

FOR LEASE -or- SALE

Up to ±5,250 SF Available (Combine 4,760 & 490 SF Suites)

3902 NE Sandy Blvd, Portland, OR 97232



PRICE: \$1,595,000

FOR LEASE: \$15/SF/Yr NNN

FOR SALE: \$1,595,000

Building Area: ± 6,750 RSF

Land Area: ± 12,197 SF (0.28 Acres)

Zoning: CM3 Commercial Mixed Use

Land Use: Retail, Office, Residential

• Turn Key Owner / User Potential

- Opportunity for Single Tenant or Demised Suites
- High Exposure Location in the Hollywood
- Large Fenced 19 Stall Parking Lot (16 available)
- ± 24k ADT on Sandy / ± 11k ADT on 39th
- I-84 Access: Exit 2 On/Off Ramps within 0.2 Miles
- Nearby Retail: Whole Foods, Trader Joe's, New Seasons, Grocery Outlet, Fred Meyer & more

GRANT GUERNSEY

Vice President

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LEASING

SALES

JIM LEWIS

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BRAD CARNESE

Managing Director

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CUSHMAN & WAKEFIELD

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FLOOR PLAN

- Suite 1 | Ground & Upper Floor**
± 4,760 Total SF
± 2,860 SF (Ground) / ± 1,900 SF (Upper)
Available
 - Suite 2 | Ground Floor**
± 1,500 SF
LEASED!
 - Suite 3 | Ground Floor**
± 490 SF
Floor: Ground
Available
- Combine for 5,250 SF

Upper Floor



Ground Floor

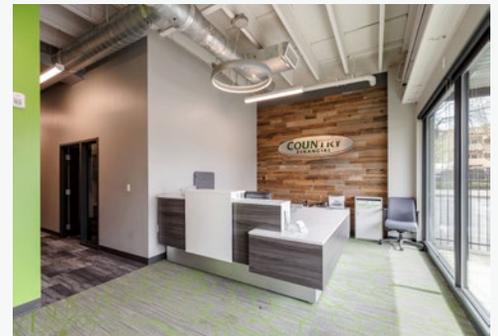


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PHOTOS



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MAJOR RETAIL & EMPLOYERS

