



**FOR SALE**

# Prime Hollywood Retail Opportunity

**4055-4075 NORTHEAST SANDY BLVD &  
1815 NE 41ST AVENUE**

Portland, OR 97212

**PRESENTED BY:**

**STACY LOONEY**

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# HOLLYWOOD DISTRICT - PRIME RETAIL OPPORTUNITY



## LOCATION DESCRIPTION

Located in the vibrant Hollywood District of NE Portland, this Prime Retail opportunity is centrally located along NE Sandy Blvd & NE 41st Avenue just North of I-84. Surrounded by thriving communities including Alameda/Beaumont, Grant Park, & Laurelhurst, this location promises high visibility and ample foot traffic. Future tenants & Customers will find a diverse array of dining options, boutique shops, grocery, and cultural hotspots, including the Iconic Hollywood Theatre which is it's own NE Portland Landmark right across the street!

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,990,000
<b>NUMBER OF UNITS:</b>	6
<b>LOT SIZE:</b>	0.25 Acres
<b>BUILDING SIZE:</b>	10,700 SF

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## PROPERTY DESCRIPTION

Introducing a Prime Street Retail opportunity! This 10,700 SF Retail property is zoned CM2 and situated in the historic Hollywood District of Inner NE Portland. Built in 1929, and zoned CM2 this property allows for many types of uses and boasts a rich tapestry of amenities and attractions. This property presents an enticing Value Add opportunity for Retail Investors, Tenants, and their customers!

## PROPERTY HIGHLIGHTS

- 10,700 SF Prime Street Retail
- Located across Sandy Boulevard from the Hollywood Theatre
- Zoned CM2 allows variety of uses
- High visibility for Retail businesses
- Surrounded by Thriving Neighborhoods & National Retailers
- High 14' Ceilings for Creative Layouts or Mezzanines
- Prominent Signage & Branding Opportunities
- Excellent Proximity & Access to I-84



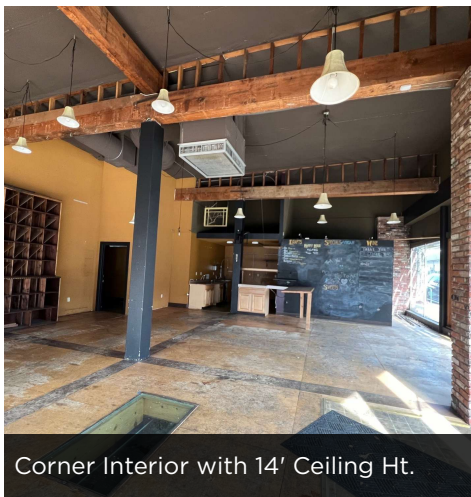
**PRIME RETAIL OPPTY / 4055-4075 NE SANDY BLVD & 1815 NE 41ST AVE**



4055-4075 NE Sandy Blvd & 1815 NE 41st Avenue



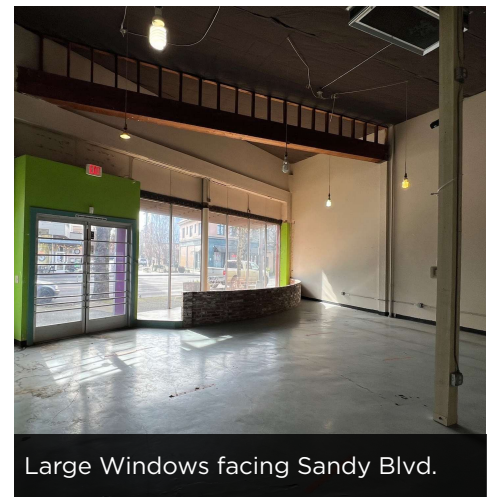
Corner of NE Sandy Blvd & NE 41st Ave.



Corner Interior with 14' Ceiling Ht.



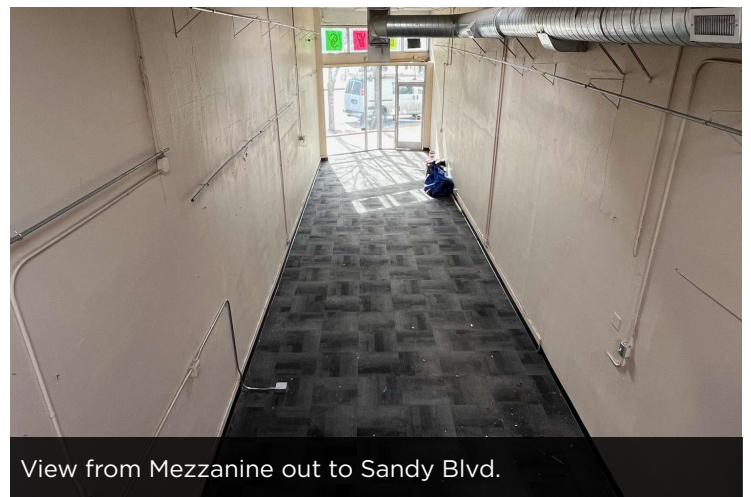
Excellent Signage & Branding Oppty



Large Windows facing Sandy Blvd.



