

CHRISTILLA COMMONS

12930 SE 162nd Avenue, Happy Valley, OR 97086



For More Information, Contact:

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Licensed in OR

FOR LEASE

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PROPERTY DESCRIPTION

Located on the ground floor of the newly constructed Christilla Commons, tenants will be surrounded by a multi-building mixed-use development with existing tenants including Valley Growlers, Allstate Insurance, Club Pilates and Pediatric Therapy Services. Unit sizes ranging from 1,200 SF - 6,052 SF on the north end and 1,200 SF - 6,371 SF on the south end of the building are available for lease.

LOCATION DESCRIPTION

Subject property is right across the street from Happy Valley City Hall on SE 162nd Avenue. Tenants will benefit from the increasing residential development including upcoming residential lots, school and playgrounds that are currently under construction less than a mile away. There is also easy access to Sunnyside Road via a lighted intersection.

PROPERTY HIGHLIGHTS

- Construction completed in Q1 2021
- Ample parking available to tenants
- Tenant Improvement allowance provided
- Traffic count from SE Sunnyside Road: 18,238

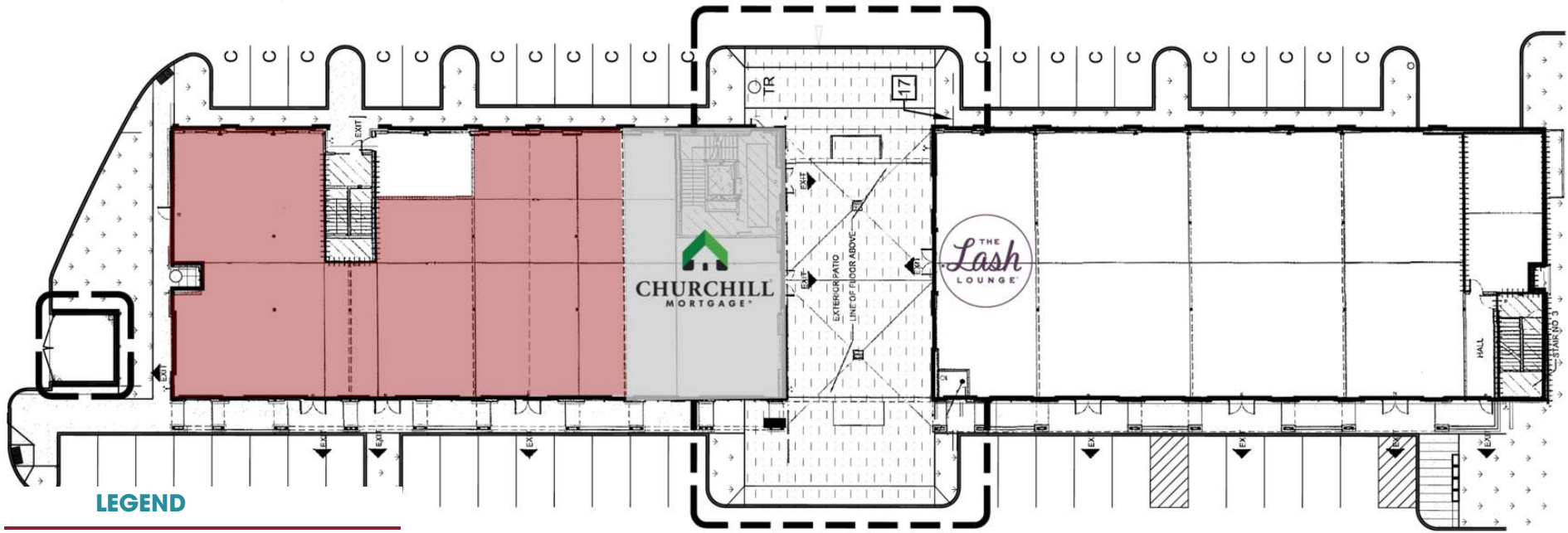
OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	1,200 - 6,371 SF
Building Size:	15,692 SF

SPACES	LEASE RATE	SPACE SIZE
North End	\$32.00 SF/yr	1,200 - 6,052 SF
South End	\$32.00 SF/yr	1,200 - 6,371 SF



