

HAPPY VALLEY CROSSROADS

17155 SE SUNNYSIDE ROAD, SUITE 160, HAPPY VALLEY, OR
13203 SE SE 172ND AVENUE, SUITE 168, HAPPY VALLEY, OR

GRAMOR
DEVELOPMENT
ENHANCING COMMUNITIES

RETAIL / FOOD SERVICE - 874 SF TO 1,977 SF FOR LEASE



PROPERTY HIGHLIGHTS

- Located at the busy intersection of Sunnyside Road and 172nd Avenue in Happy Valley, OR.
- Happy Valley is Oregon's fastest growing city with 15% growth in the last 5 years.
- Fred Meyer anchored shopping center.
- Strong residential growth, above average incomes, with high employment and education levels typify this submarket.
- Available February 1, 2024.
- Please do not disturb tenants.
- Call for pricing.

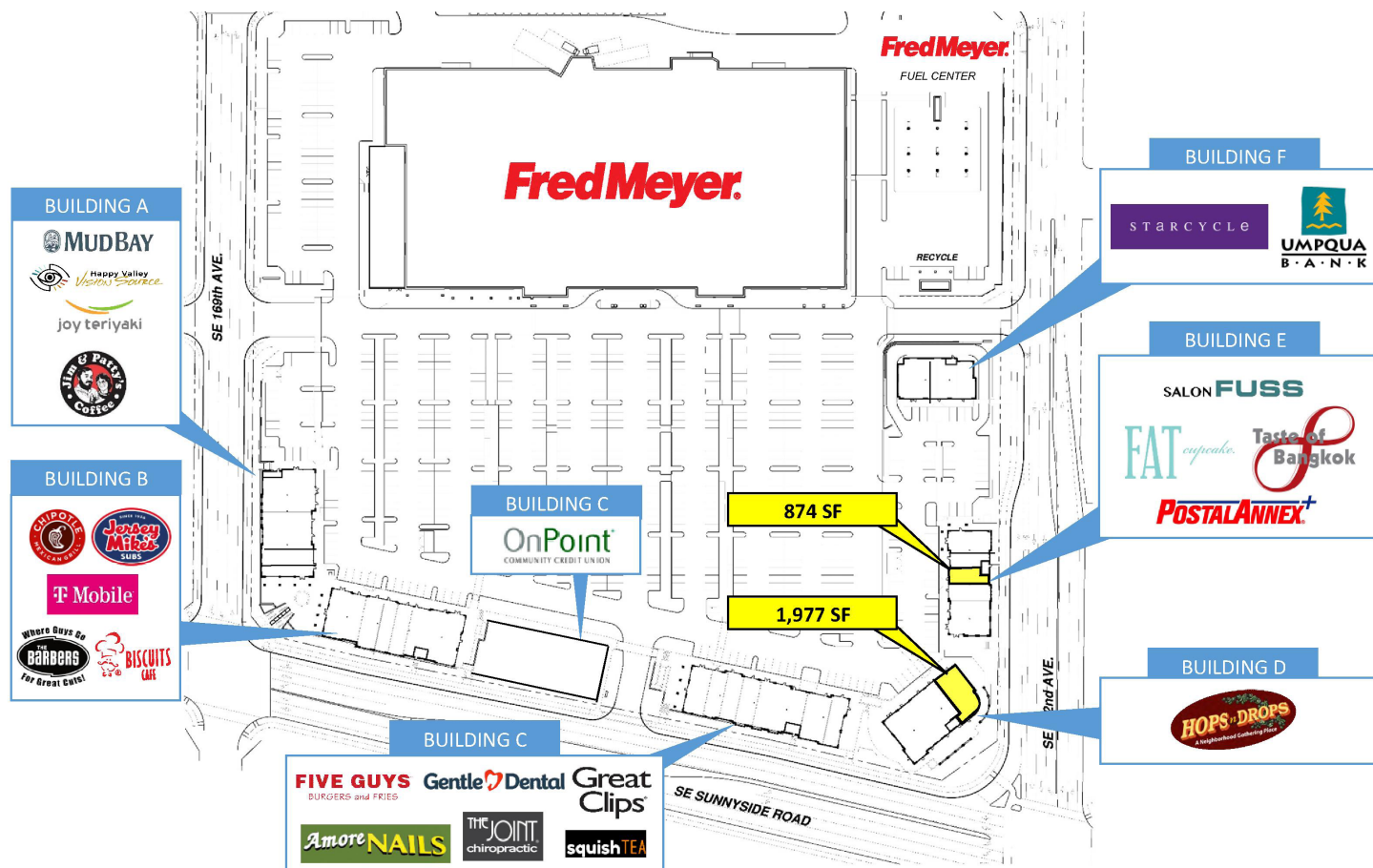


GRAMOR
DEVELOPMENT

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HAPPY VALLEY CROSSROADS

SITE PLAN



NOTABLE TENANTS INCLUDE:

