



FOR LEASE RETAIL SPACE



Sunnyside Retail Center 16920 SE Sunnyside Rd, Happy Valley, 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

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

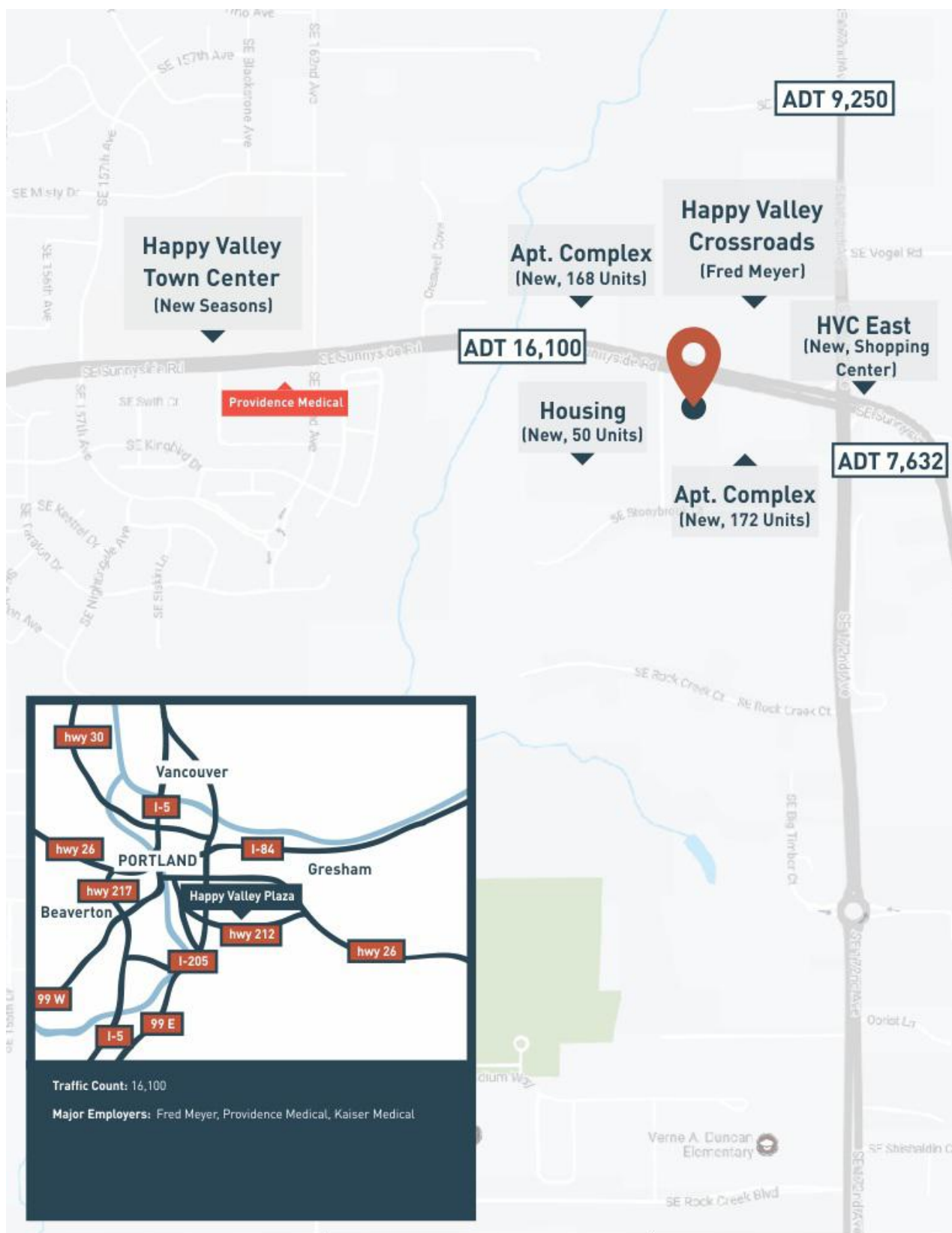
DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	7,082	45,980	132,932
Median Hh Income	\$86,982	\$85,609	\$64,498
Total Housing Units	2,079	15,405	49,982
College Educated	23%	22.3%	17.36%
Total Employees	714	18,459	51,548

Site Map



PAD 1 Available For Drive-Thru

PAD 2 Les Schwab Tire Center



Trade Area (Satellite)





