

# HAPPY VALLEY TOWN CENTER



Perform Properties

FOR LEASE > HAPPY VALLEY, OR



## LOCATION

15639-15899 SE Sunnyside Rd  
Happy Valley, OR 97086

## AVAILABLE SPACE

- Suite K1593A - 1,420 SF
- Suite H-208 - TBD
- Suite C15723 - 1,500 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

SE Sunnyside Rd – 17,517 ADT ('25)

## HIGHLIGHTS

- Happy Valley Town Center is a 138,397 square foot shopping center anchored by New Seasons Market with a mix of retail, restaurant, office and civic space.
- Minutes from Interstate 205, providing convenient access to Portland and the greater metropolitan area.
- Happy Valley is one of Portland's fastest growing cities with an average household income significantly above the state average.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com

Kelli Maks 503.680.3765 | kelli@cra-nw.com

Alex MacLean IV 503.866.6425 | alex4@cra-nw.com

Alex MacLean 503.709.3563 | alex@cra-nw.com

503.274.0211  
www.cra-nw.com

# HAPPY VALLEY TOWN CENTER 15639-15899 SE SUNNYSIDE RD

PHOTOS

Happy Valley, OR





**HAPPY VALLEY TOWN CENTER**  
**15639- 15899 SE SUNNYSIDE RD**  
Happy Valley, OR

AVAILABLE  
1,500 SF

**NEW SEASONS  
MARKET**

**Rivermark**  
COMMUNITY CREDIT UNION

AVAILABLE  
1,420 SF

AVAILABLE

**SITE**

**CHASE**

17,517 ADT (25)

**Fred Meyer**

**COLUMBIA BANK**

SE 172nd Ave  
6,138 ADT (25)

**OnPoint**  
COMMUNITY CREDIT UNION

**iQ CREDIT UNION**

**Tires LES SCHWAB**

SE 172nd Ave

**Goodwill**  
CORPORATIONS INTERNATIONAL, INC.

**SE Sunnyside Rd**



# HAPPY VALLEY TOWN CENTER 15639-15899 SE SUNNYSIDE RD

Happy Valley, OR

## SITE PLAN



Suite	TENANT	SF
<b>K1593A</b>	<b>AVAILABLE</b>	<b>1,420</b>
<b>H-208</b>	<b>AVAILABLE</b>	<b>N/A</b>
D15861	SILVER CREEK COMMUNITY MARKET	50,000
H-101	NORTHWEST PRIMARY CARE	10,808
15640	SUNNYSIDES	6,000
H-206	VALLEY DENTAL WORKS	3,772
G16085	HAPPY HOLLOW PIZZA	3,500
F16021	SPORTS ON TAP	3,500
H-210	METRO PEDIATRICS	3,364
H-200	HAND & STONE MASSAGE & FACIAL	3,008
15820	CHASE BANK	3,000
K15936	PHO ZEN	3,000
J-201	ORANGETHEORY FITNESS	2,994
B15707	CASA COLIMA MEXICAN RESTAURANT	2,722
F16015	SUN'S UP TANNING	2,500
H-214	HOLISTIC HEALTH	2,460
G16091	BB NAILS	2,409
H-218	FLOYD FAMILY ORTHODONTICS	2,300
E15957	HAPPY VALLEY VETERINARY HOSPITAL	2,300
E15963	RIVERMARK COMMUNITY CREDIT UNION	2,252
J-112	JOHN L. SCOTT REAL ESTATE	2,033
J-200	SELECT PHYSICAL THERAPY	2,000
J-110	U.S. WORLD CLASS TAIKWONDO	1,815
A15918	PEET'S COFFEE & TEA	1,748
B15711	CASA COLIMA MEXICAN RESTAURANT	1,693
C15725	SUSHI MOTO	1,658
<b>C15723</b>	<b>AVAILABLE</b>	<b>1,500</b>
A15888	NOODLE MAN	1,428
C15729	HAPPY VALLEY CLEANERS	1,411
F16011	ICHI TERIYAKI	1,365
K1593B	KIM JONG GRILLIN	1,346
C15735	HOUSE OF PIPES	1,300
C15727	STRETCH LAB	1,280
C15731	BISHOPS BARBERSHOP	1,220
A15916	PHILLY GRILL	1,178
A15910	MEDITERRANEAN GRILL	1,103
A15914	EDWARD D JONES	1,068
H-216	STATE FARM INSURANCE	1,000