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LEGEND

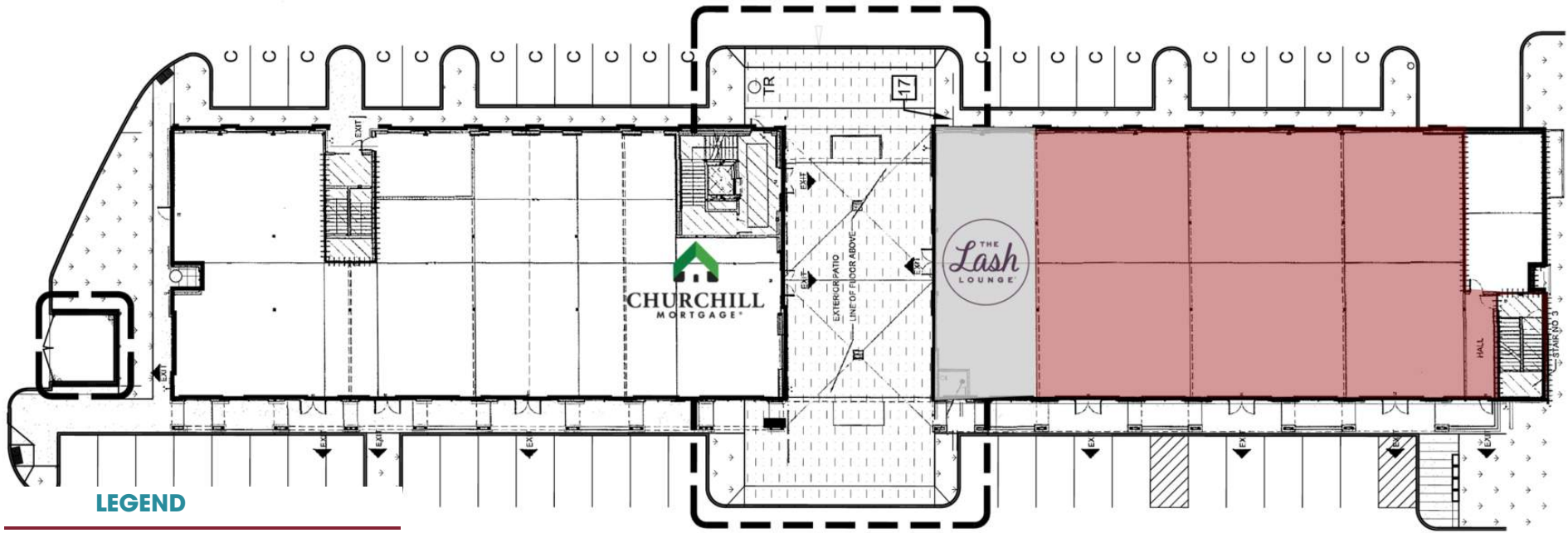
- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ North End	Available	1,200 - 6,052 SF	NNN	\$32.00 SF/yr	Located on the north side of the drive aisle, we have the flexibility to accommodate unit sizes ranging from 1,200 SF - 6,052 SF. Existing space is provided in shell condition; landlord may provide Tenant Improvement (TI) allowance to aid in final build out of each unit, subject to tenant credit strength and term of lease.



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LEGEND

- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ South End	Available	1,200 - 6,371 SF	NNN	\$32.00 SF/yr	Located on the south side of the drive aisle, we have the flexibility to accommodate unit sizes ranging from 1,200 SF - 6,371 SF. Existing space is provided in shell condition; landlord may provide Tenant Improvement (TI) allowance to aid in final build out of each unit, subject to tenant credit strength and term of lease.



