

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 | 6,266 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

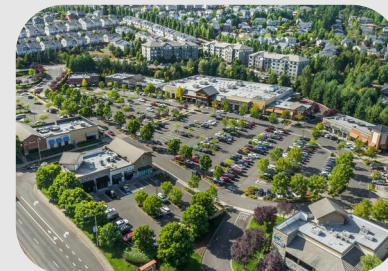
Orangetheory

Peets
COFFEE

Edward Jones
MAKING SENSE OF INVESTING

State Farm

NEW SEASONS
MARKET



HAPPY VALLEY TOWN CENTER

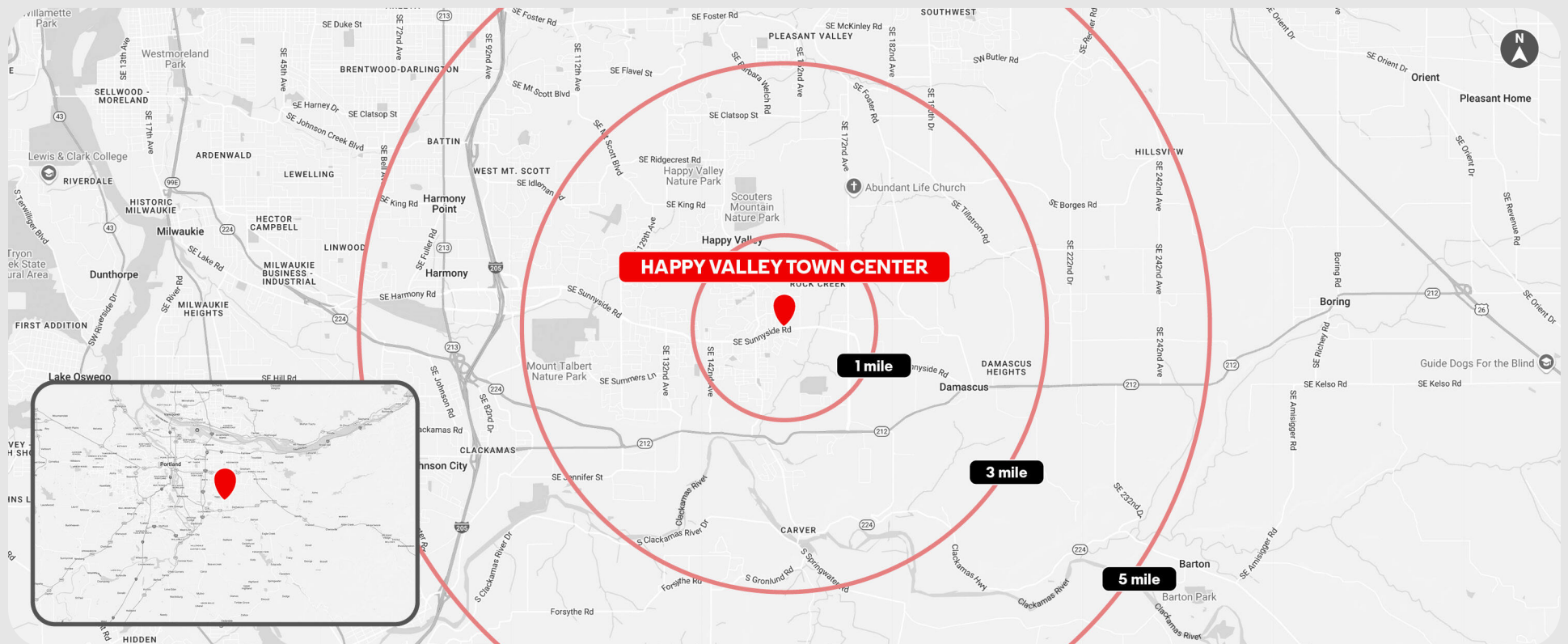
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Demographics