# HAPPY VALLEY TOWN CENTER

## 15639- 15899 SE SUNNYSIDE RD

Happy Valley, OR

### DEMOGRAPHIC SUMMARY

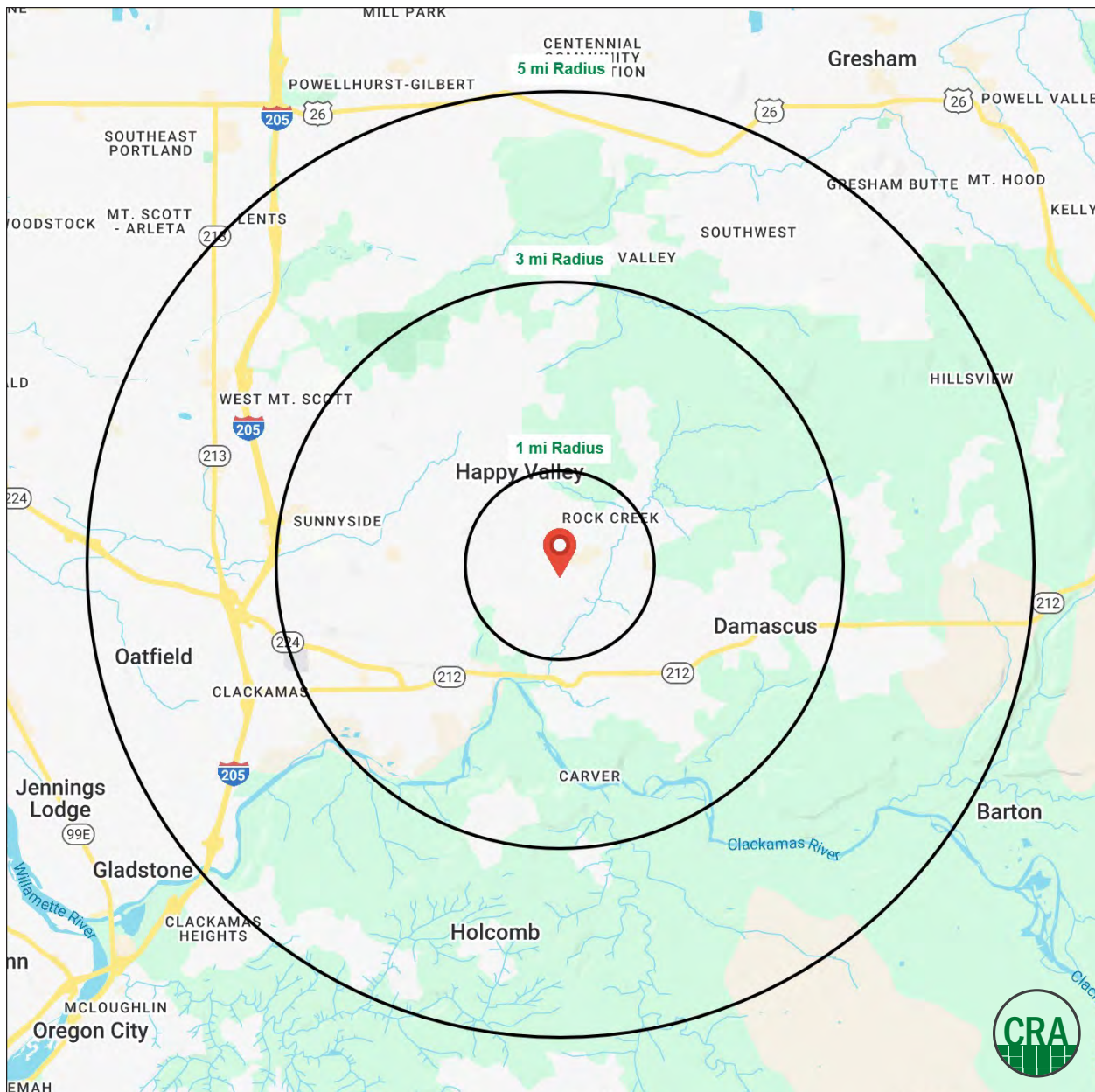
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	15,270	58,724	167,707
Estimated Households	5,238	20,730	61,635
Average HH Income	\$146,301	\$150,222	\$125,715
Median Home Value	\$603,506	\$627,355	\$549,904
Daytime Demographics 16+	12,690	79,417	196,811

**\$150,222**

Average HH Income  
3 MILE RADIUS

**38**

Median Age  
1 MILE RADIUS



# Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4267/-122.5037

Happy Valley Town Center Happy Valley, OR 97086	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	15,270	58,724	167,707
2030 Projected Population	16,548	61,583	168,075
2020 Census Population	12,774	54,466	166,930
2010 Census Population	8,176	43,646	148,003
Projected Annual Growth 2025 to 2030	1.7%	1.0%	-
Historical Annual Growth 2010 to 2025	5.8%	2.3%	0.9%
2025 Median Age	38.0	39.5	39.5
<b>Households</b>			
2025 Estimated Households	5,238	20,730	61,635
2030 Projected Households	5,770	22,136	62,728
2020 Census Households	4,298	18,735	59,420
2010 Census Households	2,731	15,388	53,696
Projected Annual Growth 2025 to 2030	2.0%	1.4%	0.4%
Historical Annual Growth 2010 to 2025	6.1%	2.3%	1.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	70.1%	72.5%	70.0%
2025 Estimated Black or African American	2.5%	2.5%	4.1%
2025 Estimated Asian or Pacific Islander	17.3%	14.1%	12.3%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.8%
2025 Estimated Other Races	9.7%	10.4%	12.8%
2025 Estimated Hispanic	9.2%	9.7%	12.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$146,301	\$150,222	\$125,715
2025 Estimated Median Household Income	\$114,757	\$117,362	\$99,909
2025 Estimated Per Capita Income	\$50,205	\$53,087	\$46,372
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.4%	3.8%
2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.7%	5.0%
2025 Estimated High School Graduate	19.5%	18.3%	23.2%
2025 Estimated Some College	22.1%	22.3%	24.0%
2025 Estimated Associates Degree Only	11.9%	12.1%	10.8%
2025 Estimated Bachelors Degree Only	27.3%	27.1%	22.3%
2025 Estimated Graduate Degree	13.2%	14.2%	11.0%
<b>Business</b>			
2025 Estimated Total Businesses	465	3,032	7,927
2025 Estimated Total Employees	2,248	21,283	55,830
2025 Estimated Employee Population per Business	4.8	7.0	7.0
2025 Estimated Residential Population per Business	32.9	19.4	21.2

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

**JEFF OLSON** 503.957.1452 | jeff@cra-nw.com

**KELLI MAK** 503.680.3765 | kelli@cra-nw.com

**ALEX MACLEAN IV** 503.866.6425 | alex4@cra-nw.com

**ALEX MACLEAN** 503.7039-3563 | alex@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.