



**think** COMMERCIAL  
REAL ESTATE

## FOR SALE

LANDMARK COMMERCIAL BUILDING IN PORTLAND'S VIBRANT KERNS  
NEIGHBORHOOD

2975-3005 NE Sandy Boulevard Portland, OR 97232

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# PROPERTY OVERVIEW

2975-3005 NE Sandy Boulevard Portland, OR 97232

A rare chance to own a storied piece of Portland real estate—welcome to 2975–3005 NE Sandy Boulevard. Spanning three tax lots and approximately 20,500 square feet over three thoughtfully designed levels, this iconic commercial property offers a compelling mix of retail, office, and storage space in one of the city's most sought-after locations.

Originally built in 1928, the building has been beautifully maintained and updated, preserving its vintage charm while meeting the demands of modern business. Historic details like original wood floors, exposed beams, and oversized display windows lend warmth, character, and abundant natural light throughout.

Located on high-visibility Sandy Boulevard, the property enjoys excellent exposure to vehicle and foot traffic, with seamless access to downtown Portland, major transit lines, and key bike corridors. On-site parking and a designated loading zone enhance the building's functionality—an uncommon amenity in such a central, walkable district.

Recent home to Portland's iconic Mountain Shop, this property offers incredible flexibility for owner-users, investors, or brands seeking a high-impact presence. Surrounded by a vibrant mix of restaurants, breweries, and independent retailers, the Kerns neighborhood is a thriving and creative commercial hub.

Whether you're looking to invest, occupy, or reimagine, this is your opportunity to secure a true Portland landmark—rich in history, full of potential, and poised for the future.







<b>Address:</b>	2975-3005 NE Sandy Boulevard
<b>Asking Price:</b>	\$2,120,000
<b>Former Tenant:</b>	The Mountain Shop
<b>Building Size:</b>	20,513 SqFt
<b>Lot Size:</b>	20,000 SqFt
<b>Zoning:</b>	CM3
<b>Tax Lots:</b>	R139030, R139031 and R139032
<b>Visibility :</b>	185'
<b>Year Built:</b>	1928
<b>Taxes:</b>	\$26,406.75
<b>Parking:</b>	Off street

- Historic building with tasteful upgrades and strong curb appeal
- High-traffic location along NE Sandy Blvd with excellent signage potential
- On-site surface parking plus street availability
- Proven tenancy and business draw from outdoor retail and rental uses
- Surrounded by dense residential and commercial development in a walkable, bike-friendly area
- Ideal for owner-occupants, investors, or showroom-style tenants
- Billboard Income with lease from Outfront Media



# SPANNING 3 TAX LOTS

2975-3005 NE Sandy Boulevard Portland, OR 97232

**2975 NE Sandy Boulevard  
Storefront**

**Lot Size: 4,500 sf**

**R139030**

**Taxes: \$15,912.99**

**CM3**

**3005 NE Sandy Boulevard  
Storefront**

**Lot Size: 4,500 sf**

**R139031**

**Taxes: \$5,483.11**

**CM3**

**3001 NE Sandy Boulevard  
Parking Lot**

**Lot Size: 11,000 sf**

**R139032**

**Taxes: \$5,010.65**

**CM3**





# FLEXIBLE CM3 ZONING

2975-3005 NE Sandy Boulevard Portland, OR 97232



The CM3 zone is a large-scale, commercial mixed use zone intended for sites close to the Central City, in high-capacity transit station areas or town centers, and on civic corridors. Buildings in this zone are generally expected to be up to six stories and may be up to seven stories when bonuses are used.



