

DOWNTOWN SANDY DEVELOPMENT SITES

RMLS #405553760

7 Parcels

Total building SF: 7,445

Total lot SF: 51,198

PROCTOR BLVD & PLEASANT ST - BETWEEN BRUNS AVE & STRAUSS AVE
SANDY, OR 97055

Aerial



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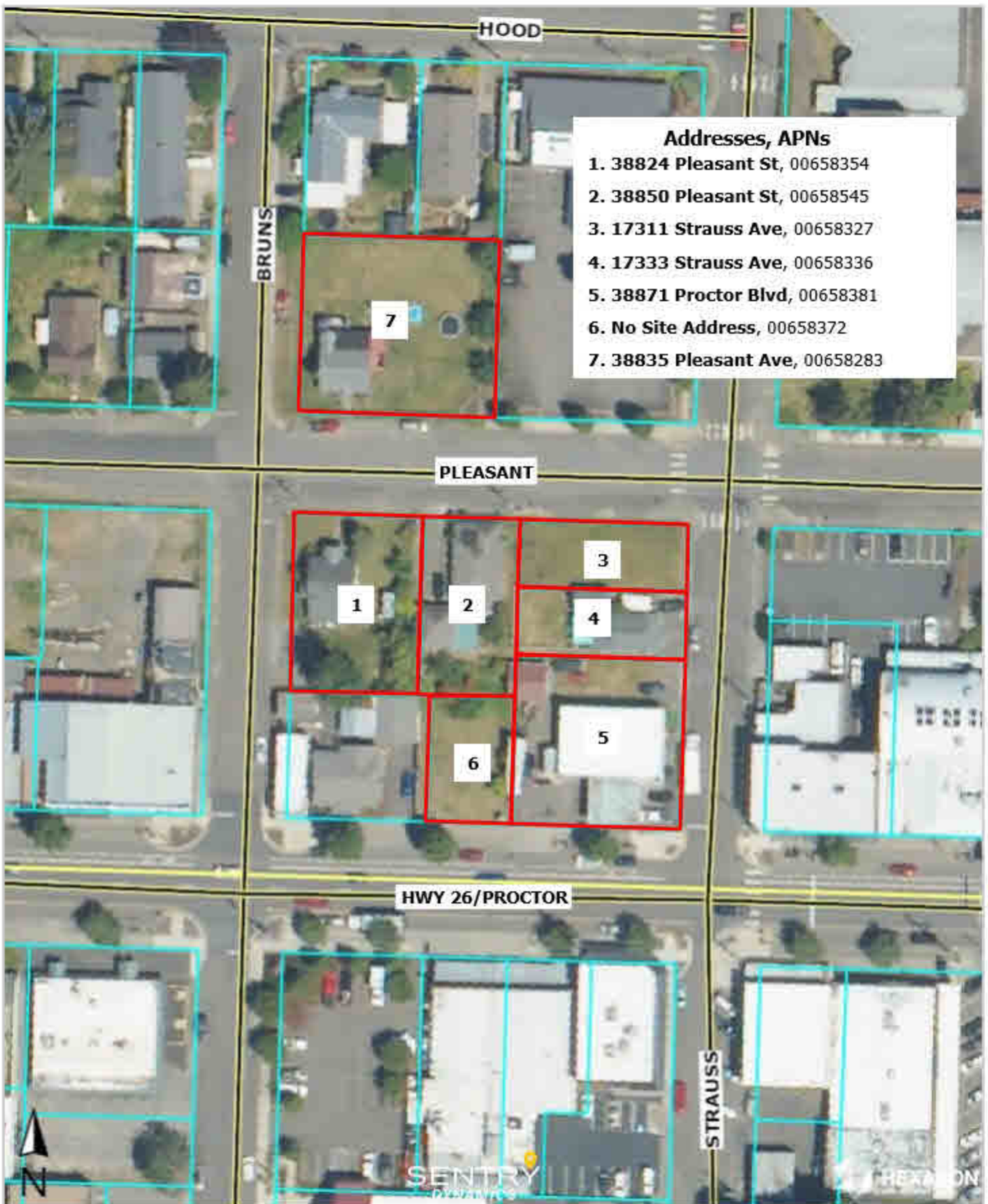
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Addresses, APNs

1. 38824 Pleasant St, 00658354
2. 38850 Pleasant St, 00658545
3. 17311 Strauss Ave, 00658327
4. 17333 Strauss Ave, 00658336
5. 38871 Proctor Blvd, 00658381
6. No Site Address, 00658372
7. 38835 Pleasant Ave, 00658283



First American Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Proctor Blvd Commercial Portfolio – Sandy, OR

7 Parcels | 47,000+ SF | Offered as a Package | Asking Price: \$2,250,000

Presented by the Kelly Marketing Group

Executive Summary

A Rare Block Redevelopment Opportunity consisting of 7 total C-1 (Commercial Core District) zoned parcels exceeding 47,000 square feet within the center of Sandy, Oregon. The Muff Family Commercial Portfolio includes 6 parcels grouped strategically on a single block located along Sandy's main Westerly route, Proctor Blvd, and bordered to side and back by Pleasant Street, Strauss and Bruns Avenues. The large 7th parcel is opportunely located on the rear neighboring block. The properties are currently income-producing through existing tenants, providing cash flow during the redevelopment process.

Zoning Overview – C-1 Commercial Core District

The C-1 zoning designation provides maximum flexibility for development. Permitted uses include:

- Retail shops, grocery, convenience, restaurants
- Professional and medical offices
- Daycare, educational, and community facilities
- Lodging, assisted living, and group care
- Mixed-use residential over commercial

Market Analysis & Comparables

Sandy's economy has grown steadily, driven by residential expansion and tourism traffic from Mt. Hood. Comparable land and commercial sales in the area support the portfolio's pricing. The portfolio appraised collectively in 2021 (as individual valuations) for approximately \$1.95M. The current offering price of \$2.25M reflects both income stability and redevelopment potential.

Notably, due to the singular combination of lots and location the City of Sandy has indicated strong interest and support for the redevelopment of this block.

Portfolio Overview

Parcel 1: 38824 Pleasant Av (P#-00658354)

- Lot Size: 7,980 SF
- Building Size: 1,232 SF
- Current Rent: \$1,800/mo

Parcel 2: 38850 Pleasant Av (P#-00658345)

- Lot Size: 5,985 SF
- Building Size: 1,549 SF
- Current Rent: \$2,200/mo

Parcel 3: 17311 Strauss St (P#-00658327)

- Lot Size: 3,999 SF
- No existing structure
- Currently undeveloped

Parcel 4: 17333 Strauss St (P#-00658336)

- Lot Size: 3,999 SF
- Building Size: 1,012 SF
- Current Rent: \$1600/mo

Parcel 5: 38871 Proctor Blvd (P#-00658381)

- Lot Size: 10,001 SF
- Building Size: 2,383 SF
- Current Rent: \$2,635/mo

Parcel 6: Proctor Blvd (P#-00658372)

- Lot Size: 3,750 SF
- No existing structure
- Currently undeveloped

Parcel 7: 38835 Pleasant Av (P#-00658283)

- Lot Size: 12,234 SF
- Building Size: 1,269 SF
- Current Rent: \$1,875/mo
- Separate Sale Considered

Income Summary

Current Gross Monthly Rent: \$10,110

Current Gross Annual Rent: \$121,320

Contact

For additional details or to otherwise discuss this project, please contact our team below:



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REAL ESTATE SOLUTIONS**

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as always... if you know of someone who would appreciate my help, please call me with their name and number. I'll be happy to follow up and take great care of them.

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