

# FOR SALE



## **6529 NE Sandy Blvd PORTLAND, OR 97213**

Discover a prime investment opportunity in NE Portland's close-in district on Sandy Blvd — a creative flex office building in immaculate condition. This 2-story mid-century CM2 brick property boasts excellent drive-by visibility, long-term tenants, and a great neighborhood vibe. Easy to self-manage, it's perfect for owner-users or investors seeking a turnkey asset in a thriving, high-traffic location.

### **\$899,000**

Commercial Real Estate For Sale

#### **TOD BRESLAU**

Senior Commercial Broker  
503-740-4888  
[todbreslau@gmail.com](mailto:todbreslau@gmail.com)

 **PREMIERE**  
PROPERTY GROUP, LLC





# BUILDING

Total SF:  
4,496 SF

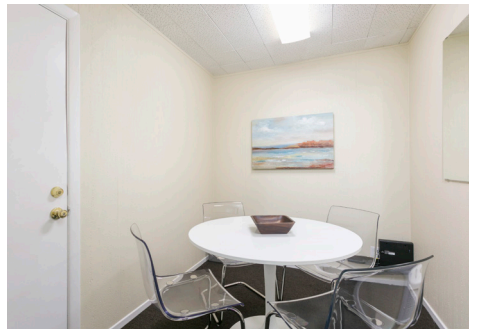
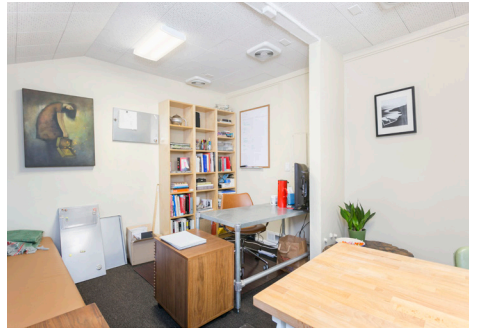
Lot Size:  
4,809 SF / 0.11 AC

APN/Parcel ID:  
R114150

Zoning:  
CM2

- NE Portland Close In Sandy Blvd Flex Office Creative Flex Building
- Immaculate Condition, 2 Story Brick Mid-Century CM2 Building
- Long Term Tenants - Easy to Self Manage
- Excellent Drive By Traffic
- Great Neighborhood



