HAPPY VALLEY TOWN CENTER

15639-15899 SE SUNNYSIDE RD | HAPPY VALLEY, OR 97086

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Property Details

Owned GLA
138,662 SF

Availability
5 Suites | 14,210 SF

Overview

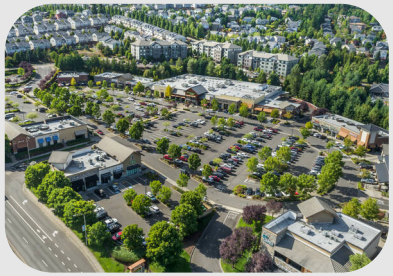
- Happy Valley Town Center is a 138,662 square foot shopping center anchored by New Seasons Market with a mix of retail, restaurant, office and civic space.
- Minutes from Interstate 205, providing convenient access to Portland and the greater metropolitan area.
- Happy Valley is one of Portland's fastest growing cities with an average household income significantly above the state average.

Tenant Mix

CHASE | orangetheory | Peet's Coffee | Edward Jones | State Farm | New Seasons Market









For more information, contact: Josh Hunsberger | 503-796-9695 | JHunsberger@performproperties.com

Updated October 2026

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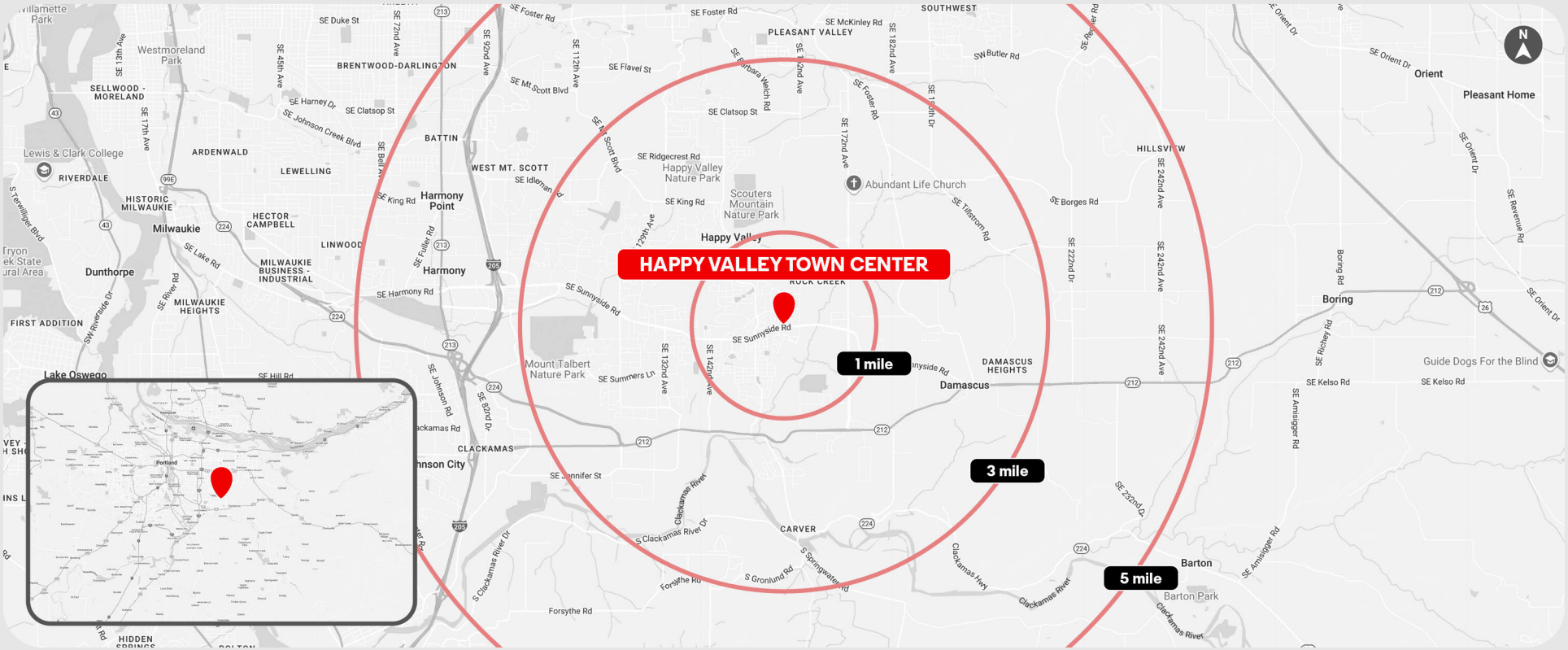
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	8,646	5,444	2,934	$137,653	$105,913
3-MILE RADIUS	60,113	60,061	20,248	$156,450	$124,274
5-MILE RADIUS	166,929	139,330	59,324	$126,538	$102,823



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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
15640	AVAILABLE	6,000
H-210	AVAILABLE	3,364
J-200	AVAILABLE	2,000
C15723	AVAILABLE	1,500
K1593B	AVAILABLE	1,346
D15861	SILVER CREEK COMMUNITY MARKET	50,000
H-101	NORTHWEST PRIMARY CARE	10,808
H-206	VALLEY DENTAL WORKS	3,772
G16085	HAPPY HOLLOW PIZZA	3,500
F16021	SPORTS ON TAP	3,500
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 HOSPIT	2,300
E15963	RIVERMARK COMMUNITY CREDIT UN	2,252
J-112	JOHN L. SCOTT REAL ESTATE	2,033
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
A15888	NUODLE MAN	1,428
K1593A	WAXING THE CITY	1,420
C15729	HAPPY VALLEY CLEANERS	1,411
F16011	ICHI TERIYAKI	1,365
C15735	HOUSE OF PIPES	1,300
C15727	STRETCH LAB	1,280
C15731	BISHOPS BARBERSHOP	1,220
A15916	STEAK ZILLA	1,178
A15910	MEDITERRANEAN GRILL	1,103
A15914	EDWARD D JONES	1,068
H-216	STATE FARM INSURANCE	1,000
C15733	SKINTIQUE STUDIO	942

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Get in Touch with Us

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