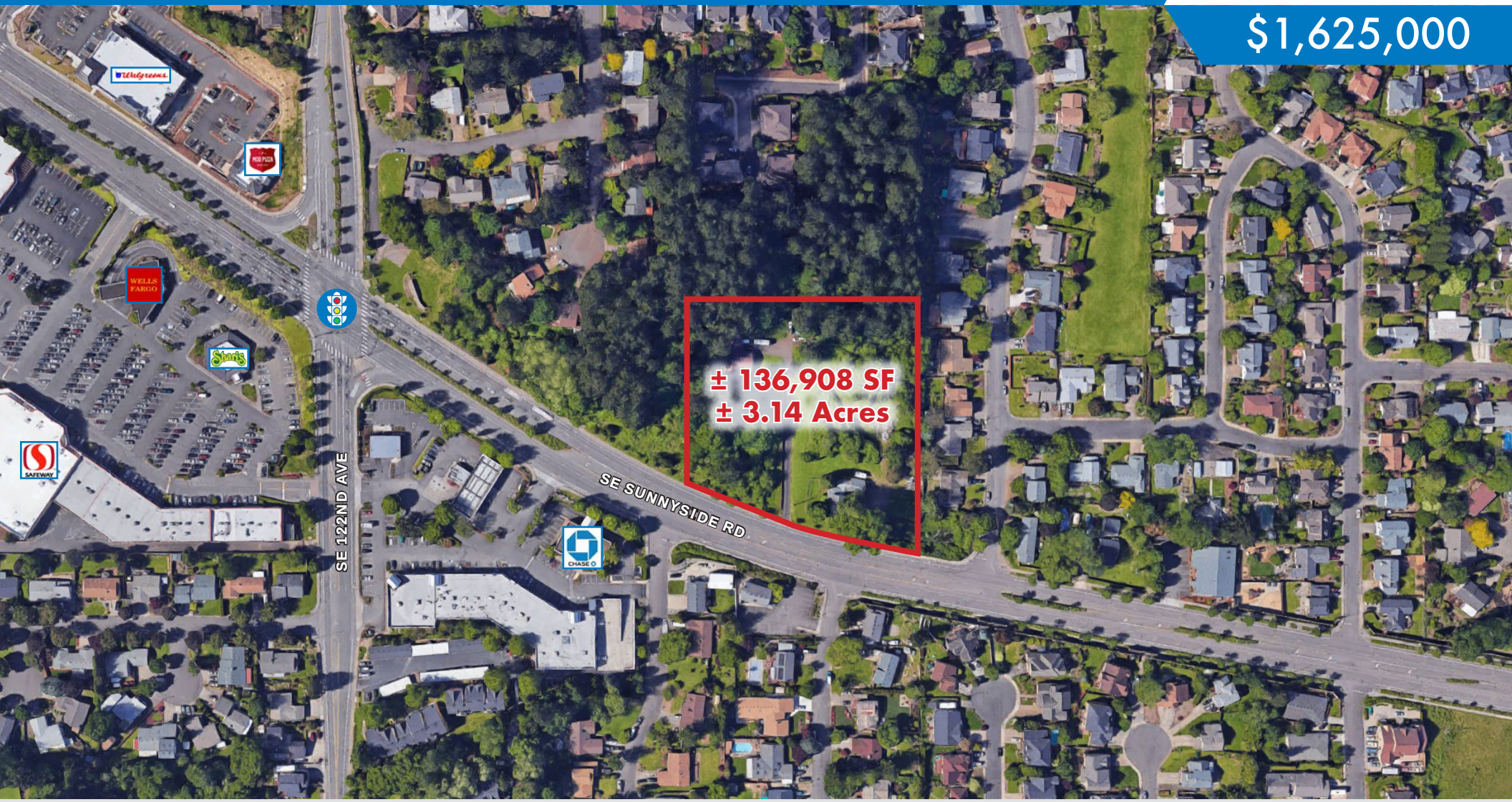
LAND DEVELOPMENT OPPORTUNITY

12455 & 12533 SE Sunnyside Rd | Happy Valley, OR 97015

FOR SALE

$1,625,000



For more information or a property tour, please contact:

