

Want more?

TO FIND OUT MORE ABOUT HAPPY VALLEY,
VISIT WWW.HAPPYVALLEYOR.GOV.

BUSINESS ADVANTAGES

Beyond a strong partnership with the City of Happy Valley, local businesses enjoy several advantages to their bottom line.

AVAILABLE LAND

Happy Valley has several parcels located on development-ready, Regionally Significant Industrial Land. We've also grown the city limits by approximately 1,000 acres in the last year as more land owners around Happy Valley seek urban zoning.

GREAT LOCATION

Easy access to primary freight routes, including I-205, I-84, Highways 212 and 224, and the Sunrise Corridor. Prefer to travel first-class? Portland International Airport is only 16 miles north.

ACCESS TO CUSTOMERS

More than 30,000 vehicles pass through Happy Valley daily on Sunnyside Road, the major arterial connecting I-205 to Highway 26.

LOW PERMANENT TAX RATE

Happy Valley's permanent tax rate is \$0.67 per \$1,000 assessed valuation, the second lowest in the Portland Metropolitan area.

TAX INCENTIVE PROGRAMS

In portions of the industrial areas, some investments are eligible for the Enterprise Zone or Strategic Investment Zone incentives.

SUPERIOR BUSINESS SUPPORT

The Happy Valley Business Alliance is highly involved and offers a wealth of resources.

SUPPORTIVE CITY

Happy Valley isn't your typical bureaucratic office. From the Mayor and Council to the building permit technicians, the City of Happy Valley goes the extra mile to assist local businesses.

HIGH QUALITY OF LIFE

With an abundance of parks, open spaces, good schools, and friendly people, Happy Valley is a great place to live and work.

Find your

HAPPY

place!

BE PART OF SOMETHING BIGGER, TOGETHER!

Is your business growing? We are too! It's an exciting time that requires strategic decisions. We get it. Come join our growing city and be part of something bigger.

In Happy Valley, we truly believe in partnership with the business community. Together, we can shape the future of Happy Valley. We have an opportunity to build a city where family-friendly neighborhoods meet a world class economy.

Businesses who want to be innovative, have a significant impact, and immerse themselves in a community need to look no further. We want you to not only be part of our next chapter, but help write the book on our shared future.



“

Without the dedication from the City of Happy Valley, local business organizations, and community, we can't imagine our business would have grown from just an idea into a thriving business. We are excited for our upcoming expansion and grateful for the City's support, making our commitment to Happy Valley an easy decision.

”

*Ami & Brian
Shannon, Valley
Growlers*



HW
HAPPY VALLEY, OR
EST. 1965

*We love our city,
and we think you will, too.*



Photo courtesy of Gramor Development

HAPPY VALLEY

Population

18,680

Median Age

37.2

Median Household Income

\$101,250

High School Graduate or Higher

96.6%

Bachelor's Degree or Higher

49.4%

REGIONAL WORK FORCE

Bachelor degree and higher

34.1%

K-12 graduation rate

90.5%

Regional workforce

1.02 Million

Regional average wages

\$49,131

Regional average
manufacturing wages

\$55,825

COMMUNITY PROFILE

There are a variety of reasons why residents and businesses make Happy Valley their home. Happy Valley offers a vibrant business community, a productive workforce and an unparalleled quality of life. Best of all, Happy Valley's friendly character is evident in every interaction. With rapid growth over the last two decades, Happy Valley has joined the ranks of other prominent cities in the Portland Metro area. Although still a young city with many milestones ahead, Happy Valley has the vision and heart to be a leader in the region.



POPULATION GROWTH

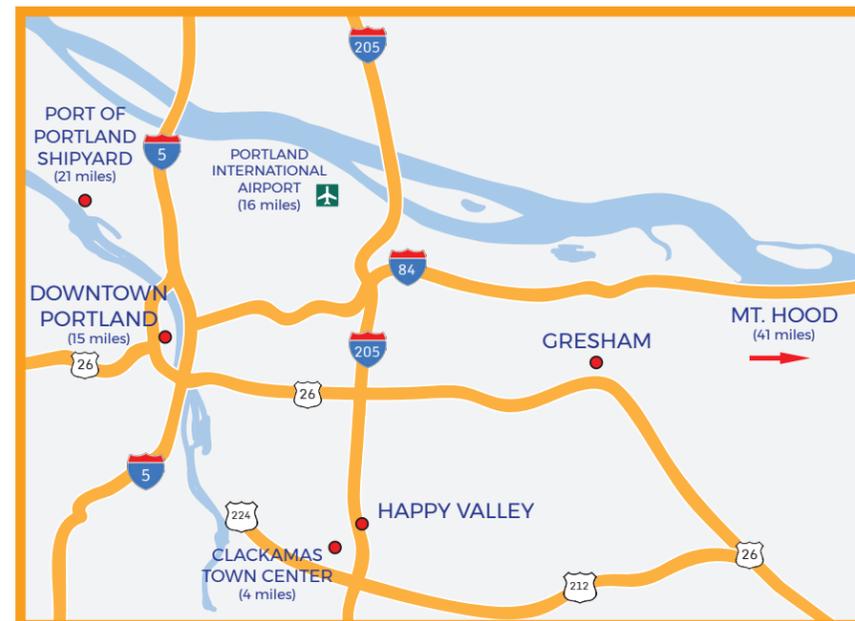
	2000 Population	2016 Population	% Growth
City of Happy Valley	4,519	18,680	313%
Tri-County Region	1,444,219	1,779,245	23%
State of Oregon	3,421,399	4,076,350	19%

* Statistics from 2014-2015 American Community Survey and Portland State Population Research Center

“ We chose Happy Valley, not just because of its strategic location, available land, and workforce, but to be part of the growing city. From the time we submitted building plans to our grand opening, the City of Happy Valley truly made us feel part of the community. We are excited to be a partner with the City as more neighborhoods get built and new businesses come to town. ”

Brenda Roeter, Store Director, Happy Valley Fred Meyer

There has never been a better time to establish a business in Happy Valley.



ECONOMIC PROFILE

Happy Valley is surrounded by Oregon's largest healthcare industry and related business sectors. Kaiser Sunnyside Medical Center, Providence Clackamas Medical Plaza, and Providence Medical Office Building are joined by more than two dozen medical-related businesses within a two-mile radius.

In addition to being Clackamas County's healthcare economic engine, major retail/service developments have newly opened in Happy Valley, including the Happy Valley Town Center anchored by New Seasons Market and the Happy Valley Crossroads Town Center anchored by Fred Meyers.

AVAILABLE LAND & GREAT LOCATION

There is development-ready land for traded-sector companies in the "Rock Creek Employment Center." At buildout, this new area of Happy Valley is envisioned to be a thriving mix of campus style developments and industrial businesses. Along Highway 212 within miles of I-205, the available land in Happy Valley is at a strategic location.

TOP TRADED SECTOR EMPLOYERS AROUND HAPPY VALLEY

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



*Data from 2015 American Community Survey and 2016 Portland State Population Research Center