

**REAL ESTATE INC.**

# Huge Fred Meyer-anchored Happy Valley development starts leasing nearly a year in advance

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In less than a year, Happy Valley residents will have a slew of new options for grabbing pizza and beers, getting their hair cut, their nails done and their teeth cleaned.

Not to mention buying groceries.



Happy Valley Crossroads, a 184,000-square-foot mixed-use development in Happy Valley, has begun to lease up with a range of retail tenants. Construction is underway and expected to wrap up next fall.

TILAND SCHMIDT ARCHITECTS PC

Gramor Development announced this week it has signed seven new retail tenants for spaces at Happy Valley Crossroads, an \$80 million mixed-use project it is building in Happy Valley.

The new tenants include Hop Jacks, Pizza Factory, Gentle Dental, Happy Valley Nails, Brow Betty, [Great Clips](#) and The Barbers. In addition, [Fred Meyer](#) is spending \$30 million on a 144,000-square-foot store that will anchor the development. That store is expected to create close to 250 jobs.

Located at Southeast 172nd Avenue and Sunnyside Road, Happy Valley Crossroads is the next in a line of 10 developments that Gramor has completed in Happy Valley and Clackamas since 1985. The entire project area features 184,000 square feet of retail development.

It will also include a 168-unit apartment complex covering more than 14 acres. [Construction began this year](#) and is expected to wrap up by fall 2016.

"The responses we're getting from current and potential tenants shows how attractive this growing Happy Valley community is," said Gramor Development president [Barry Cain](#), in a release, "and we anticipate having more new tenants to announce shortly into the new year."

According to Gramor, the development will feature a modern architectural approach with plazas and pedestrian access. Additionally, 768 car and 68 bicycle stalls are part of the plan.

The company said road and transportation improvements will include sidewalks, planter islands, road extensions at Southeast Misty Drive and 169th Avenue, and lane enlargements. A new traffic signal will also be installed at Sunnyside Road and 169th Avenue.

For this project, Gramor is working with Tiland & Schmidt Architects, Harper Houf Peterson Righellis as planners and engineers, and Christopher Freshley as landscape designer.