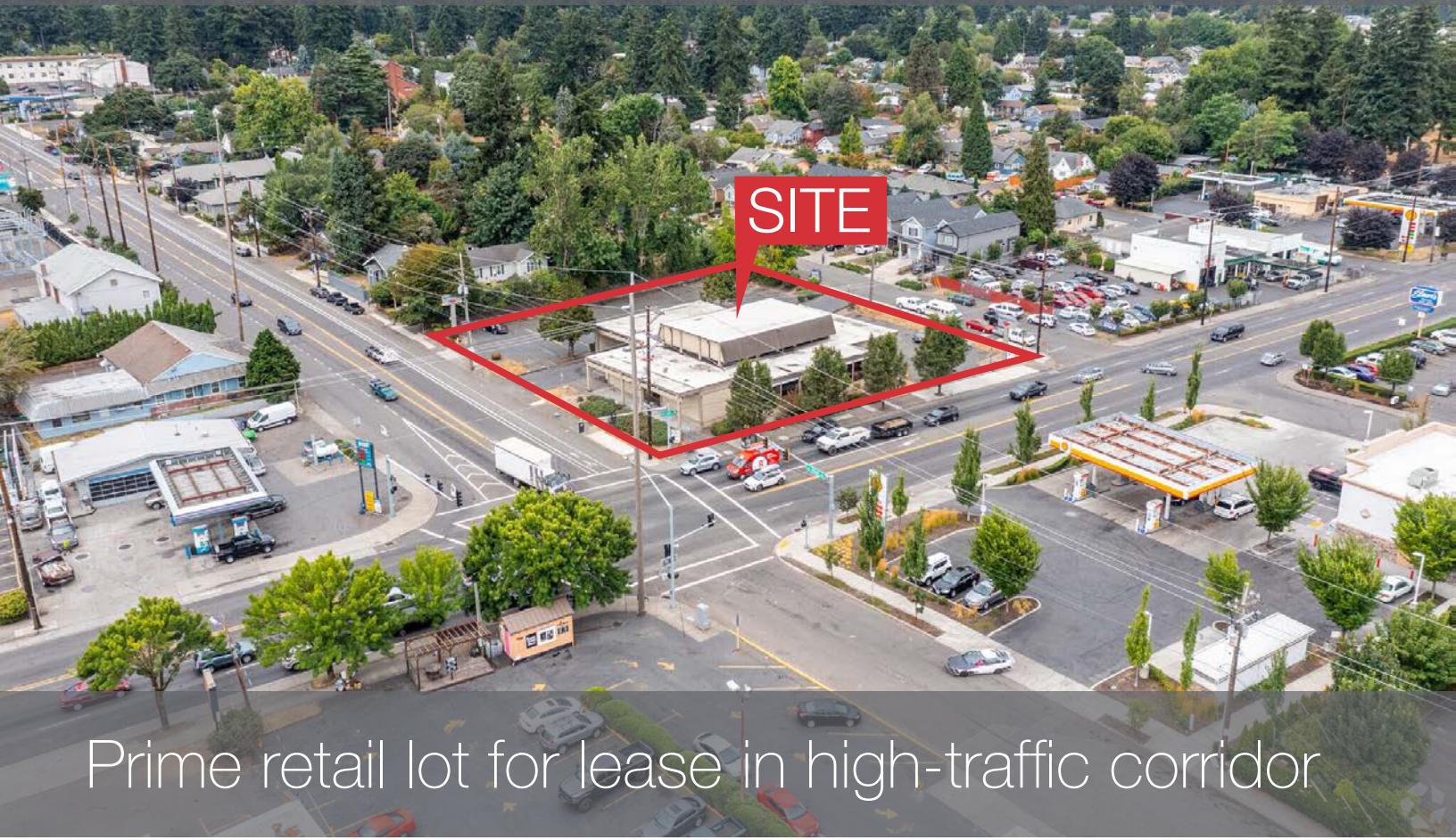


RETAIL LAND FOR LEASE

10120 NE Sandy

PORLAND, OR 97220



Prime retail lot for lease in high-traffic corridor

AVAILABLE SPACE

- Former bank building with drive-thru
- ±14,219 SF split between two floors on a ±0.97-acre (42,253 SF) lot

LEASE RATE

Call for details

TRAFFIC COUNTS

- NE Sandy & NE 102nd – 60,063 ADT ('22)

HIGHLIGHTS

- Prime corner location at NE Sandy Blvd & NE 102nd Ave
- Direct access from NE Sandy Blvd and NE 101st Ave
- Excellent proximity to I-205 for regional connectivity
- Large lot with commercial zoning – ideal for a range of uses
- Outstanding visibility and accessibility in a high-traffic area
- Freestanding building with drive-thru
- Zoned CM2 – Commercial/Mixed Use (medium-scale)