Boutique sized In-line Retail Opportunities



View from Mezzanine out to Sandy Blvd.

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# HISTORIC HOLLYWOOD DISTRICT SURROUNDING RETAILERS



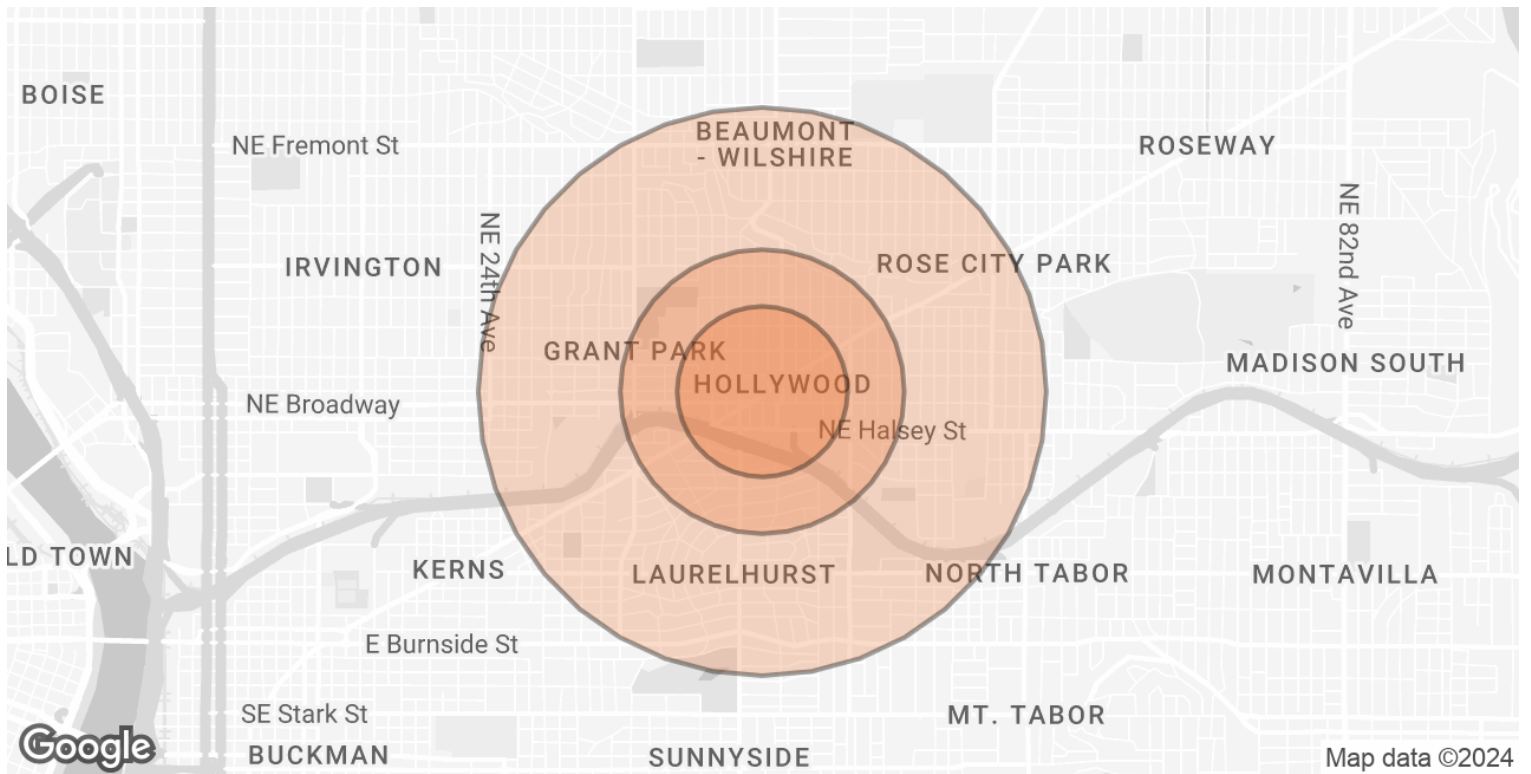
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	2,619	5,960	26,458
<b>AVERAGE AGE</b>	43	42	42
<b>AVERAGE AGE (MALE)</b>	42	42	41
<b>AVERAGE AGE (FEMALE)</b>	43	43	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	1,289	2,736	11,602
<b># OF PERSONS PER HH</b>	2	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$151,614	\$167,763	\$173,559
<b>AVERAGE HOUSE VALUE</b>	\$865,067	\$904,150	\$898,250

Demographics data derived from AlphaMap

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