RETAIL



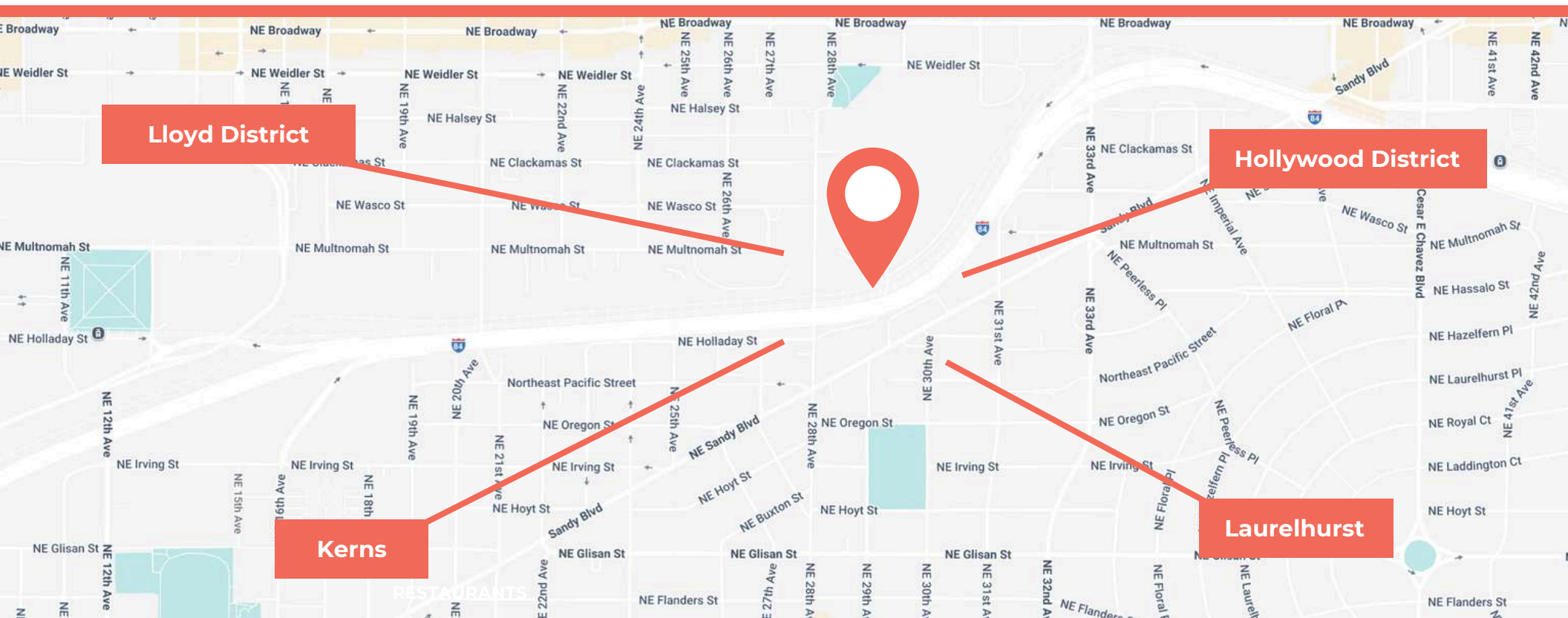
OFFICE



RESIDENTIAL

# NEIGHBORHOOD MAP

2975-3005 NE Sandy Boulevard Portland, OR 97232



## Lloyd District - up and coming entertainment hub

**Hollywood** - iconic theater, walkable streets, and eclectic mix of shops, cafes, and local businesses

**Laurelhurst** - picturesque park, beautiful early-20th-century homes, and a warm, tight-knit community atmosphere

**Kerns** - named the coolest neighborhood in the U.S. by Time Out, praised for its walkable streets, vibrant local culture, and perfectly-balanced small-town feel

## CENTRAL LOCATION

Situated along 185 feet of highly visible frontage on NE Sandy Boulevard, this historic building offers a prime central location with convenient access to some of Portland's most iconic neighborhoods.



# DEMOGRAPHICS INFO

2975-3005 NE Sandy Boulevard Portland, OR 97232

## 97232 POPULATION

TOTAL POPULATION	15,912
MEDIAN AGE	34.9
COLLEGE GRADUATE	60%
UNEMPLOYMENT RATE	3.5%

## 97232 HOUSEHOLD & INCOME



TOTAL HOUSEHOLDS 8,000



#OF PERSON PER HH 2.3



AVERAGE HH INCOME \$107,201

## 97232 BUSINESS SUMMARY AND HOUSEHOLD SPENDING

**\$90K**

Annual HH  
Spending

**300**

Total Business

## 97232 HOUSING AND COST OF LIVING

**445,500**

Median Home  
Value

**110.3**

Cost of Living Index  
(above U.S. Average)



Walk Score

**92**



Bike Score

**96**



Transit Score

**76**



Car Count  
**16,529+ per day**

# PROPERTY PHOTOS

2975-3005 NE Sandy Boulevard Portland, OR 97232







Historical charm abounds with exposed beams and stunning arched windows that not only speak to the building's architectural significance but also flood the interior with natural light.