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NAI Elliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures



Versatile lot with redevelopment potential

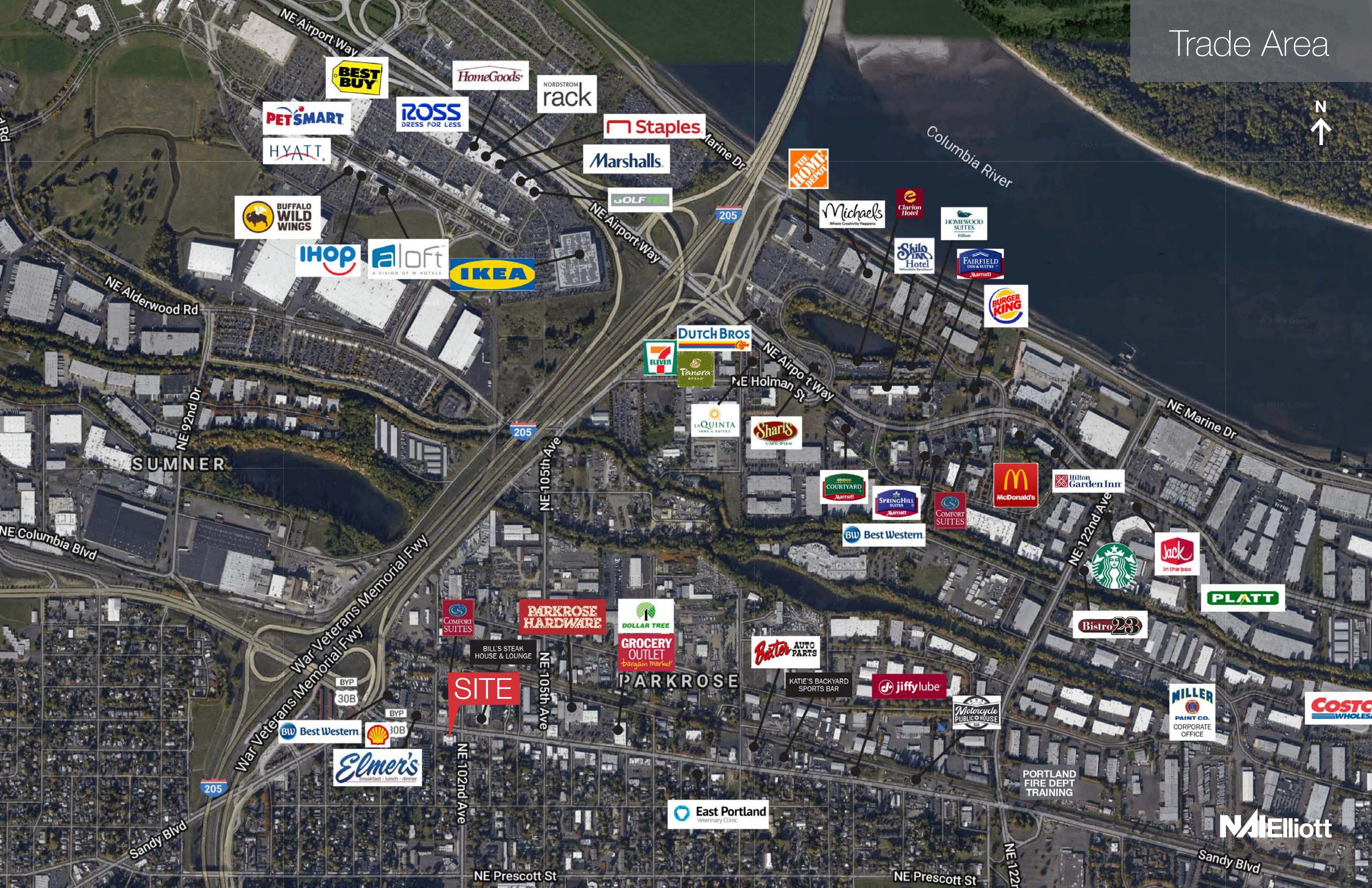
PROPERTY HIGHLIGHTS

Located at the high-traffic intersection of NE Sandy Boulevard and NE 102nd Avenue in Portland's Parkrose neighborhood, this ± 0.97 -acre commercial site offers exceptional visibility, access, and flexibility. The property includes a $\pm 14,219$ SF former bank building with two floors and an existing drive-thru. With multiple access points on NE Sandy and NE 101st, and excellent proximity to I-205, the site is ideally positioned for a wide range of commercial uses.