THOMAS MCDOWELL
503.225.8473
TomM@norris-stevens.com

RAYMOND DUCHEK
503.225.8492
RaymondD@norris-stevens.com

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue · 17th Floor · Portland, OR 97204
503.223.3171 · norris-stevens.com

TCN WORLDWIDE REAL ESTATE SERVICES

ACCREDITED MANAGEMENT ORGANIZATION®

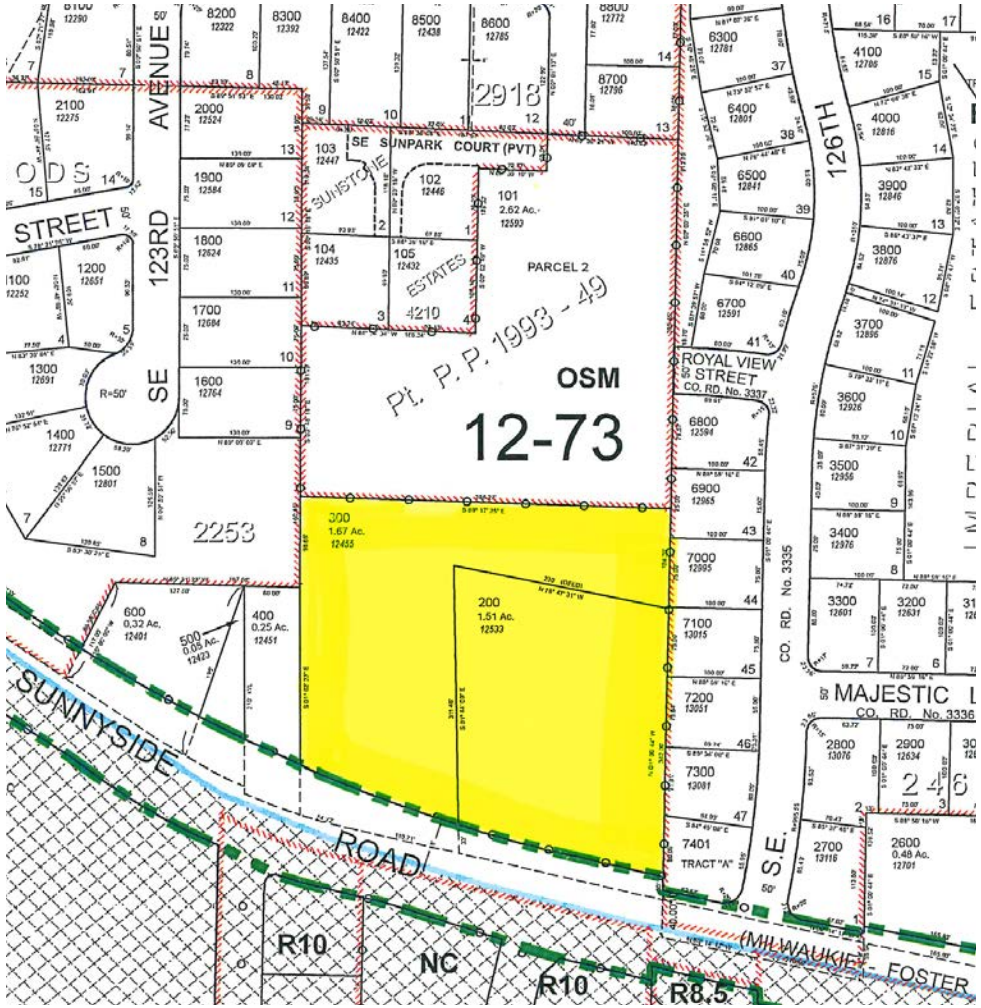
Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

