

# HAPPY VALLEY TOWN CENTER



Perform Properties

FOR LEASE > HAPPY VALLEY, OR



## LOCATION

15639-15899 SE Sunnyside Rd  
Happy Valley, OR 97086

## AVAILABLE SPACE

- Suite C15723 - 1,500 SF
- Suite K1593B - 1,346 SF
- Suite H210 - 3,364 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.



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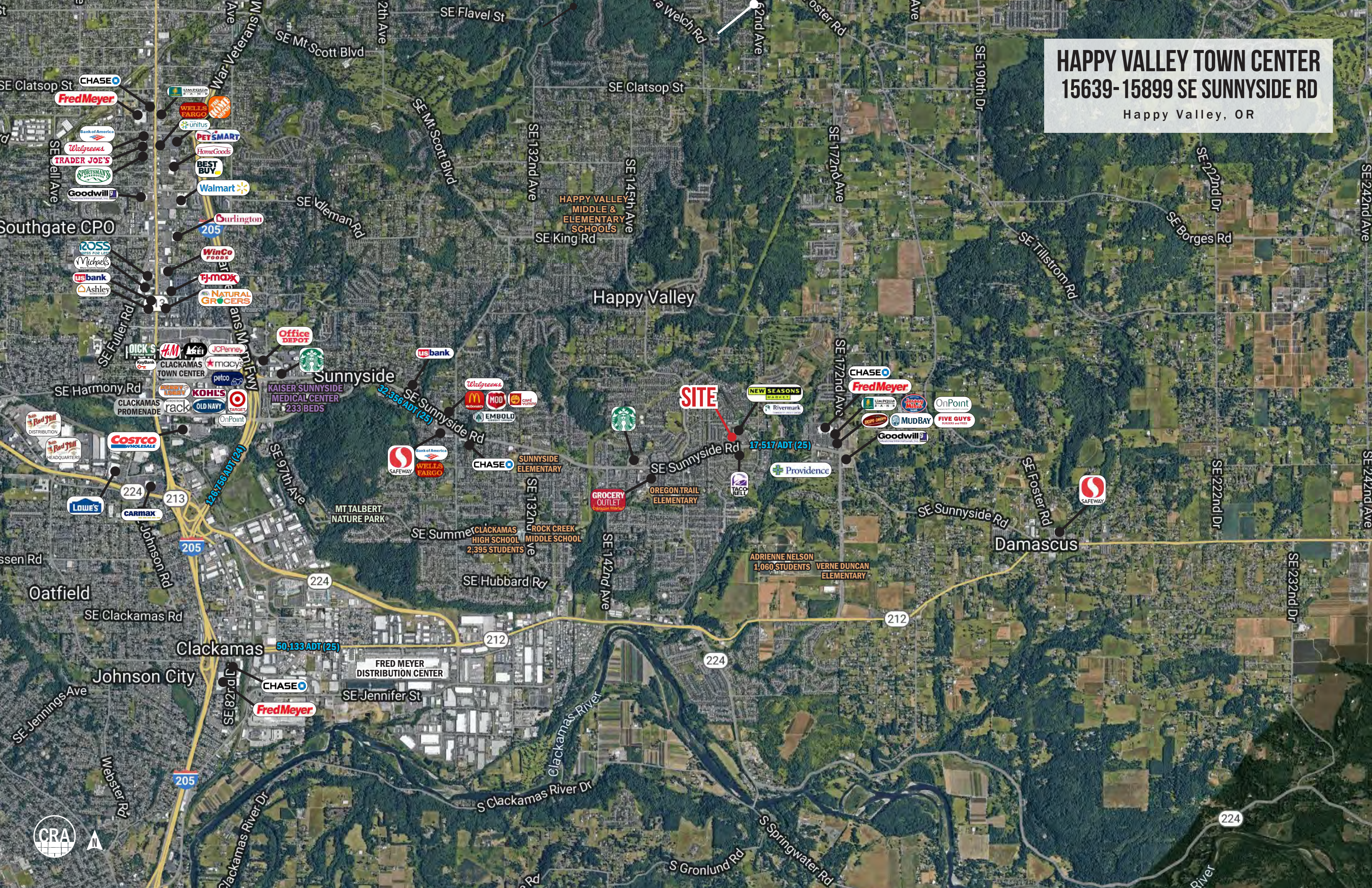
# HAPPY VALLEY TOWN CENTER 15639-15899 SE SUNNYSIDE RD