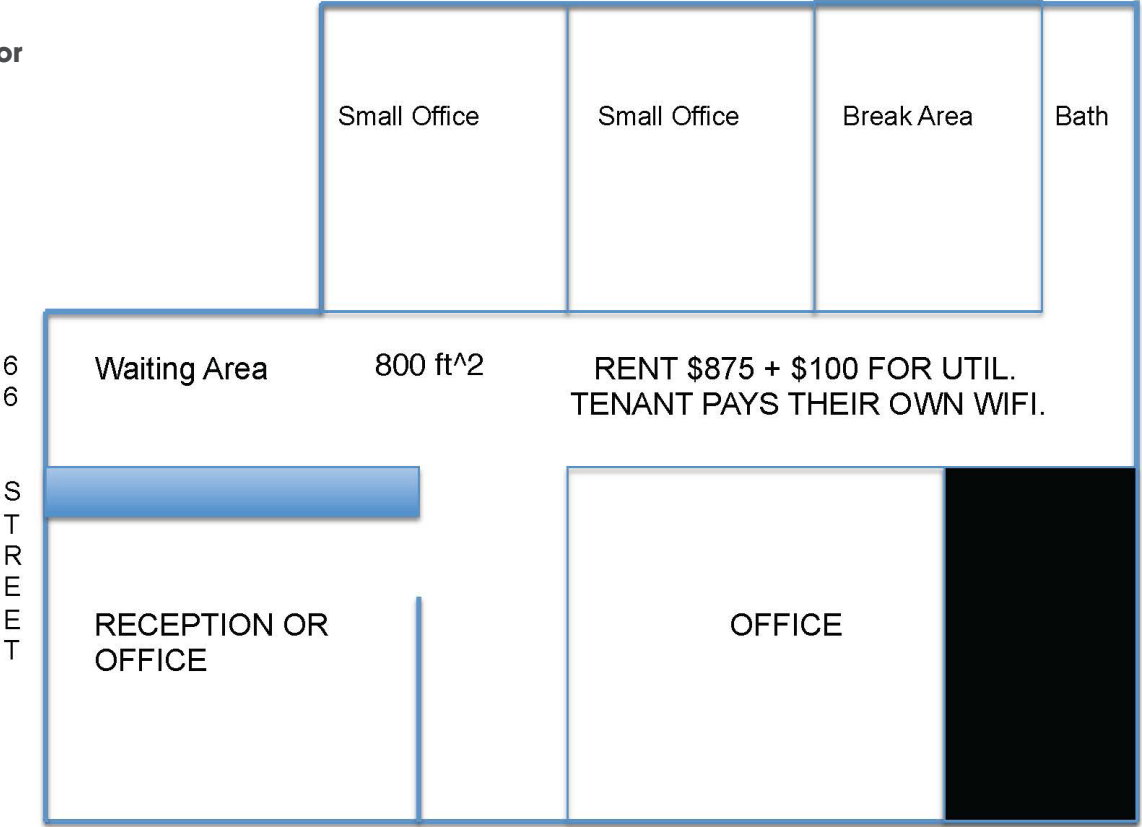


# ADDITIONAL PHOTOS

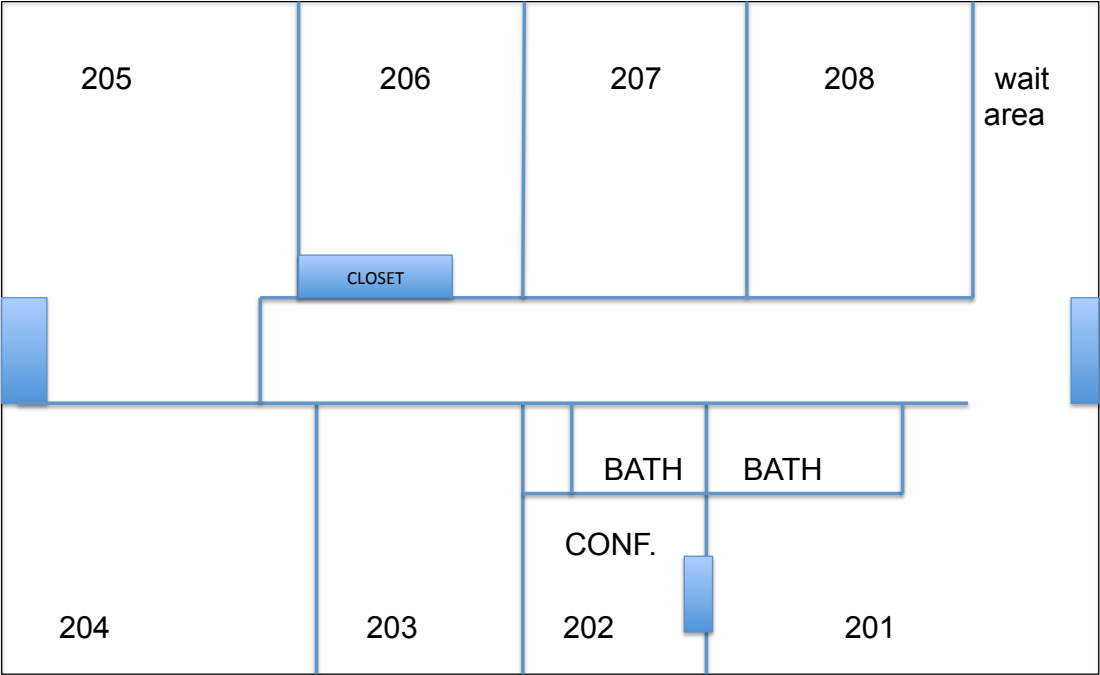


# FLOOR PLAN

## 1st Floor



## 2nd Floor







# FINANCES

| UNIT         | SQ FT       | UNIT MIX | RENT           | ANNUAL           |
|--------------|-------------|----------|----------------|------------------|
| 101          | 1200        |          | \$2,200        | \$26,400         |
| 103          | 640         |          | \$1,194        | \$14,328         |
| 6533         | 800         |          | \$1,310        | \$15,720         |
| 201          | 234         |          | \$750          | \$9,000          |
| 203          | 160         |          | \$514          | \$6,168          |
| 204          | 182         |          | \$616          | \$7,392          |
| 205          | 104         |          | \$560          | \$6,720          |
| 206          | 100         |          | \$510          | \$6,120          |
| 207          | 100         |          | \$485          | \$5,820          |
| 208          | 129         |          | \$552          | \$6,624          |
| <b>TOTAL</b> | <b>3649</b> |          | <b>\$8,691</b> | <b>\$104,292</b> |

## EXPENSES

|                      |                 |
|----------------------|-----------------|
| INSURANCE            | \$2,030         |
| PROPERTY TAXES       | \$13,992        |
| UTILITIES            | \$12,605        |
| RM                   | \$6,502         |
| INTERNET             | \$2,700         |
| <b>TOTAL EXPENSE</b> | <b>\$37,829</b> |

|            |                 |
|------------|-----------------|
| <b>NOI</b> | <b>\$66,463</b> |
|------------|-----------------|

|                 |                     |
|-----------------|---------------------|
| <b>7.41 cap</b> | <b>\$899,000.00</b> |
|-----------------|---------------------|





## KEY AMENITIES

- Rose City Park
- Rose City Golf Course
- Portland Fire & Rescue Station 28
- German American Society
- The Grotto
- Powell Butte Natural Area
- Vietnamese Catholic Church
- USPS
- Multnomah County Library

## LOCAL AMENITIES

- Pizzeria Otto
- Safeway
- RERUN
- Javi's Breakfast Cafe
- Clyde's Prime Rib Restaurant and Bar
- Rose City Food Park
- Smiles on Sandy
- O'Reilly's Auto Parts
- Albertsons