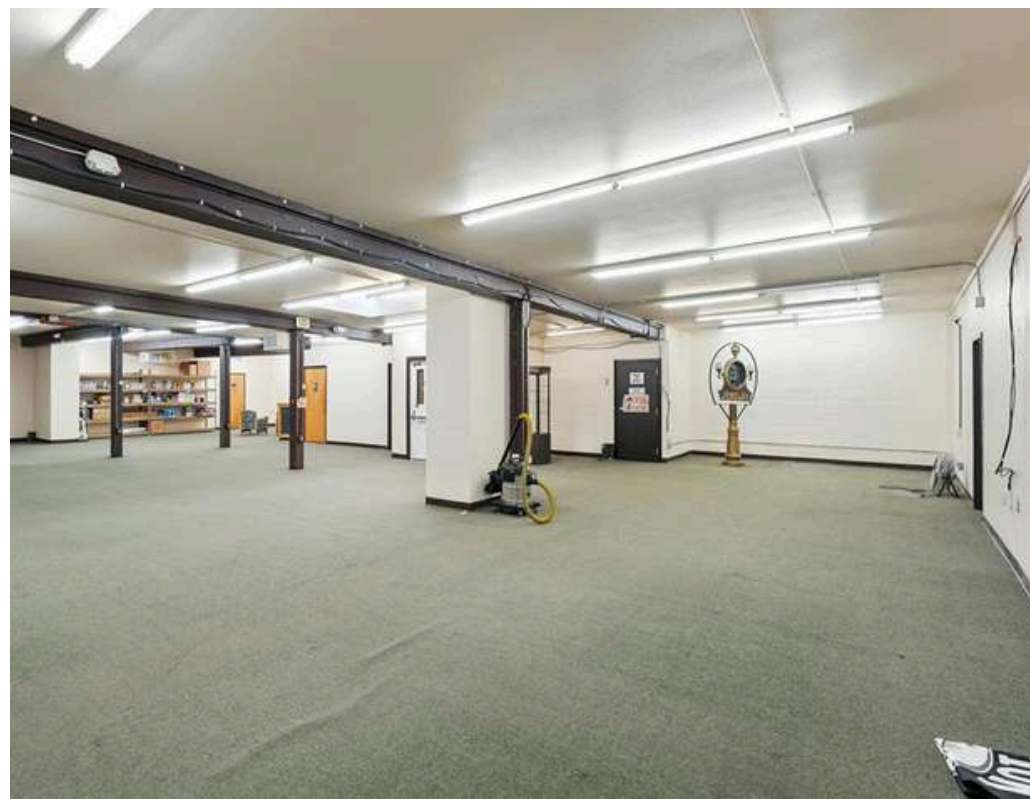








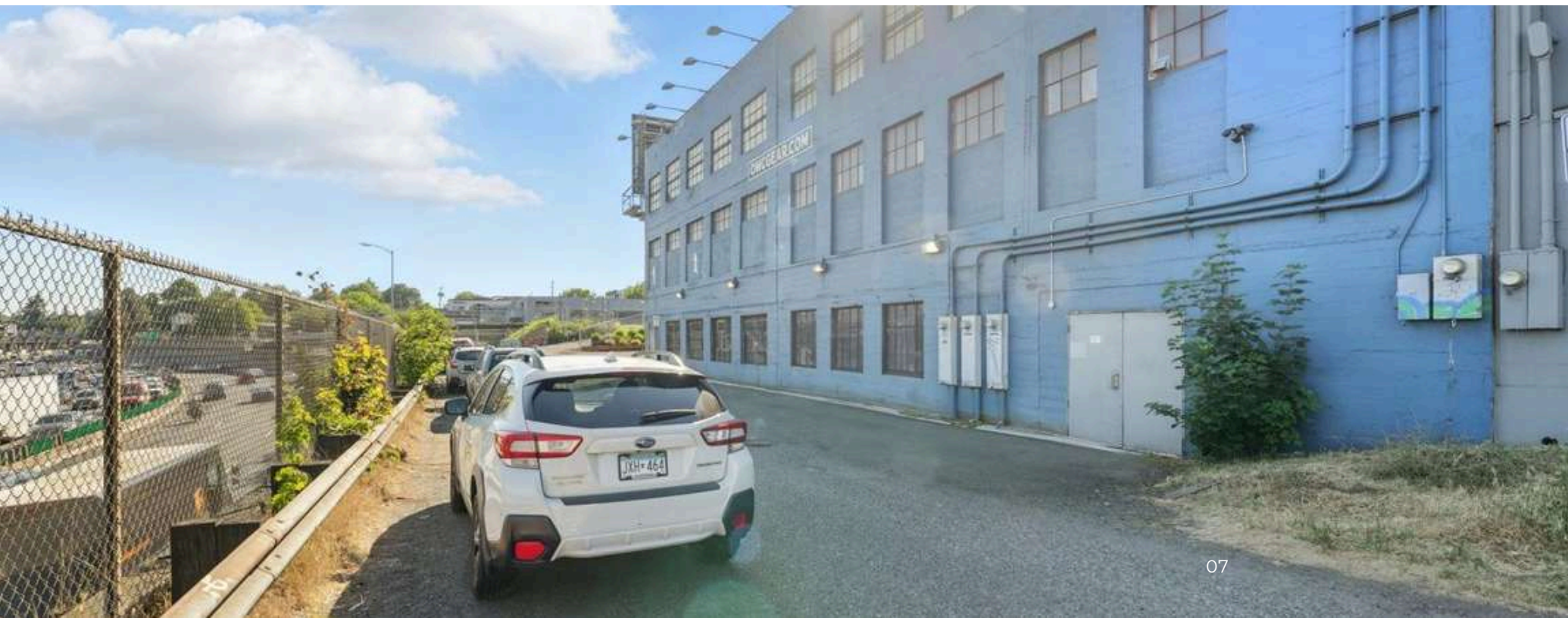