PHOTOS

Happy Valley, OR



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



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AVAILABLE  
1,500 SF

**NEW SEASONS  
MARKET**

Rivermark  
COMMUNITY CREDIT UNION

**SITE**

CHASE

AVAILABLE  
1,346 SF

AVAILABLE  
3,364 SF

SE Sunnyside Rd

17,517 ADT (25)

Rock Creek

Rock Creek

**Fred Meyer**

COLUMBIA BANK

SE 172nd Ave  
6,158 ADT (25)

OnPoint  
COMMUNITY CREDIT UNION

iQ  
CREDIT UNION

Tires  
**LES SCHWAB**

SE 172nd Ave

SE Sunnyside Rd

Goodwill  
Consulting International, Inc.

Rock Creek



# HAPPY VALLEY TOWN CENTER 15639-15899 SE SUNNYSIDE RD

Happy Valley, OR

## SITE PLAN



Suite	TENANT	SF
K1593A	WAXING THE CITY	1,420
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
<b>H-210</b>	<b>AVAILABLE</b>	<b>3,364</b>
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
<b>K1593B</b>	<b>AVAILABLE</b>	<b>1,346</b>
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

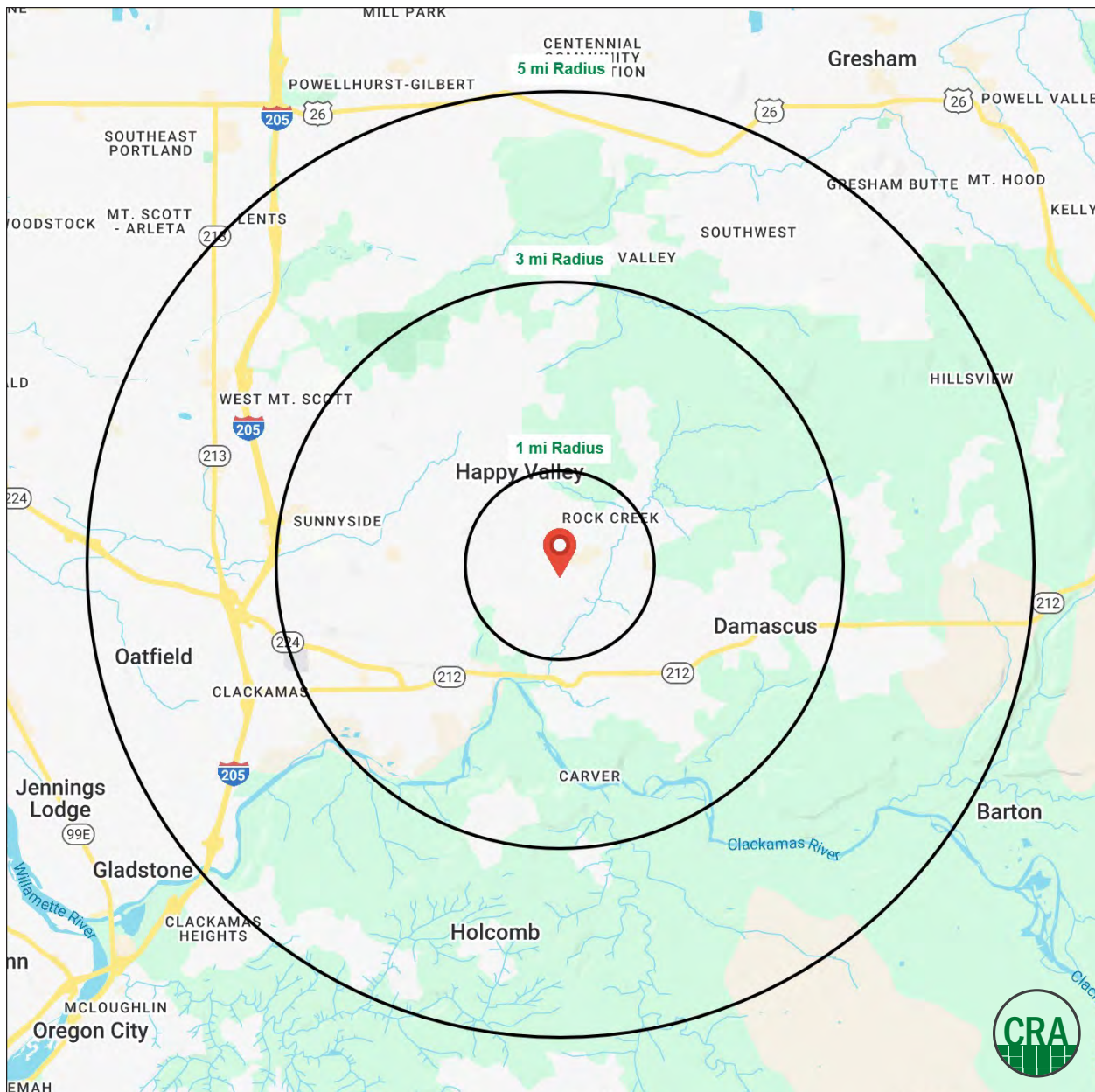
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	14,043	60,069	164,950
Estimated Households	4,869	21,658	61,439
Average HH Income	\$149,617	\$155,585	\$130,343
Median Home Value	\$671,306	\$666,107	\$587,564
Daytime Demographics 16+	5,508	37,472	108,422

