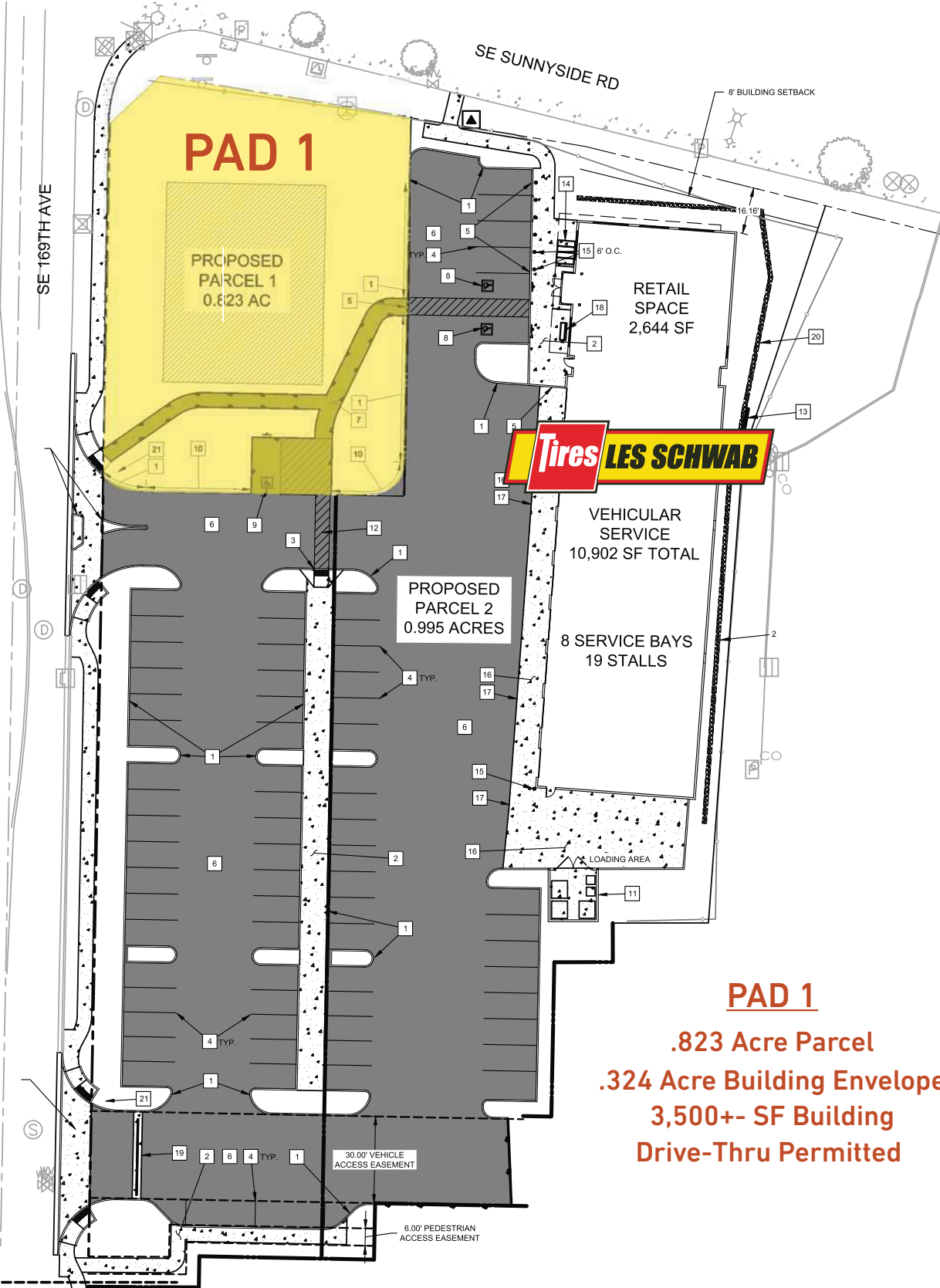
Square Footage: .823 Acres
Dimensions: N/A
Rate: Call For Details
Date of Availability: Currently Available

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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.
- Les Schwab anchors Pad 2. Pad 1 (.823 acres) is available for ground lease and can accommodate a drive-thru or standard retail user. The .324-acre building envelope supports a structure of 3,500+ SF. The site is fully entitled, with all site work complete.



PAD 1

.823 Acre Parcel

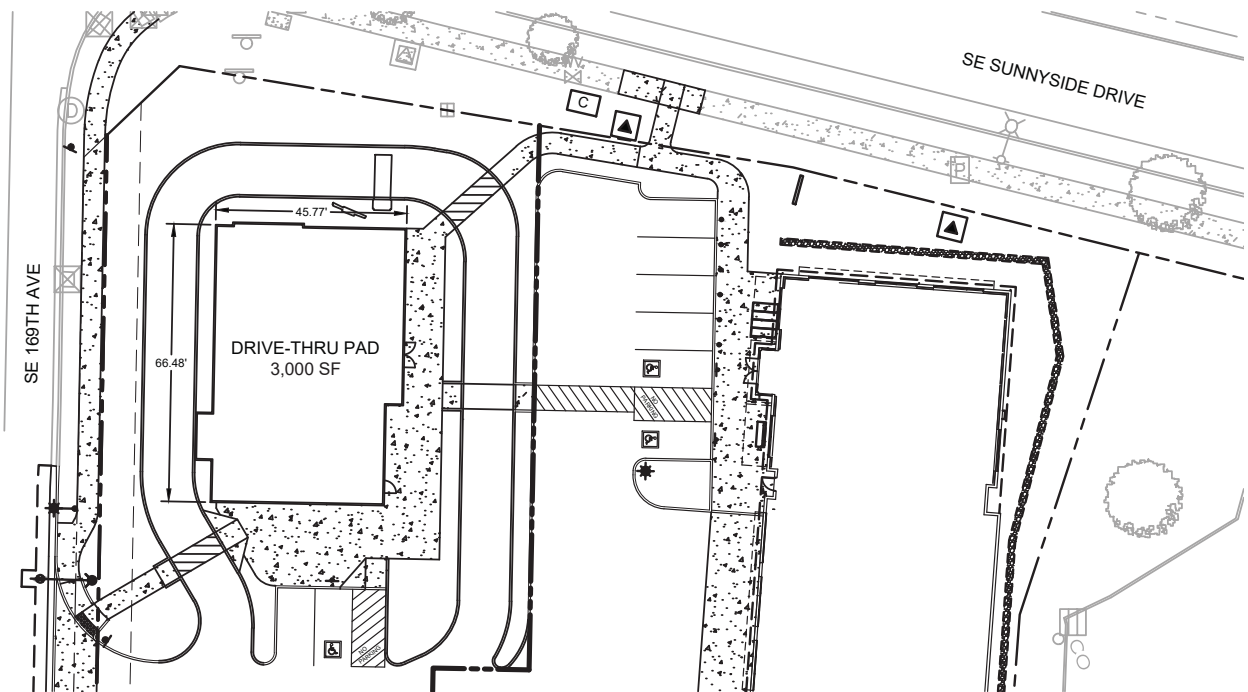
.324 Acre Building Envelope

3,500+- SF Building

Drive-Thru Permitted

Site Plans (Conceptual)

Drive-Thru Concept (3,000 SF)



Retail Concept (4,500 SF)

