

# FOR LEASE

URBAN  
WORKS



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FAST FOOD



MEDICAL

## GROUND LEASE OPPORTUNITY

**SE 172ND AVE & SE SUNNYSIDE ROAD | HAPPY VALLEY, OR**

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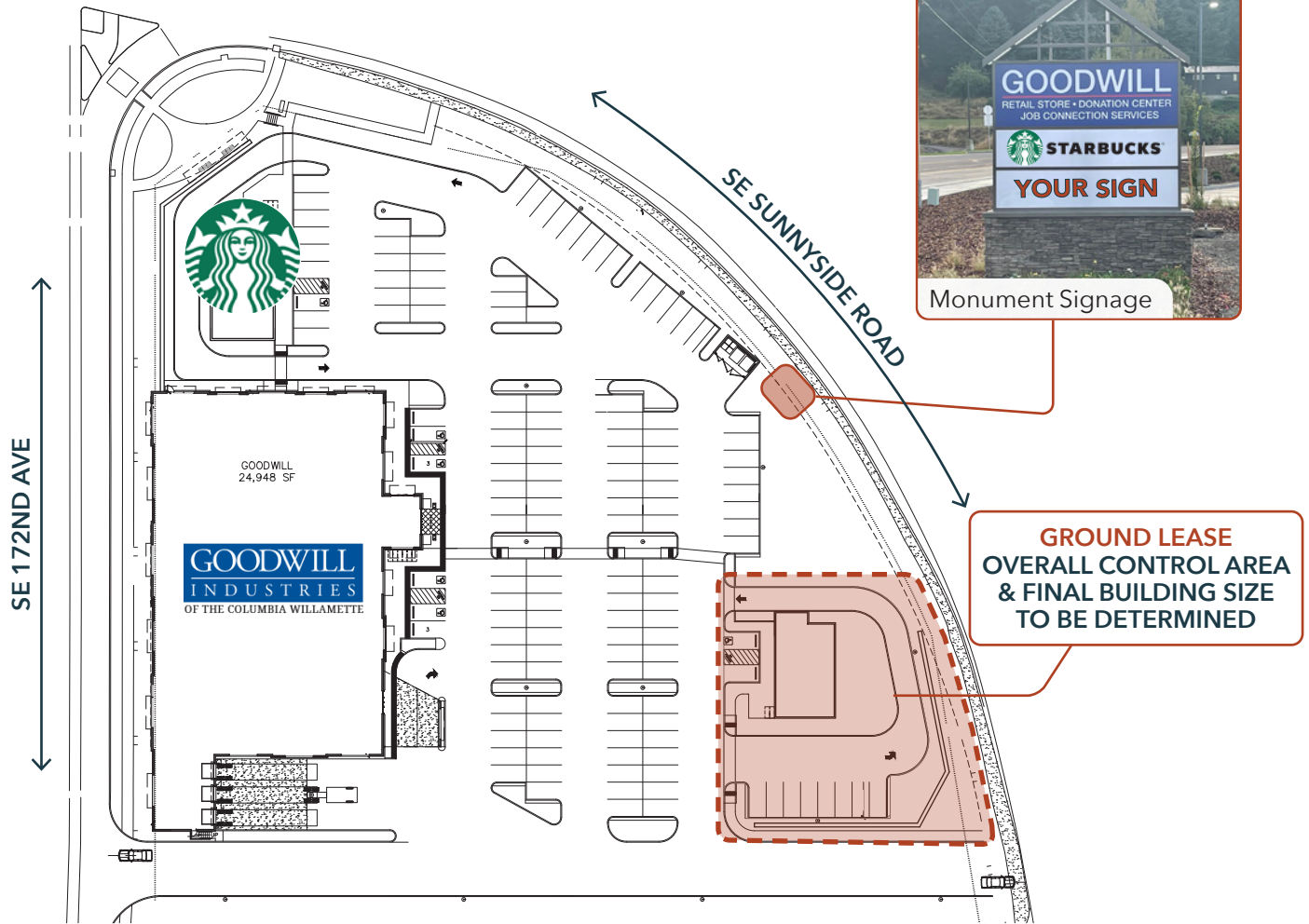
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# GROUND LEASE OPPORTUNITY



23,220 ADT  
THRU INTERSECTION



## About the Space

Ground lease available in the new development anchored by Goodwill Industries. Located kitty-corner to the Fred Meyer anchored Happy Valley Crossroads in the heart of the Happy Valley retail trade area.

## Trade Area Highlights

Due to the expansion of the urban growth boundary, Happy Valley has experienced in excess of 15% growth in the last 5 years and boasts some of the highest Median Household Incomes in the Portland Metro Area.

## Address

17366 SE Sunnyside Road | Happy Valley, OR

## Ground Lease Availability

Can accommodate 1,708 SF - 3,000 SF Building  
(Pending parking requirement)

## Uses

Fast Food / Medical Office  
(Potential for drive-thru)

# RETAIL MAP



INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.