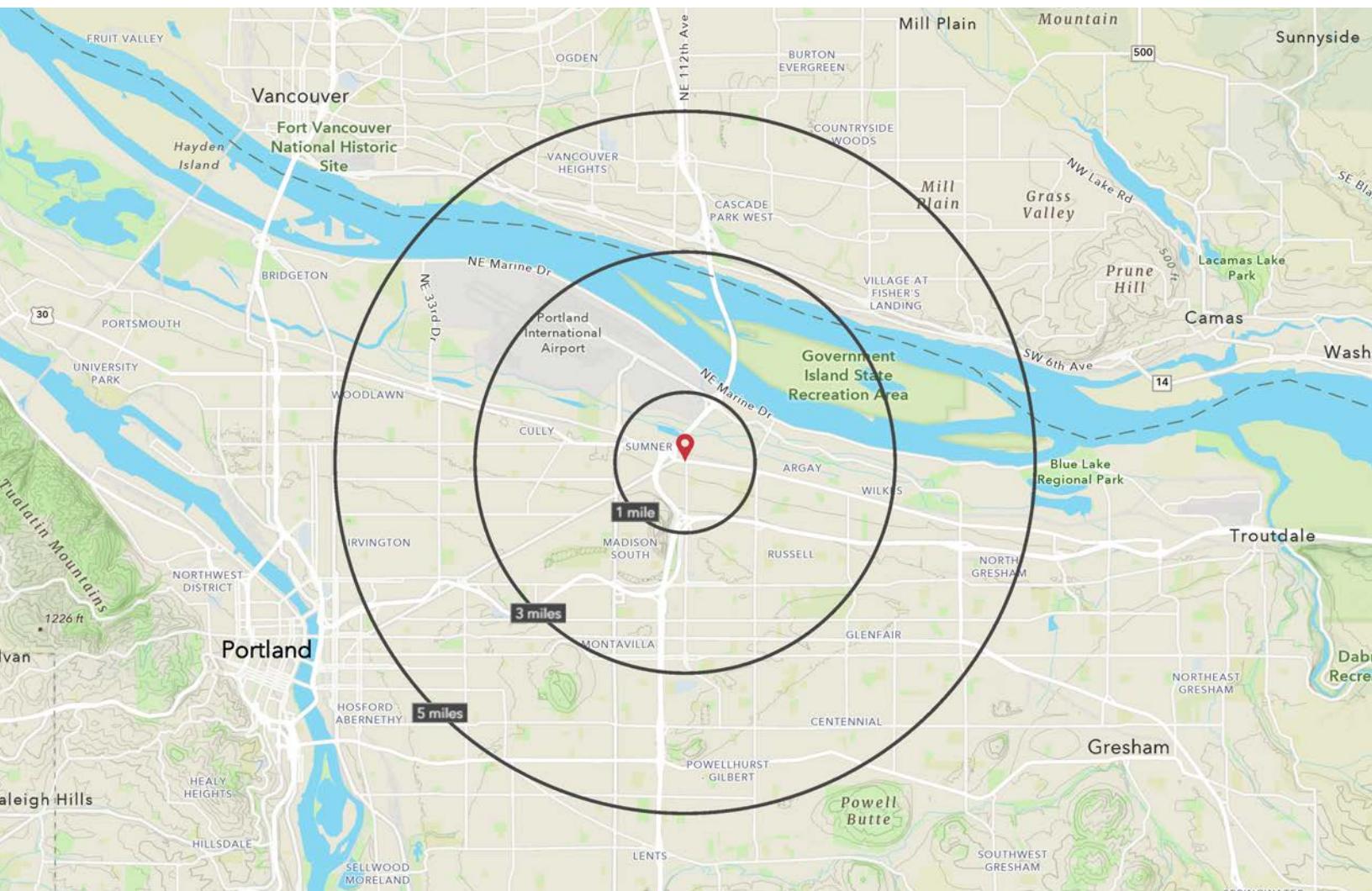
The existing structure can be delivered in shell condition or demolished for redevelopment, depending on tenant needs. Zoned CM2 (Commercial/Mixed Use 2), the site supports medium-scale commercial, residential, or mixed-use development in walkable, transit-supportive areas. This is a rare opportunity to secure a prominent, highly visible corner lot in East Portland.



