

12900 SE 162nd Avenue, Happy Valley, OR 97086

FOR LEASE



## HAPPY VALLEY BUSINESS PARK

**REDUCED RATE**      **\$26.00 SF/YR**

**Original Lease Rate:** \$28.00 SF/yr (NNN)

**Estimated NNN:** \$6.60/SF/yr

**Available SF:** 2,028 SF

**Building Size:** 6,600 SF

**Year Built:** 2018

**Zoning:** MUC

### PROPERTY OVERVIEW

Last office/retail space available in a newly constructed mixed-use building. Located in the thriving community of Happy Valley, the available space is ready to be occupied and finished to the tenant's needs. The building is owner-occupied and well-maintained with off-street parking and frontage on SE 162nd Avenue.



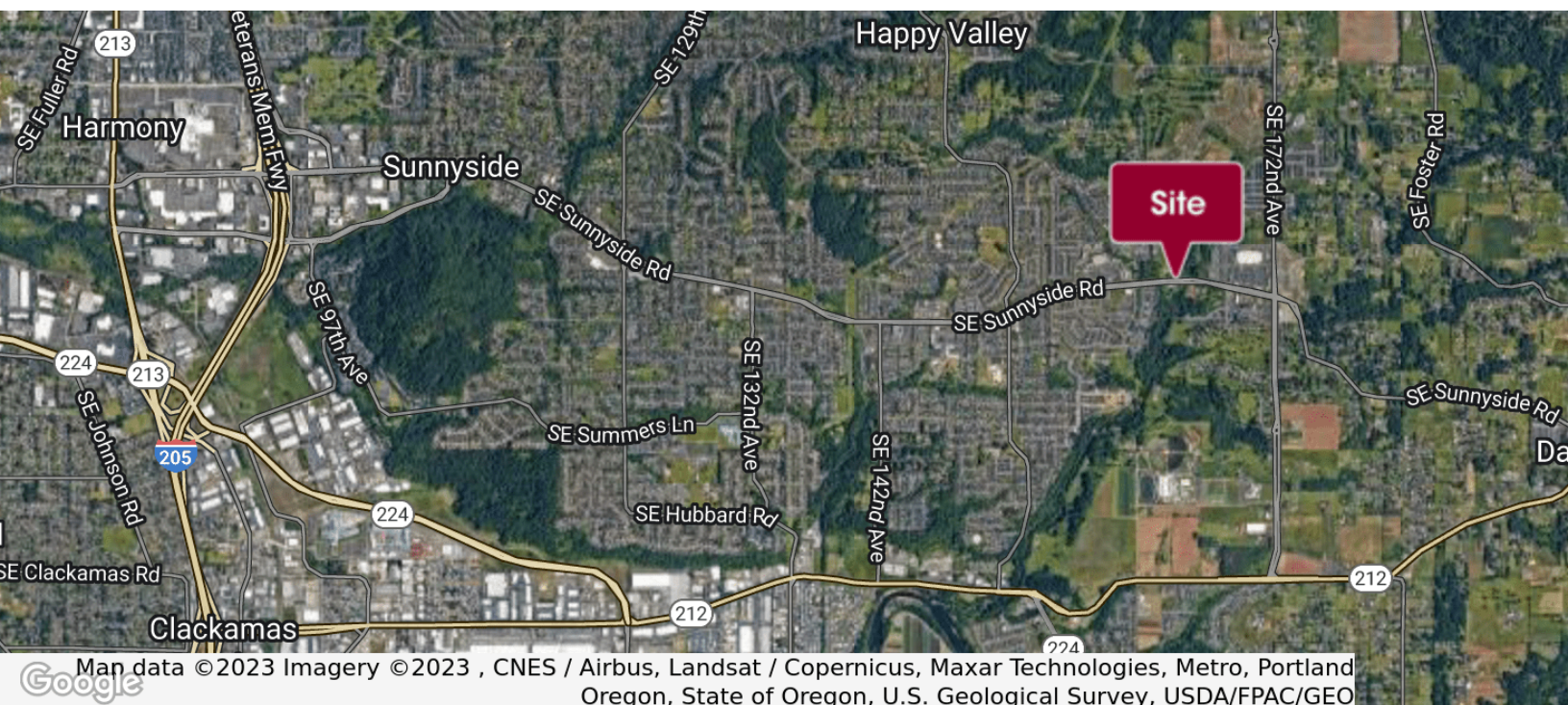
**Tyler Collins**  
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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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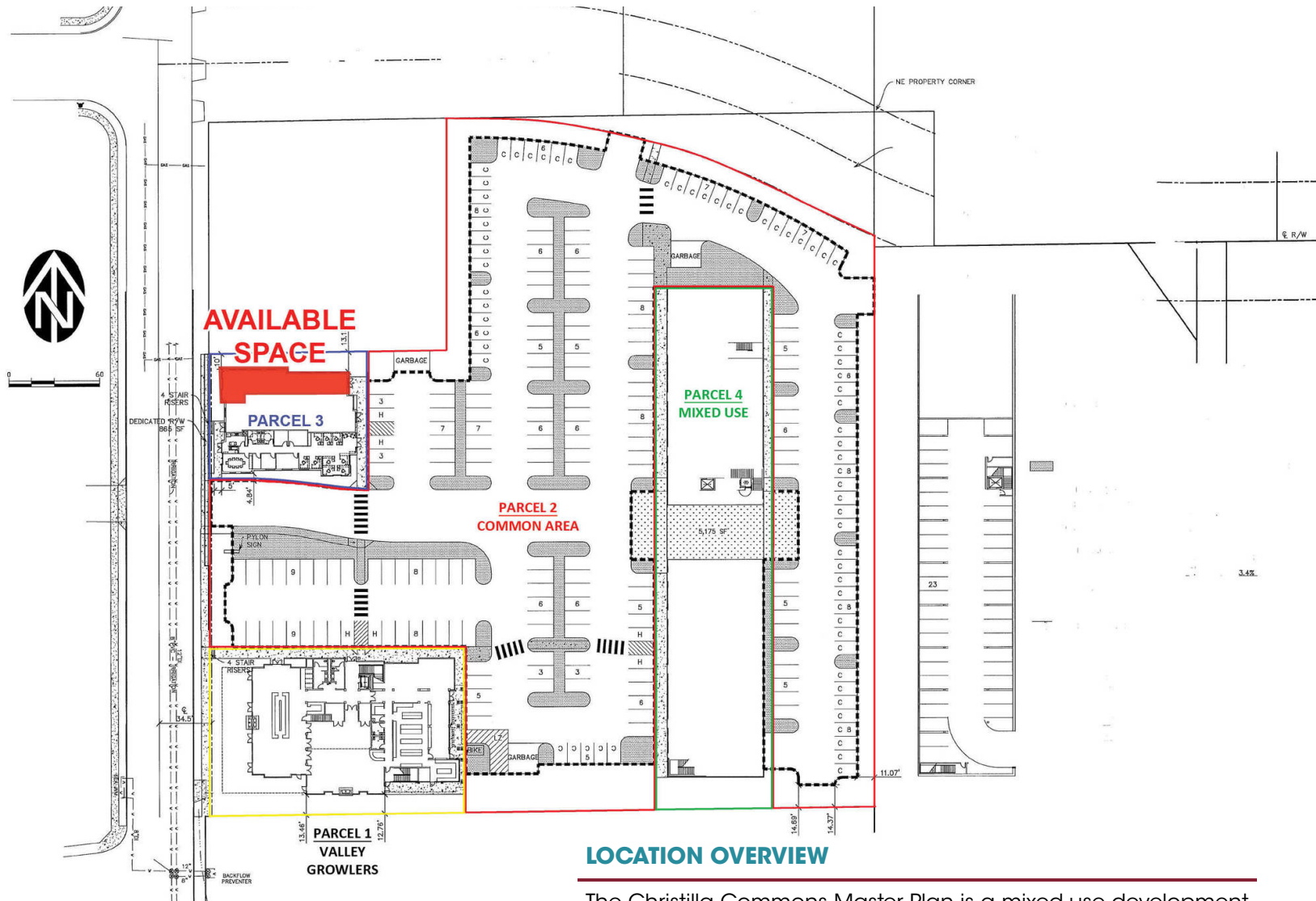
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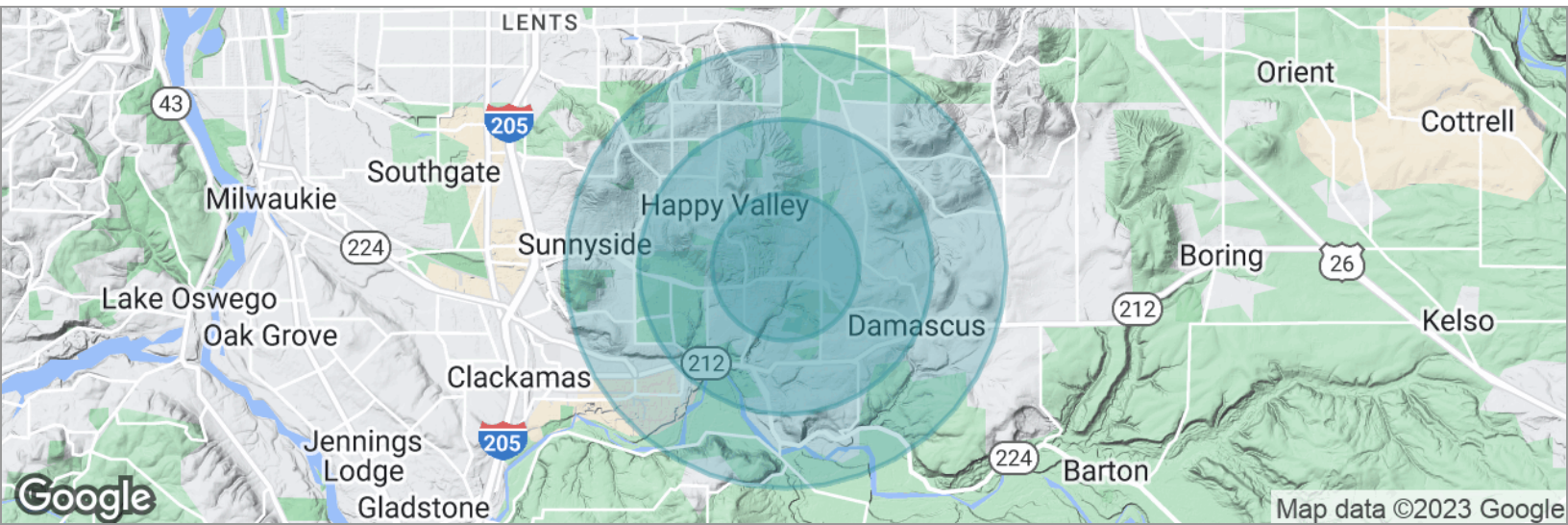


### LOCATION OVERVIEW

The Christilla Commons Master Plan is a mixed-use development encompassing 4 adjacent parcels, and construction is currently underway. The available space is located in the completed and partially-occupied building in Parcel 3. The adjoining developments will include additional retail and office spaces, an expansive taproom and restaurant, and luxury apartments. This development is located across the street from Happy Valley Town Center which is anchored by New Seasons Market.

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	8,758	28,544	49,110
Median age	35.9	37.0	37.8
Median age (Male)	33.4	35.6	37.1
Median age (Female)	36.7	37.3	37.9

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	2,952	9,911	17,236
# of persons per HH	3.0	2.9	2.8
Average HH income	\$93,972	\$97,618	\$96,126
Average house value	\$385,746	\$386,767	\$392,052

\* Demographic data derived from 2020 ACS - US Census



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