



ABOUT HAPPY VALLEY

District advantages exist for businesses to locate within the city of Happy Valley, which include lower property taxes, streamlined and business friendly permitting, and lower insurance rates. The city offers a vibrant business community, a productive workforce and a wonderful quality of life.

With state of the art schools, luxury homes, and 100+ acres of parks and over 15 miles of trails, Happy Valley demonstrates a strong commitment to community investment. Residents have access to upscale shopping, fine dining, as well as outdoor recreation on the nearby rivers, golf courses and Mt. Hood.

INFRASTRUCTURE HIGHLIGHTS

ODOT SUNRISE CORRIDOR IMPROVEMENT

From I-205 to 122nd Avenue the Clackamas Industrial Area is home to one of the state's busiest and most critical freight distribution centers. An investment of \$1.4 billion will increase capacity in this corridor to 20,000 vehicles per day.

ROCK CREEK INCEPTOR

A major sewer trunk line in place to accommodate full build-out of the Rock Creek area including the Rock Creek Employment Center.

EAST HAPPY VALLEY COMP PLAN/ ROCK CREEK EMPLOYMENT CENTER

Zoning is in place for a 400-acre district at 172nd Ave. and Hwy 212. The area, includes over 70 acres owned by Providence Health Systems with plans for a future hospital campus.

FREEWAYS

Access to I-205 Freeway is 1.4 miles. I-205 is a loop off of I-5, connecting Oregon and Washington. Bypasses downtown areas of Portland and Vancouver, Washington. Easy access to I-84 for west to east transport.

“Why Happy Valley? Near major transportation routes, two tax abatement programs and infrastructure in place. As one of the fastest growing cities in Oregon, commercial and residential construction is on the rise. Come be a part of Happy Valley.”

-MAYOR LORI DEREMER



PHOTOS Left: Mixed Use Commercial Land; Right: Sunset Corridor Groundbreaking

DOING BUSINESS IN HAPPY VALLEY

Happy Valley has two tax abatement programs to offer. Easy access to major markets with primary routes nearby; I-205, I-84 and the 1.4 billion dollar Sunrise Corridor project (under construction). Portland International Airport is a close 12 miles.

COMMUNITY DATA

- ▶ Population: 16,480
- ▶ Total primary jobs: 1,806
- ▶ Median household income: \$96,695
- ▶ Per capita income: \$35,398
- ▶ Median home value: \$428,200

FEATURED PROPERTIES

Find an up-to-date list of Happy Valley's featured vacant commercial properties at <http://www.happyvalleyor.gov/index.aspx?NID=103>

TOP TRADED SECTOR EMPLOYERS

Company Name	Industry
Fred Meyer Distribution Center	Distribution & Logistics
Warn Industries	Advanced Manufacturing
Pacific Seafood	Food Processing
Emmert International	Advanced Manufacturing
Davis Trans Lite	Advanced Manufacturing

TOP INDUSTRY SECTORS

Industry	% of primary jobs
Retail trade	16.5%
Construction	16.3%
Accommodation and food services	13.7%
Administration and waste management	9.9%
Educational services	7.9%

ABOUT THE GREATER PORTLAND REGION

REGIONAL WORKFORCE ATTRIBUTES

- ▶ % Bachelor degree and higher: 34.1%
- ▶ K-12 graduation rate: 90.5%
- ▶ Unemployment rate: 7.3%
- ▶ Regional workforce: 1.02 Million
- ▶ Regional average wages: \$49,131
- ▶ Regional average manufacturing wages: \$55,825

WHY GREATER PORTLAND?

With breathtaking natural beauty and a rich history of innovation, the Portland-Vancouver region has defined itself as a world-class destination for business and life. The Greater Portland region, a bi-state area that covers seven resource rich counties, offers the most affordable and business-friendly environment on the West Coast. With access to a world class shipping industry, affordable power and water, and a constant influx of creative talent, the region continues to attract big business, as well as hatching entrepreneurial start-ups.

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