



For Sale

~2.50 Acres of Prime Developed Land

16180 SE Sunnyside Rd., Happy Valley, OR

Jones Lang LaSalle Brokerage, Inc.

- \$3,800,000
- Prime Retail/Office Development Opportunity in SE Sunnyside Rd
- Rare large flat undeveloped parcel with expansive SE Sunnyside Rd. frontage
- Situated in City of Happy Valley and business-friendly Clackamas County
- 16 minutes to PDX, 6 minutes to I-205, Clackamas Town Center MAX Station
- Fastest growing residential area in Portland MSA averaging 4% YOY growth since 2010
- Surrounded by numerous high-end retailers, 17,220 daily traffic count at SE Sunnyside & 162nd

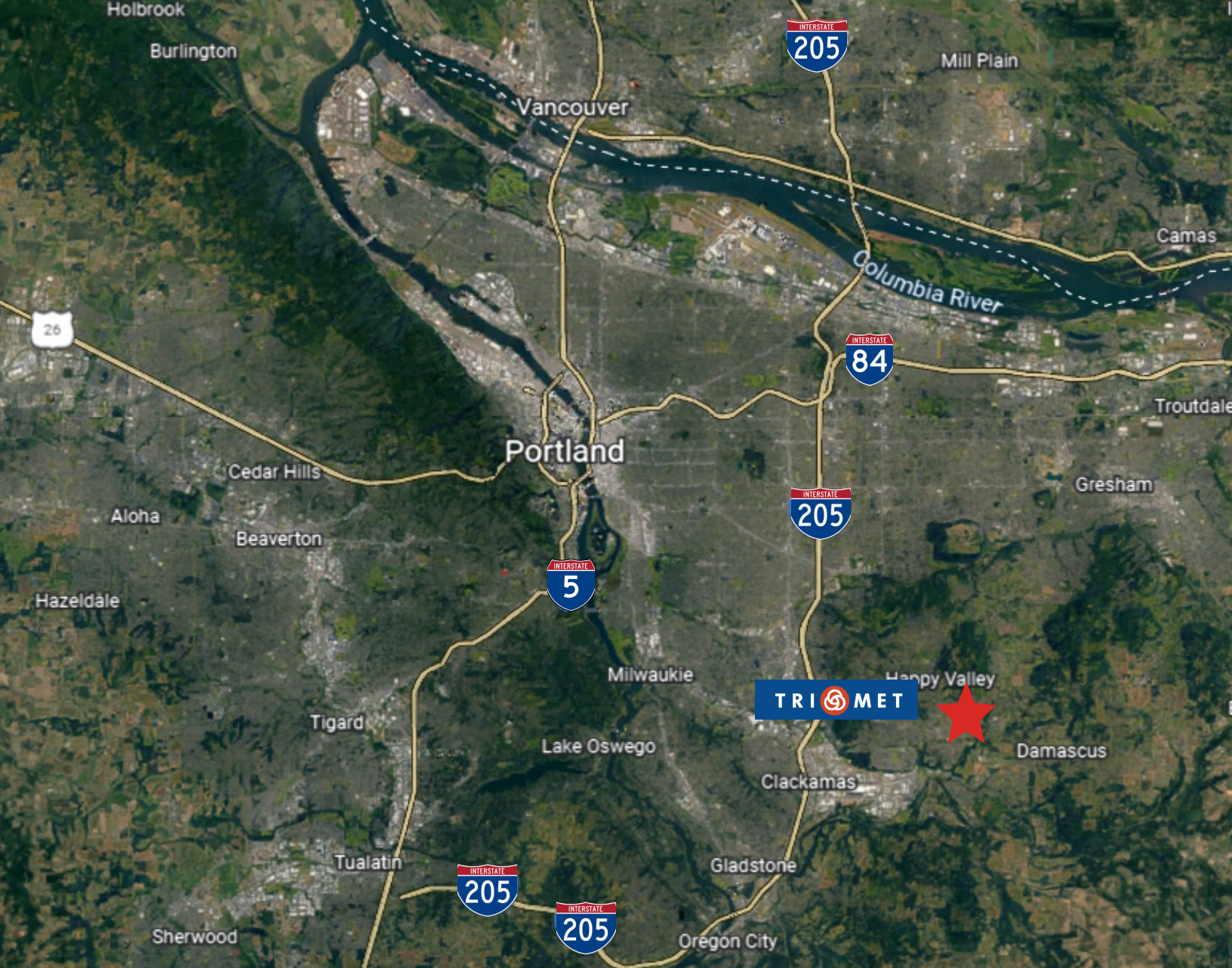
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Licensed in OR & WA



Zoning Overview

Zoning	MUC - Mixed Use Commercial
Land Size (SF)	100,188 SF
Land Size (AC)	~2.50
Allowable Uses Hospital,	Retail, Office, Residential, Civic
Maximum Site Coverage by Code Min. 15% Net Developable Area Usable	Open Space
Maximum Building Height (subject to develop- ment plan)	65 Feet (subject to develop- ment plan)
Non-Residential FAR Max	5:1
Parking Ratio Required	Varies by Use





Traffic Counts

117,017 daily at 205 and Sunnyside

17,220 daily at Sunnyside and 162nd

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Happy Valley Location

TRI MET

Clackamas Town Center MAX Station