Fred Meyer

OnPoint
COMMUNITY CREDIT UNION

FIVE GUYS
BURGERS and FRIES

MUDBAY

DEMOGRAPHICS (2023)

RADIUS	1 MILE	3 MILE	5 MILE
Population	6,832	47,717	131,226
Avg. Household Income	\$146,973	\$157,808	\$134,421
Daytime Population	1,257	10,252	45,119

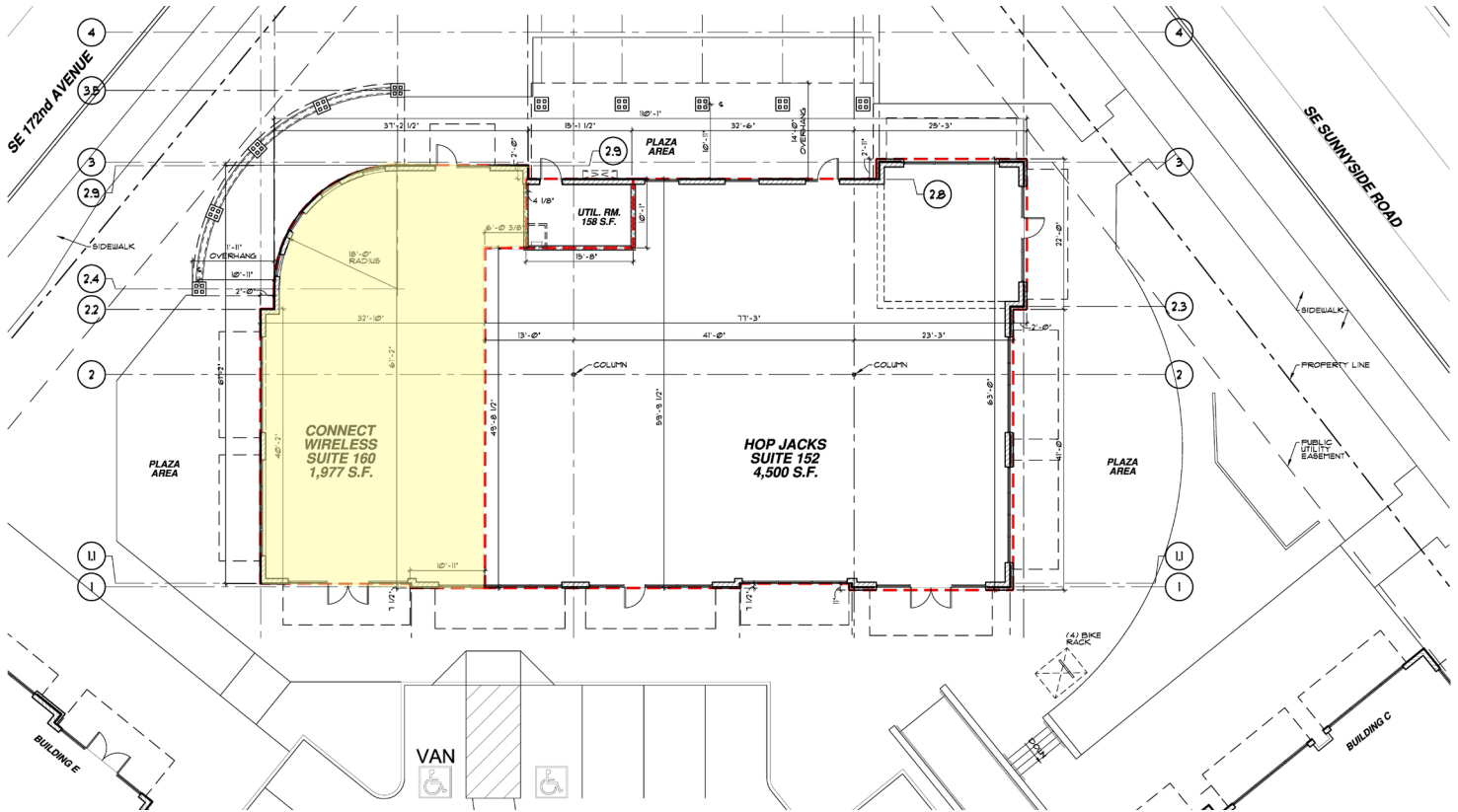
TRAFFIC COUNTS

LOCATION	ADT
Sunnyside Road	21,135



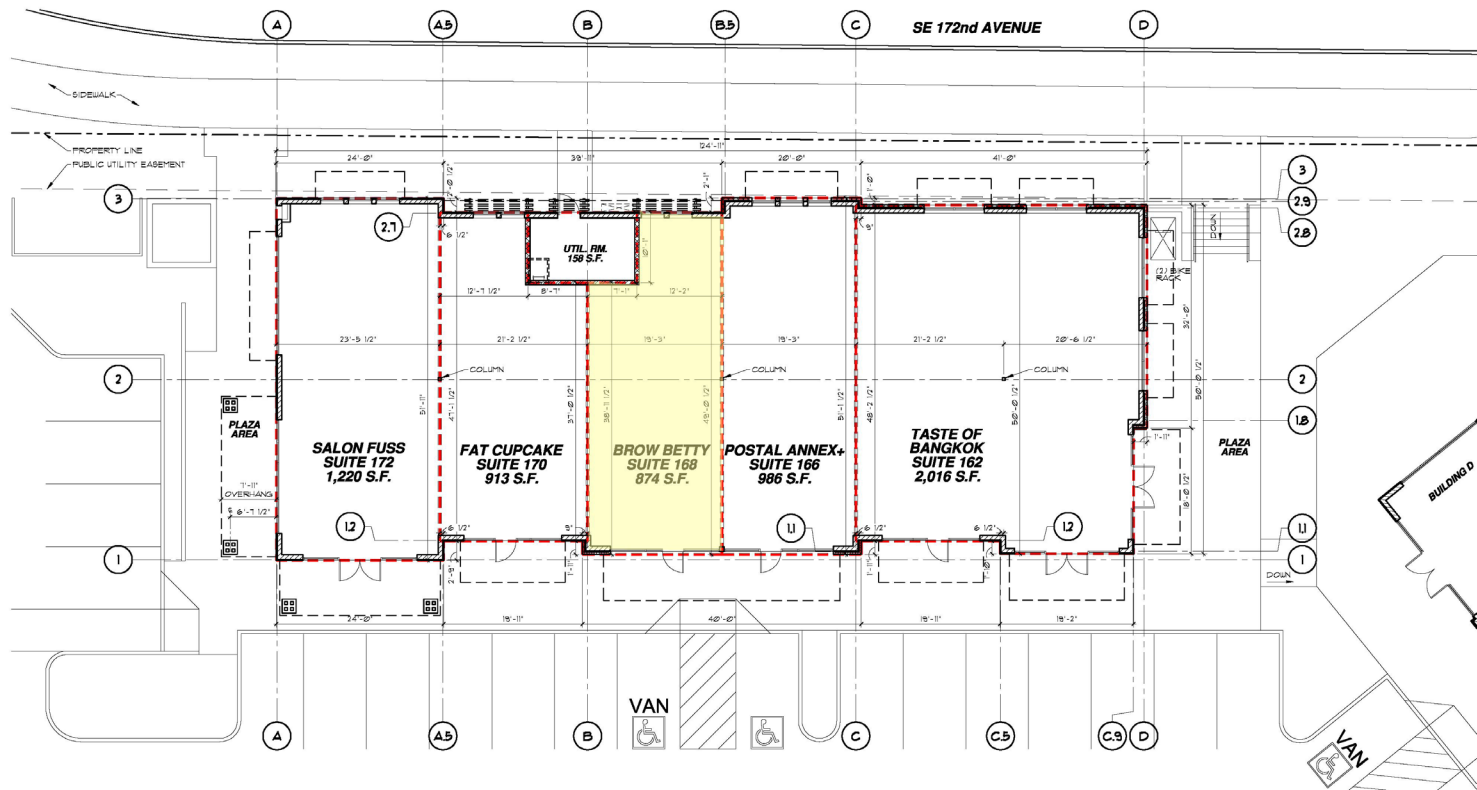
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LEASING PLAN - 1,977 SF (17155 SE SUNNYSIDE ROAD)



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LEASING PLAN - 874 SF (13203 SE 172ND AVENUE)



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AERIAL



CONTACT US

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The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.