Sunnyside Retail Center - PAD 1



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

Unit Details

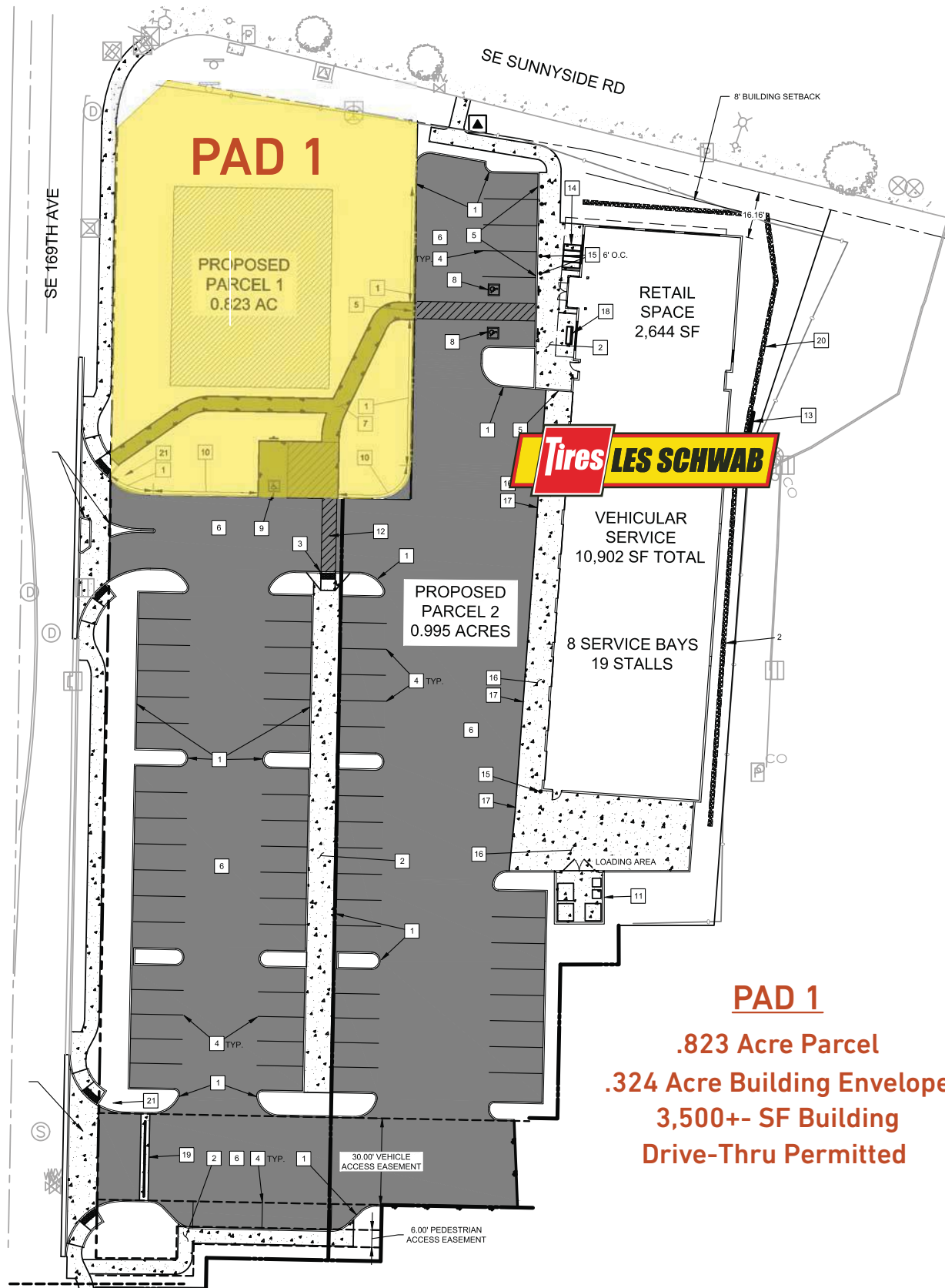
Square Footage: .823 Acres
Dimensions: N/A
Rate: Call For Details
Date of Availability: Currently Available

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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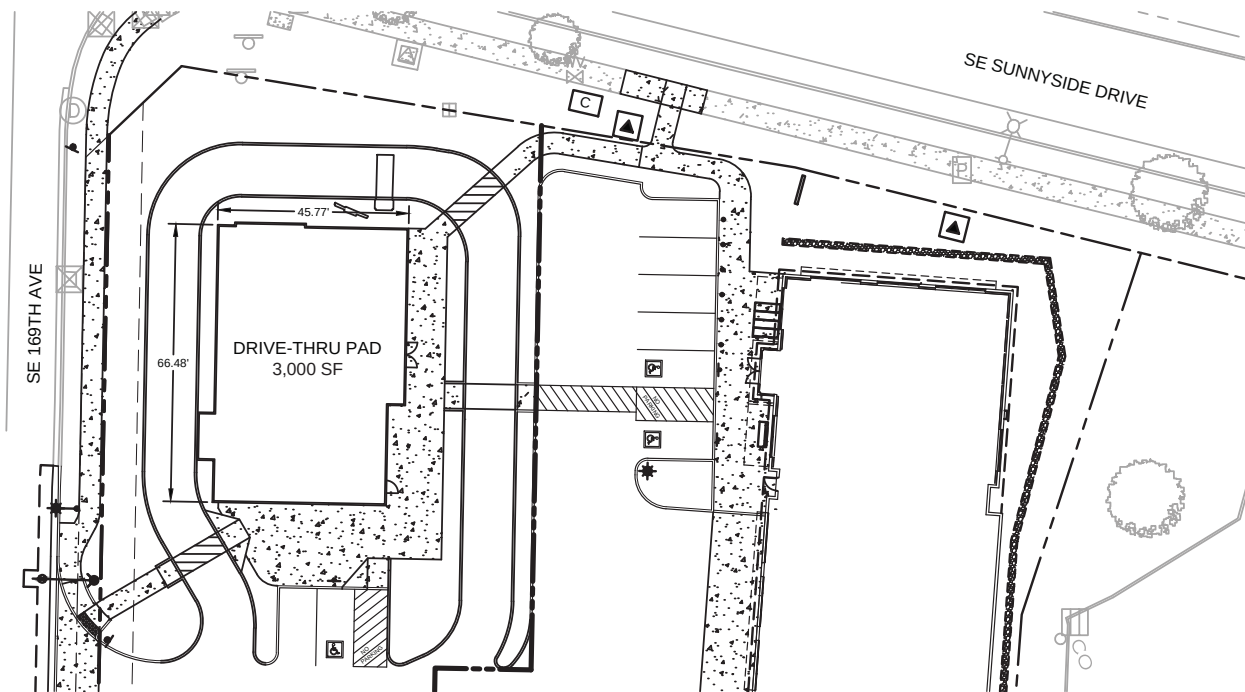


PAD 1

.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 (4,500 SF)