LAND DEVELOPMENT OPPORTUNITY

12455 & 12533 SE Sunnyside Rd | Happy Valley, OR 97015

FOR SALE

PROPERTY DETAILS



HIGHLIGHTS

- ± 3.14 Acres / ± 136,908 SF
- **Both parcels must be sold together**
- ± 300' of high visibility frontage on SE Sunnyside Road
- Approximate Dimensions: 398' x 343'
- Access to SE Sunnyside Road
- 2 curb cuts, currently
- Nearby retailers include Safeway, Rite Aid, Walgreens, Grocery Outlet, Starbucks, Wells Fargo, Chase Bank, Shari's Cafe, and MOD Pizza
- 2.5 acre county park adjacent to the north

ZONING

- Zoning Code: R8.5, Clackamas County jurisdiction
- Allows for Residential 8,500 SF lots
- Clackamas County comprehensive overlay zoning is office/apartments
- City utilities to the site
- Located outside of Happy Valley city limits

PRICING

- $1,625,000 - $11.87 PSF
- To determine residential units allowed and ability to develop office or apartments, contact Clackamas County Planners

05.30.2019

For more information or a property tour, please contact:

THOMAS MCDOWELL
503.225.8473
TomM@norris-stevens.com

RAYMOND DUCHEK
503.225.8492
RaymondD@norris-stevens.com

TCN WORLDWIDE REAL ESTATE SERVICES

ACCREDITED MANAGEMENT ORGANIZATION®

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

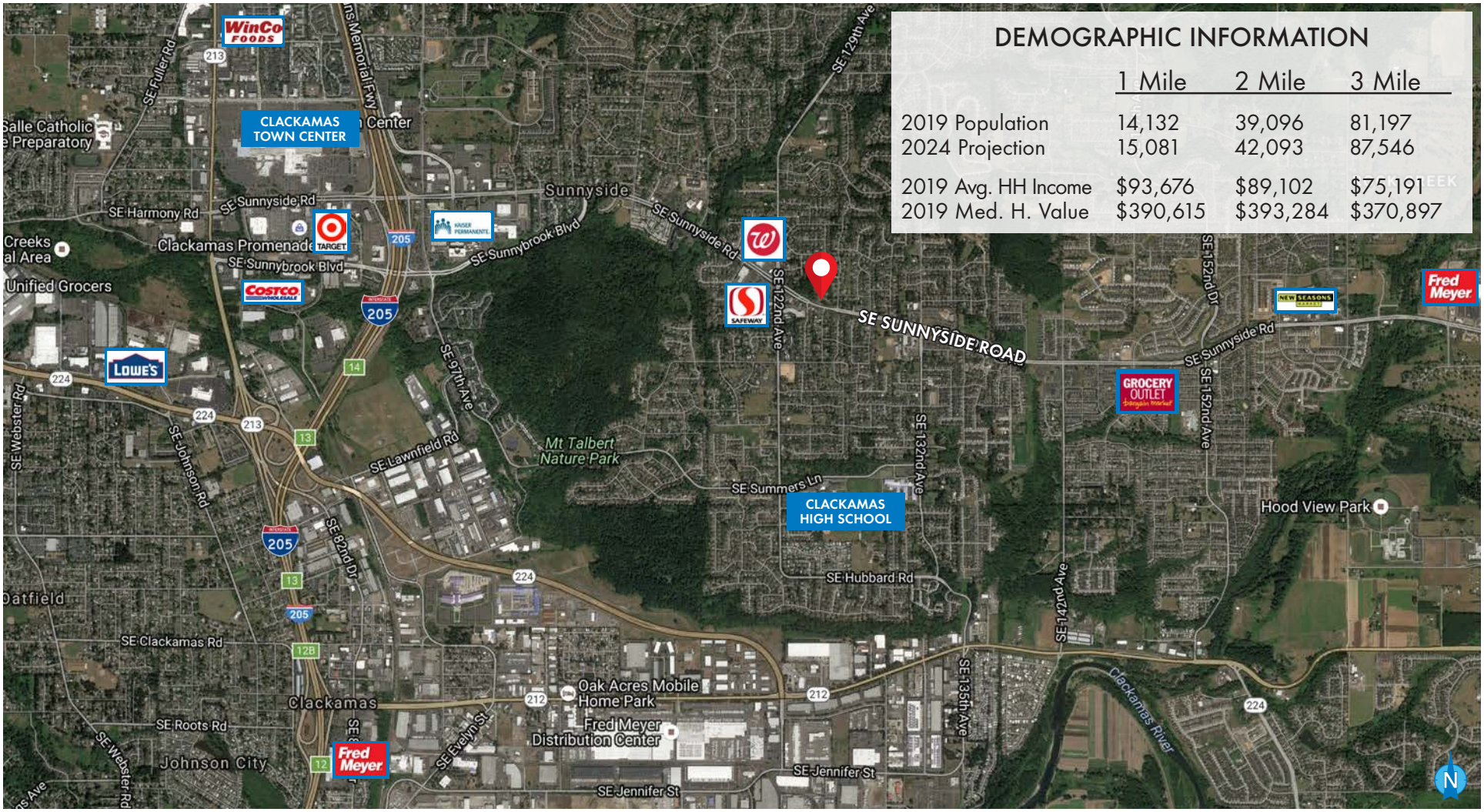
900 SW 5th Avenue · 17th Floor · Portland, OR 97204
503.223.3171 · norris-stevens.com

