

## RETAIL AND OFFICE FOR LEASE

# VALLEY PUBLIC HOUSE

12960 SE 162nd, Happy Valley, OR 97086



### OFFERING SUMMARY

|                       |   |
|-----------------------|---|
| <b>AVAILABLE SF:</b>  | 2,284 - 3,173 SF  |
| <b>LEASE RATE:</b>    | Lower Level:<br>\$26 SF/yr (NNN)<br>Ground Level:<br>\$32 SF/yr (NNN) |
| <b>BUILDING SIZE:</b> | 18,945 SF   |
| <b>ZONING:</b>        | (MUC) Mixed Use<br>Commercial   |
| <b>MARKET:</b>        | Happy Valley  |

### PROPERTY OVERVIEW

Primary retail, medical, and office space available. Happy Valley Town Center is right across the street with other retail hubs in close proximity. This beautiful new building benefits from a combination of rapid growth, an affluent local population with thousands of new nearby homes permitted to begin construction soon. Over the next five years the population density is expected to increase by 10% with construction to begin soon, making this an excellent location for a business.

Two lease spaces are available. The ground level space is 2,284 SF and the daylight basement lease space is 3,173 SF. Both spaces can be subdivided. This is the perfect location for a flower shop, medical office, pet store, grocery store, bakery, quick stop grocery store, or butcher shop.

### PROPERTY HIGHLIGHTS

- Brand new development with pre-leased restaurants, apartment building, and other medical and retail businesses
- Directly across the street from City Hall and Happy Valley Town Center
- 34 Apartment Units on the premises
- Pre-leased restaurants include: Whiskey Lounge, Valley Growlers, Ranch PDX, and Tamale Boy.
- Abundant off street parking

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# EXTERIOR PHOTOS

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# AERIAL VIEW

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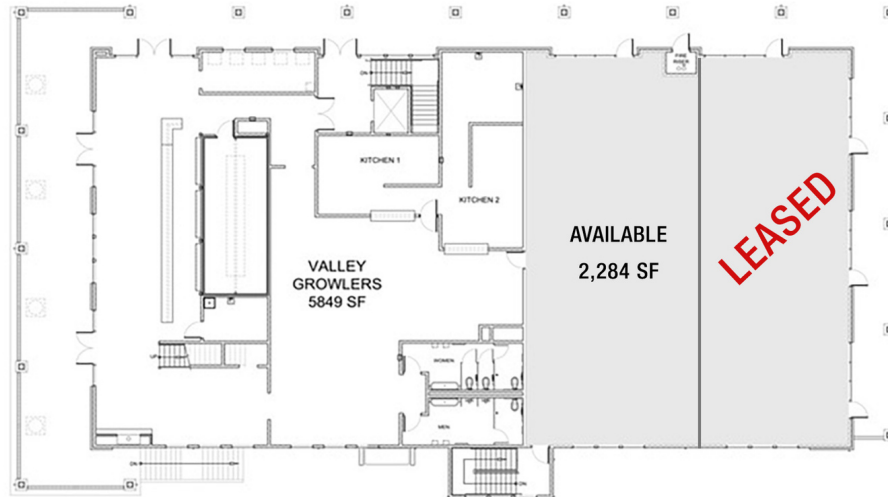
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# FLOOR PLANS

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**GROUND FLOOR**



**LOWER FLOOR**

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# AREA MAPS

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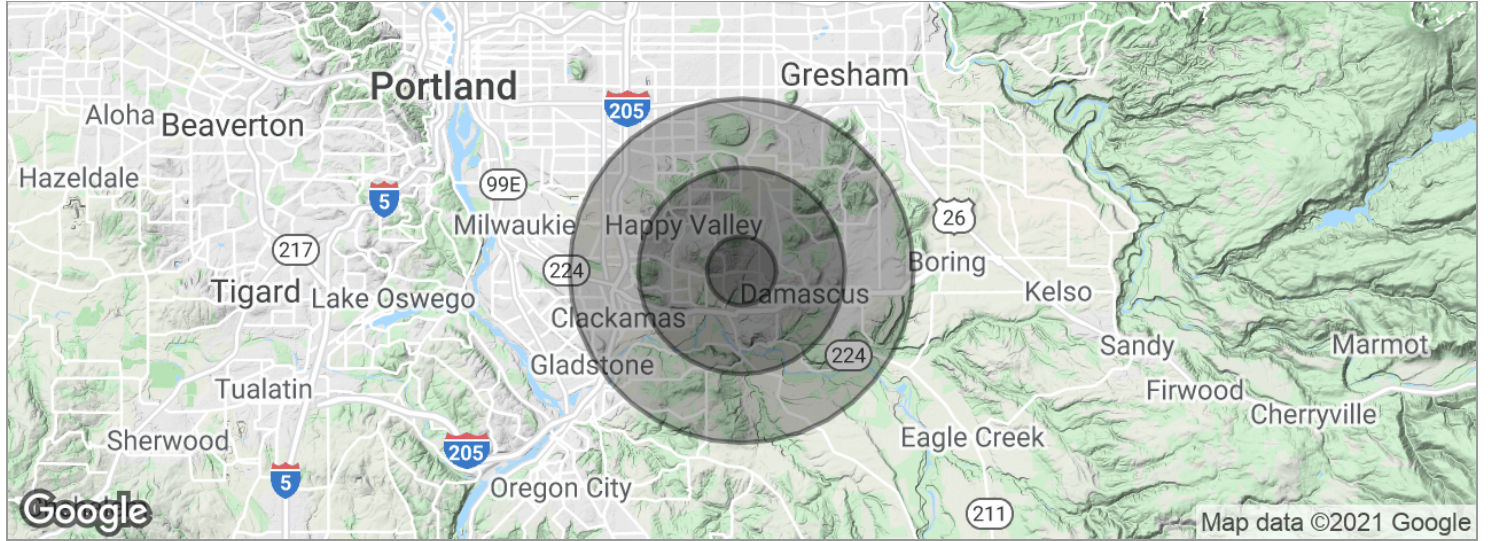
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# DEMOGRAPHICS