- Trader Joe's
- Case Study
- Trek Bicycle Portland Hollywood
- Cosmic Monkey Comics
- Nomad Cycles PDX
- Pip's Original Donuts
- Ohana Hawaiian Cafe

## LOCATION HIGHLIGHTS

- Located on Lively NE Sandy Blvd
- High Foot / Bike Traffic
- Close to Many Shops, Restaurants, Schools, Places of Worship, Services and Attractions Within a Few Miles
- Only 10 Minutes to Downtown Portland
- Easy Access to Public Transit, and Major Roads and Highways.



85  
Walk Score



98  
Bike Score





# DEMOGRAPHICS

|                    | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|--------------------|---------------|---------------|---------------|
| Population:        | 19,760        | 161,103       | 428,631       |
| Households:        | 8,190         | 68,670        | 189,784       |
| Median Age:        | 42.4          | 41.2          | 39.7          |
| Median HH Income:  | \$100,515     | \$86,423      | \$77,810      |
| Daytime Employees: | 8,386         | 95,452        | 321,975       |

# TRAFFIC

| Streets                           | Traffic Volume | Count Year | Property Distance |
|-----------------------------------|----------------|------------|-------------------|
| NE 67th Ave & NE Siskiyou St (S)  | 596            | 2025       | 0.06 mi           |
| NE Klickitat St & NE 66th Ave (W) | 172            | 2022       | 0.07 mi           |
| NE 67th Ave & NE Siskiyou St (N)  | 395            | 2025       | 0.08 mi           |
| NE Klickitat St & NE 64th Ave (W) | 160            | 2025       | 0.10 mi           |
| NE Klickitat St & NE 66th Ave (W) | 122            | 2025       | 0.16 mi           |
| NE 69th Ave & NE Siskiyou St (S)  | 151            | 2025       | 0.17 mi           |
| NE Fremont St & NE 61st Ave (E)   | 4,171          | 2025       | 0.18 mi           |
| NE Klickitat St & NE 62nd Ave (W) | 223            | 2025       | 0.18 mi           |
| NE Fremont St & NE 67th Ave (W)   | 8,266          | 2025       | 0.18 mi           |
| NE 67th Ave & NE Stanton St (N)   | 286            | 2025       | 0.20 mi           |





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The information contained herein has been obtained from sources we deem reliable.  
We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.