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

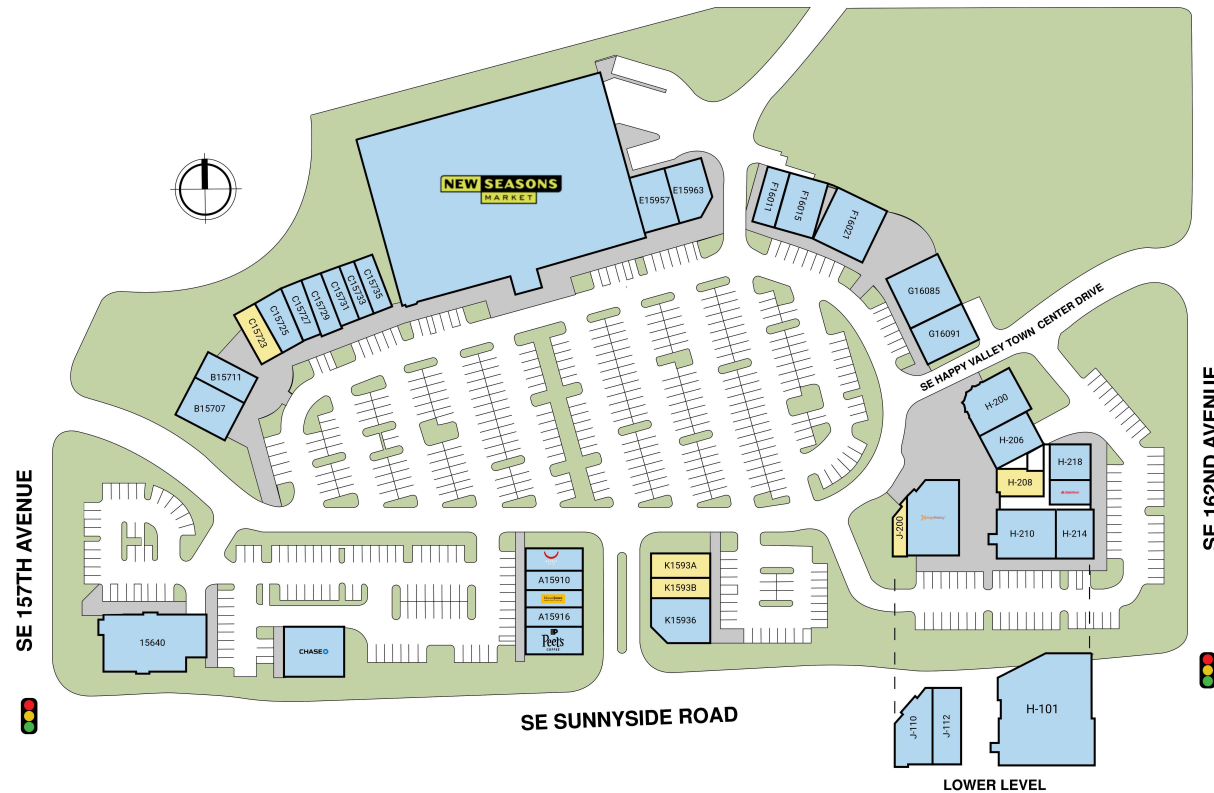


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Site Plan



| Suite | Tenant | GLA (SF) |
|--------|----------------------------------|----------|
| J-200 | AVAILABLE | 2,000 |
| C15723 | AVAILABLE | 1,500 |
| K1593A | AVAILABLE | 1,420 |
| K1593B | AVAILABLE | 1,346 |
| H-208 | AVAILABLE | |
| 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 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 |
| 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 | PHILLY GRILL | 1,178 |
| A15910 | MEDITERRANEAN GRILL | 1,103 |
| A15914 | EDWARD D JONES | 1,068 |
| H-216 | STATE FARM INSURANCE | 1,000 |

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Get in Touch with Us

Leasing

Tommy Gibbs
503-796-9695
tgibbs@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team
503-447-4990
specialtyleasing@performproperties.com

Property Management

Andrea Alo
206-550-5583
AAlo@performproperties.com



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Learn more about Happy Valley Town Center at performproperties.com/property/happy-valley-town-center