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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 4,951         | 39,098         | 119,335        |
| Median age                     | 35.7          | 37.8           | 37.3           |
| Median age (male)              | 33.4          | 37.1           | 37.1           |
| Median age (Female)            | 36.4          | 38.0           | 37.0           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 1,636         | 13,170         | 41,865         |
| # of persons per HH            | 3.0           | 3.0            | 2.9            |
| Average HH income              | \$84,318      | \$94,137       | \$80,810       |
| Average house value            | \$359,692     | \$423,457      | \$425,016      |

*\* Demographic data derived from 2010 US Census*

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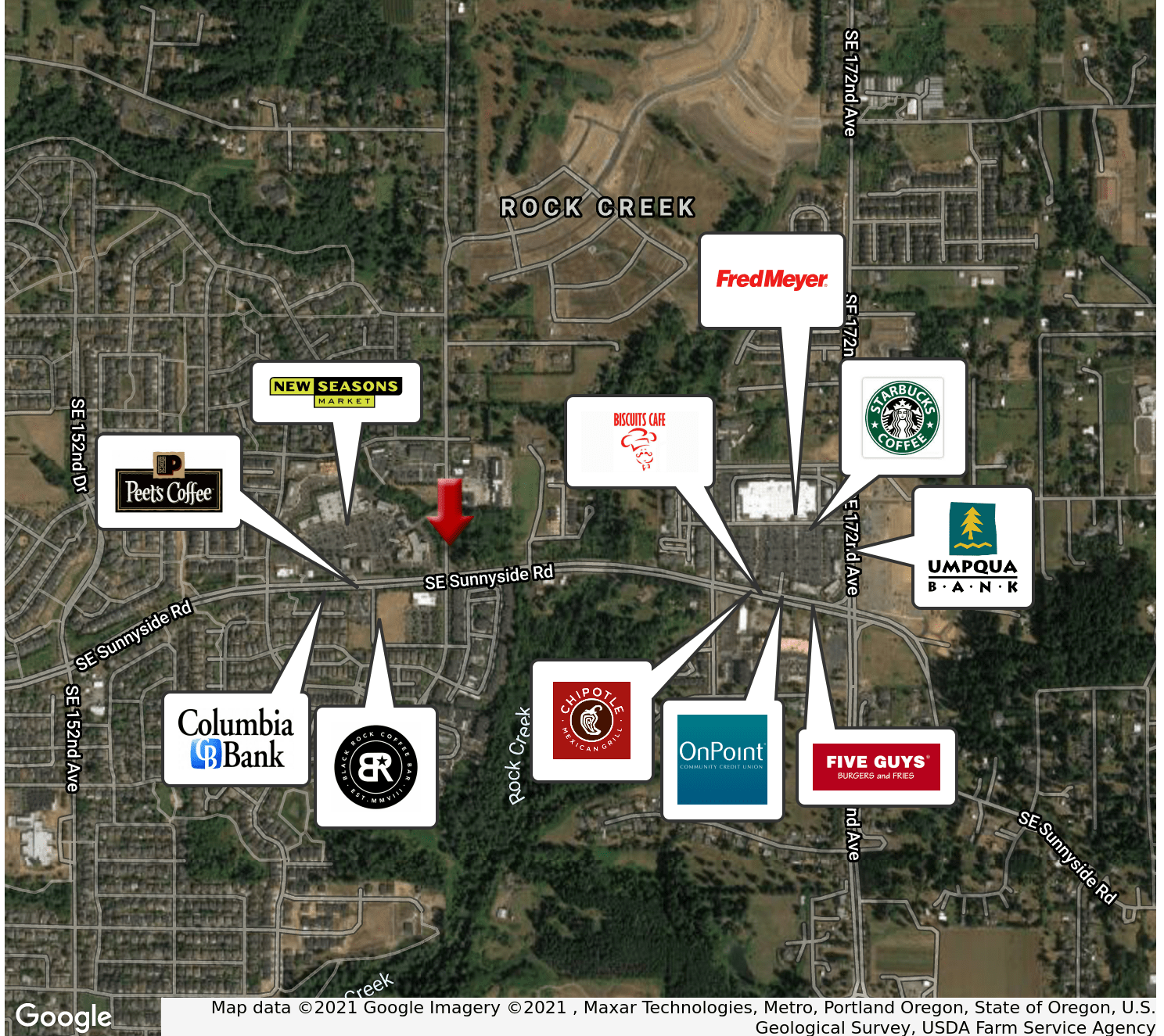
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## RETAILER MAP

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Google

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*PRESENTED BY:*

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