LAND DEVELOPMENT OPPORTUNITY

12455 & 12533 SE Sunnyside Rd | Happy Valley, OR 97015

FOR SALE

RETAIL AERIAL MAP



DEMOGRAPHIC INFORMATION

	1 Mile	2 Mile	3 Mile
2019 Population	14,132	39,096	81,197
2024 Projection	15,081	42,093	87,546
2019 Avg. HH Income	$93,676	$89,102	$75,191
2019 Med. H. Value	$390,615	$393,284	$370,897

For more information or a property tour, please contact:

THOMAS MCDOWELL
503.225.8473
TomM@norris-stevens.com

RAYMOND DUCHEK
503.225.8492
RaymondD@norris-stevens.com

TCN WORLDWIDE REAL ESTATE SERVICES

ACCREDITED MANAGEMENT ORGANIZATION®

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

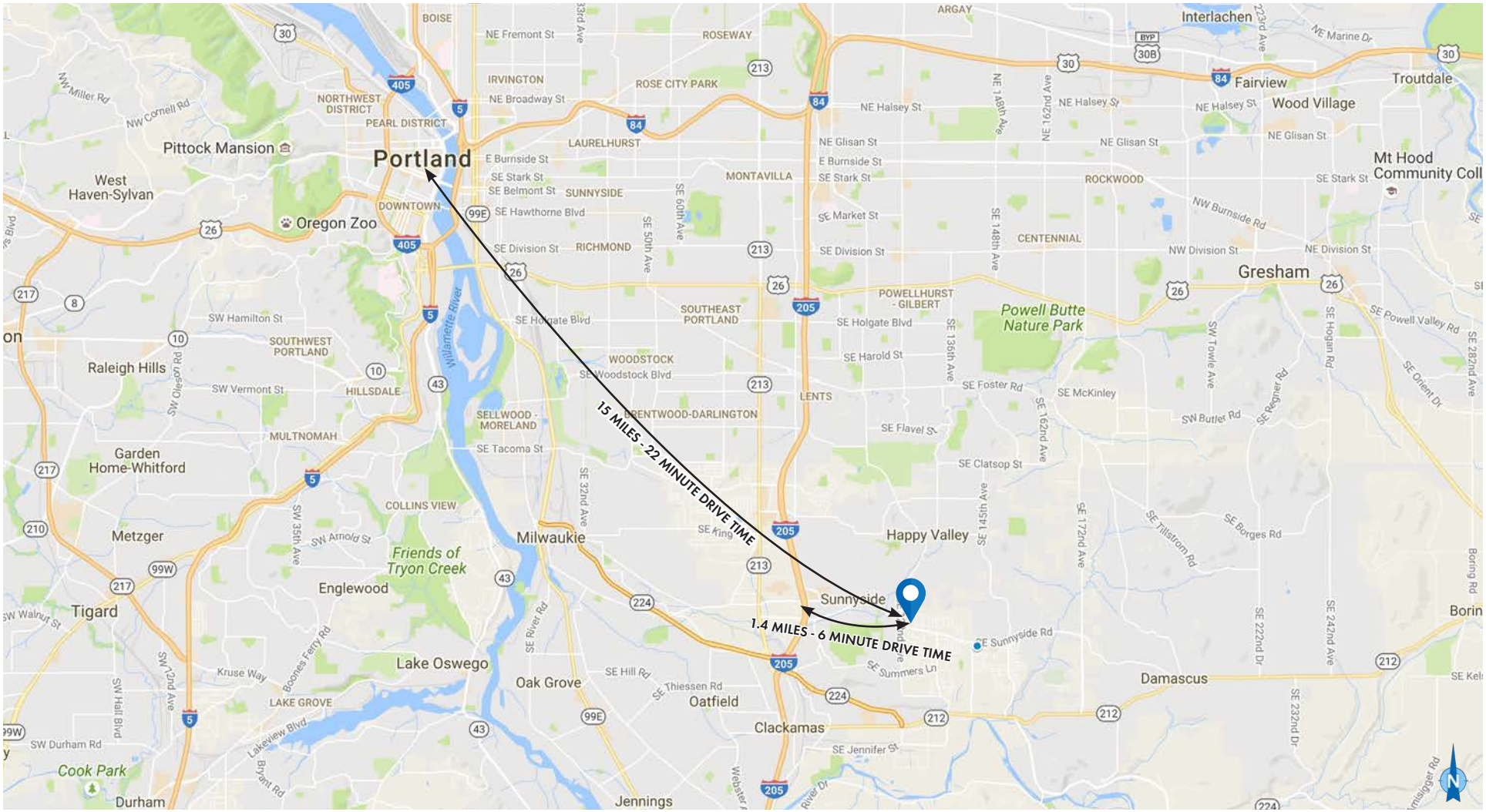
900 SW 5th Avenue · 17th Floor · Portland, OR 97204
503.223.3171 · norris-stevens.com

LAND DEVELOPMENT OPPORTUNITY

12455 & 12533 SE Sunnyside Rd | Happy Valley, OR 97015

FOR SALE

PORTLAND MSA MAP



For more information or a property tour, please contact:

THOMAS MCDOWELL
503.225.8473
TomM@norris-stevens.com

RAYMOND DUCHEK
503.225.8492
RaymondD@norris-stevens.com

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue · 17th Floor · Portland, OR 97204
503.223.3171 · norris-stevens.com