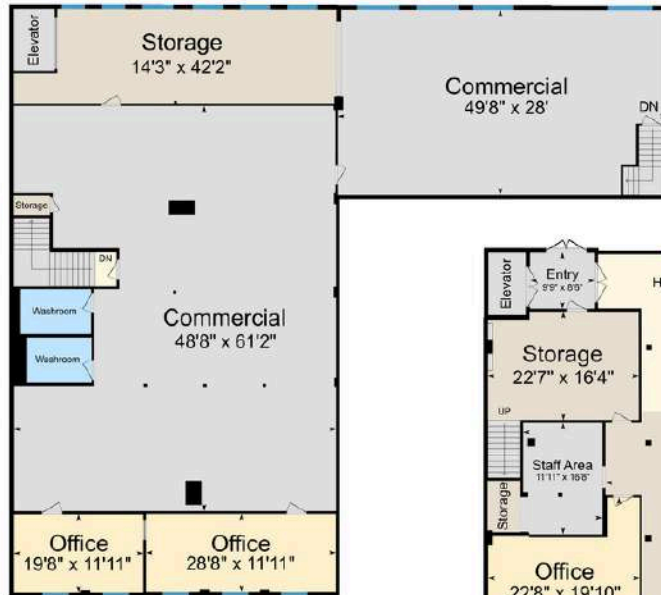








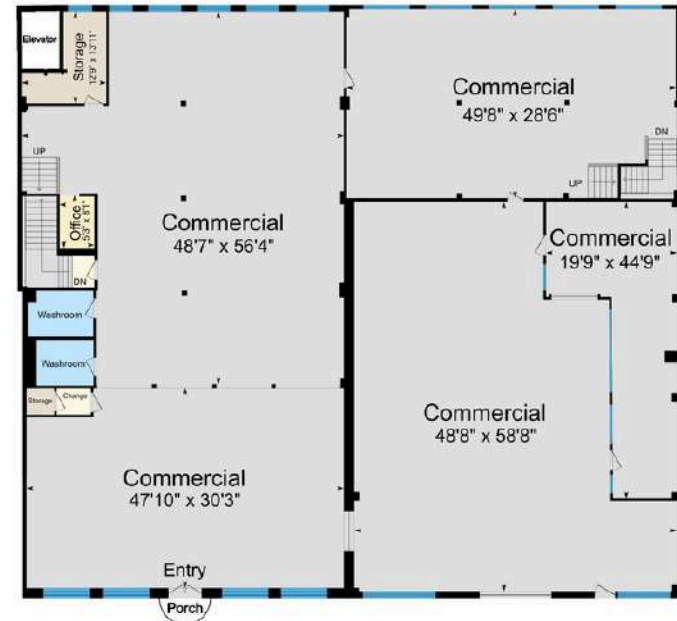
## 2975 NE Sandy Blvd., Portland, OR 97232