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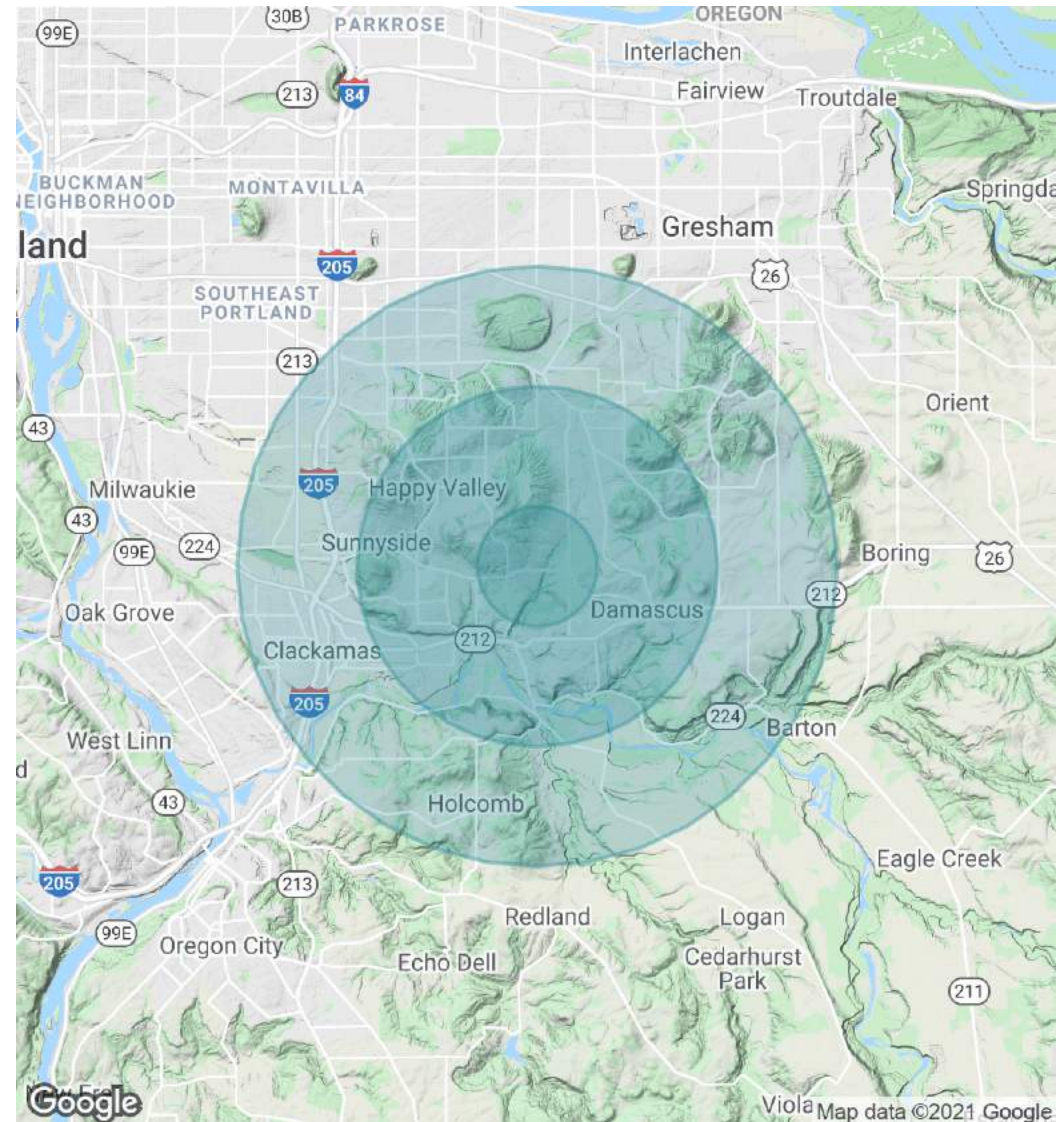
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,872	39,116	121,703
Average age	35.7	37.8	37.2
Average age (Male)	33.4	37.1	37.0
Average age (Female)	36.5	37.9	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,603	13,161	42,701
# of persons per HH	3.0	3.0	2.9
Average HH income	\$84,808	\$94,211	\$80,554
Average house value	\$360,391	\$423,604	\$423,212

* Demographic data derived from 2010 US Census

INCOME	HAPPY VALLEY	UNITED STATES
Resident average (per year)	\$37,813	\$28,555
Household median (per year)	\$100,438	\$53,482



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