Trade Area



Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2024	9,265	96,040	371,476
Projected Total Population 2029	9,138	96,041	376,509
Average HH Income	\$90,583	\$108,815	\$118,699
Median Home Value	\$504,133	\$547,046	\$583,451
Estimated Total Households	3,377	38,354	150,008
Daytime Demographics	12,212	103,907	357,064
Some College or Higher	61%	71%	71%

Source: Regis – SitesUSA (2020)

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Demographics



Executive Summary

10120 NE Sandy Blvd, Portland, Oregon, 97220
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 45.55889

Longitude: -122.55824

	1 mile	3 miles	5 miles
Population			
2010 Population	9,221	91,783	341,804
2020 Population	9,416	96,033	369,440
2024 Population	9,265	96,040	371,476
2029 Population	9,138	96,041	376,509
2010-2020 Annual Rate	0.21%	0.45%	0.78%
2020-2024 Annual Rate	-0.38%	0.00%	0.13%
2024-2029 Annual Rate	-0.28%	0.00%	0.27%
2020 Male Population	52.3%	49.2%	49.0%
2020 Female Population	47.7%	50.8%	51.0%
2020 Median Age	39.3	39.5	38.6
2024 Male Population	53.0%	50.0%	49.8%
2024 Female Population	47.0%	50.0%	50.2%
2024 Median Age	40.3	40.8	39.6

In the identified area, the current year population is 9,265. In 2020, the Census count in the area was 9,416. The rate of change since 2020 was -0.38% annually. The five-year projection for the population in the area is 9,138 representing a change of -0.28% annually from 2024 to 2029. Currently, the population is 53.0% male and 47.0% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 39.3.

	1 mile	3 miles	5 miles
Race and Ethnicity			
2024 White Alone	56.6%	61.0%	63.2%
2024 Black Alone	10.7%	9.0%	6.9%
2024 American Indian/Alaska Native Alone	1.7%	1.6%	1.3%
2024 Asian Alone	9.7%	9.7%	9.4%
2024 Pacific Islander Alone	1.4%	0.8%	1.0%
2024 Other Race	8.5%	6.5%	6.7%
2024 Two or More Races	11.5%	11.4%	11.5%
2024 Hispanic Origin (Any Race)	17.1%	14.1%	14.4%

Persons of Hispanic origin represent 17.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2024 Wealth Index	67	88	96
2010 Households	3,329	36,677	137,937
2020 Households	3,451	38,599	149,199
2024 Households	3,377	38,354	150,008
2029 Households	3,311	38,100	151,783
2010-2020 Annual Rate	0.36%	0.51%	0.79%
2020-2024 Annual Rate	-0.51%	-0.15%	0.13%
2024-2029 Annual Rate	-0.39%	-0.13%	0.24%
2024 Average Household Size	2.58	2.42	2.42

The household count in this area has changed from 3,451 in 2020 to 3,377 in the current year, a change of -0.51% annually. The five-year projection of households is 3,311, a change of -0.39% annually from the current year total. Average household size is currently 2.58, compared to 2.57 in the year 2020. The number of families in the current year is 1,862 in the specified area.

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Demographics



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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	47.0%	44.1%	44.8%
Median Household Income			
2024 Median Household Income	\$67,144	\$77,658	\$81,481
2029 Median Household Income	\$86,340	\$94,399	\$99,432
2024-2029 Annual Rate	5.16%	3.98%	4.06%
Average Household Income			
2024 Average Household Income	\$90,583	\$108,815	\$118,699
2029 Average Household Income	\$110,297	\$129,985	\$140,843
2024-2029 Annual Rate	4.02%	3.62%	3.48%
Per Capita Income			
2024 Per Capita Income	\$34,371	\$43,591	\$48,022
2029 Per Capita Income	\$41,555	\$51,693	\$56,861
2024-2029 Annual Rate	3.87%	3.47%	3.44%
GINI Index			
2024 Gini Index	41.9	40.5	40.1
Households by Income			
Current median household income is \$67,144 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$86,340 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$90,583 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$110,297 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$34,371 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,555 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	51	55	54
2010 Total Housing Units	3,529	38,672	145,801
2010 Owner Occupied Housing Units	1,914	21,672	76,850
2010 Renter Occupied Housing Units	1,415	15,005	61,087
2010 Vacant Housing Units	200	1,995	7,864
2020 Total Housing Units	3,629	40,417	156,953
2020 Owner Occupied Housing Units	1,990	22,340	79,962
2020 Renter Occupied Housing Units	1,461	16,259	69,237
2020 Vacant Housing Units	183	1,910	7,753
2024 Total Housing Units	3,561	40,324	158,825
2024 Owner Occupied Housing Units	1,987	22,518	81,053
2024 Renter Occupied Housing Units	1,390	15,836	68,955
2024 Vacant Housing Units	184	1,970	8,817
2029 Total Housing Units	3,561	40,512	161,913
2029 Owner Occupied Housing Units	1,985	22,526	82,219
2029 Renter Occupied Housing Units	1,326	15,574	69,564
2029 Vacant Housing Units	250	2,412	10,130
Socioeconomic Status Index			
2024 Socioeconomic Status Index	43.7	46.3	47.1

Currently, 55.8% of the 3,561 housing units in the area are owner occupied; 39.0%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 3,629 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is -0.44%. Median home value in the area is \$504,133, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.56% annually to \$600,417.

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