**\$149,617**

Average HH Income  
3 MILE RADIUS

**37.9**

Median Age  
1 MILE RADIUS



# Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4268/-122.5012

Happy Valley Town Center Happy Valley, OR 97015	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2026 Estimated Population	14,043	60,069	164,950
2031 Projected Population	15,484	64,243	167,306
2020 Census Population	11,372	53,894	162,614
2010 Census Population	7,198	43,141	143,918
Projected Annual Growth 2026 to 2031	2.1%	1.4%	0.3%
Historical Annual Growth 2010 to 2026	5.9%	2.5%	0.9%
2026 Median Age	37.9	39.6	39.6
<b>Households</b>			
2026 Estimated Households	4,869	21,658	61,439
2031 Projected Households	5,405	23,318	62,513
2020 Census Households	3,844	18,507	57,848
2010 Census Households	2,409	15,177	52,188
Projected Annual Growth 2026 to 2031	2.2%	1.5%	0.3%
Historical Annual Growth 2010 to 2026	6.4%	2.7%	1.1%
<b>Race and Ethnicity</b>			
2026 Estimated White	70.2%	72.8%	70.1%
2026 Estimated Black or African American	2.5%	2.4%	4.1%
2026 Estimated Asian or Pacific Islander	17.1%	13.9%	12.3%
2026 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.8%
2026 Estimated Other Races	9.8%	10.4%	12.7%
2026 Estimated Hispanic	9.2%	9.7%	12.6%
<b>Income</b>			
2026 Estimated Average Household Income	\$149,617	\$155,585	\$130,343
2026 Estimated Median Household Income	\$116,252	\$118,481	\$102,241
2026 Estimated Per Capita Income	\$51,899	\$56,164	\$48,745
<b>Education (Age 25+)</b>			
2026 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.2%	3.6%
2026 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.3%	4.5%
2026 Estimated High School Graduate	20.3%	19.1%	23.7%
2026 Estimated Some College	22.9%	22.0%	24.2%
2026 Estimated Associates Degree Only	12.3%	11.7%	10.2%
2026 Estimated Bachelors Degree Only	25.6%	26.5%	22.2%
2026 Estimated Graduate Degree	13.7%	15.3%	11.7%
<b>Business</b>			
2026 Estimated Total Businesses	442	2,901	7,769
2026 Estimated Total Employees	1,939	20,094	58,928
2026 Estimated Employee Population per Business	4.4	6.9	7.6
2026 Estimated Residential Population per Business	31.8	20.7	21.2

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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:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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