TCN WORLDWIDE REAL ESTATE SERVICES
ACCREDITED MANAGEMENT ORGANIZATION®

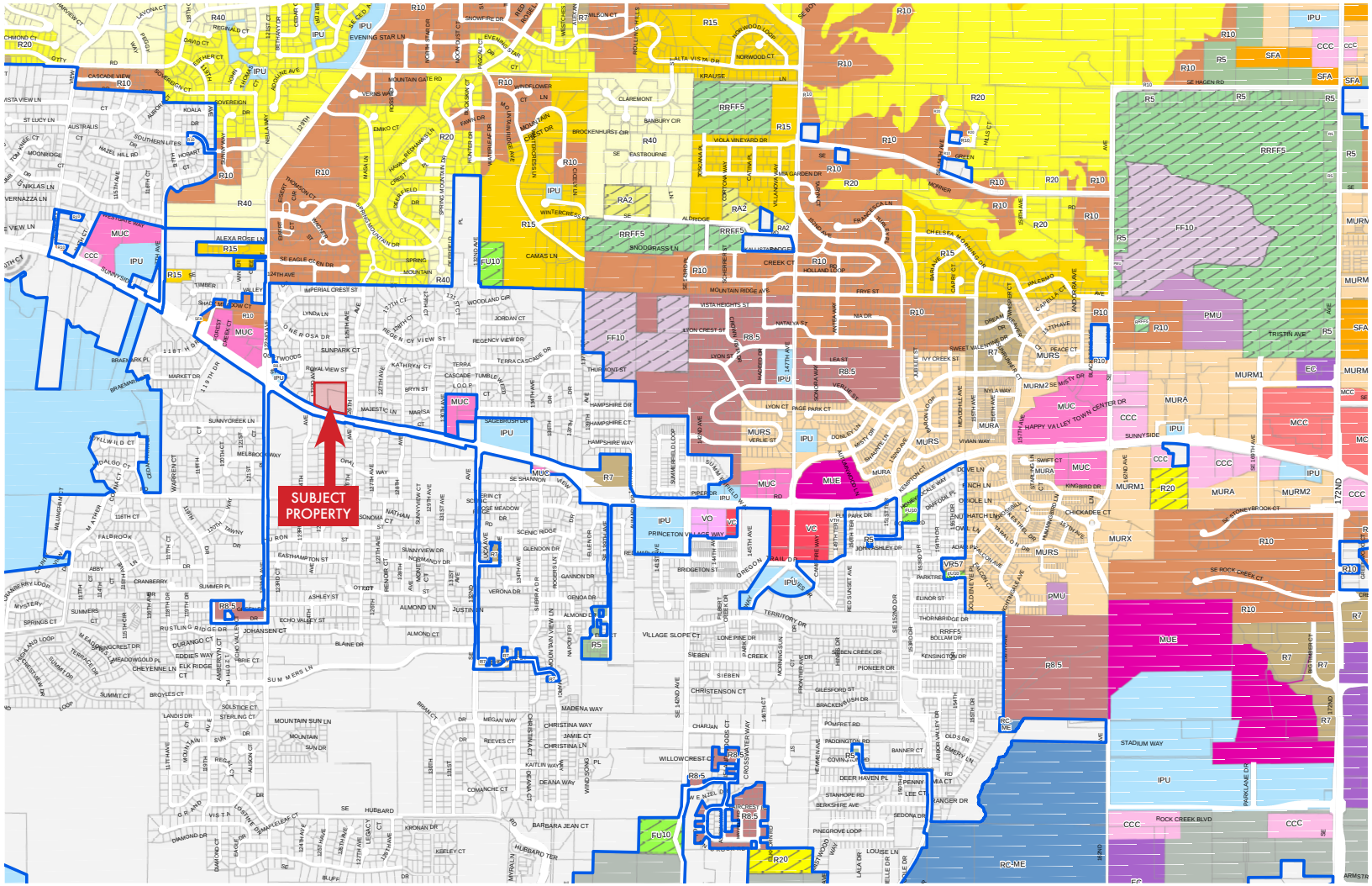
Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

LAND DEVELOPMENT OPPORTUNITY

12455 & 12533 SE Sunnyside Rd | Happy Valley, OR 97015

FOR SALE

CLACKAMAS CO. ZONING MAP



For more information or a property tour, please contact:

THOMAS MCDOWELL
503.225.8473
TomM@norris-stevens.com

RAYMOND DUCHEK
503.225.8492
RaymondD@norris-stevens.com

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

TCN WORLDWIDE REAL ESTATE SERVICES
ACCREDITED MANAGEMENT ORGANIZATION®

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

900 SW 5th Avenue · 17th Floor · Portland, OR 97204
503.223.3171 · norris-stevens.com