Upper 5,888 Sq ft



Main 8,739 Sq ft



Lower 5,886 Sq ft

**Main + Upper + Lower = 20,513 Sq ft** (Measured From Exterior)

**Sketch Prepared for Named Client Only**

**Property Measured on 7/15/2025**

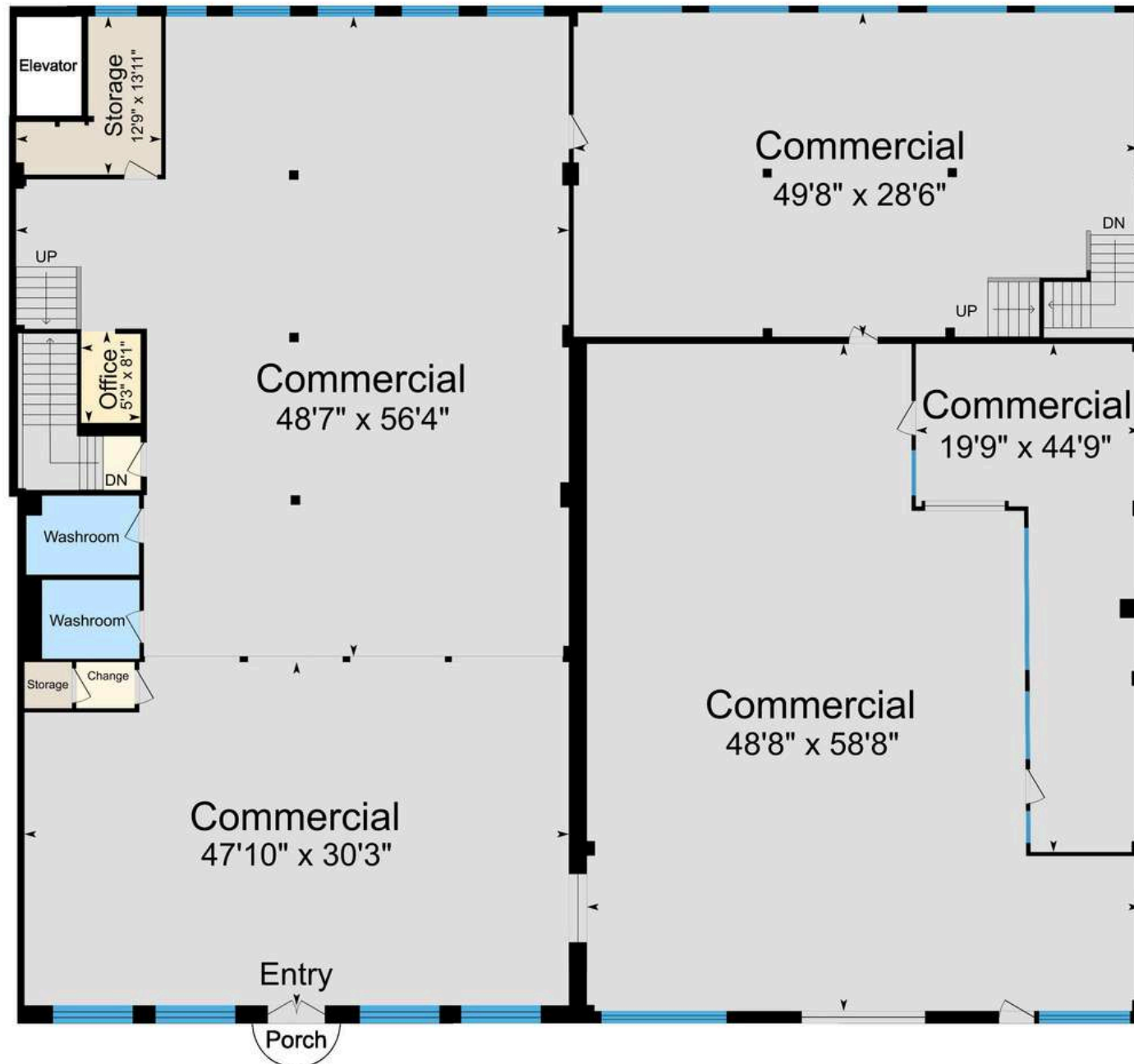
(Square footage will differ from room dimensions due to wall thickness and shape.) (Only areas with color are included in square footage totals.)

This sketch and the measurements shown hereon, are approximate and are only provided for rough demonstrative purposes. The measurements are not guaranteed and should not be relied upon. If measurements are material to the reader, then the reader should independently measure the dimensions. This sketch is provided to the preparer's client along with various limitations and conditions that apply to this sketch and which should be reviewed along with this sketch. If a person other than the designated Client uses the information herein (despite a prohibition on such use), then such person agrees to be subject to the same terms and limitations as the designated Client. Separation of this text from the sketch will subject the separating party to liability. (Quality Control Check by LW)



# FLOOR PLAN MAIN

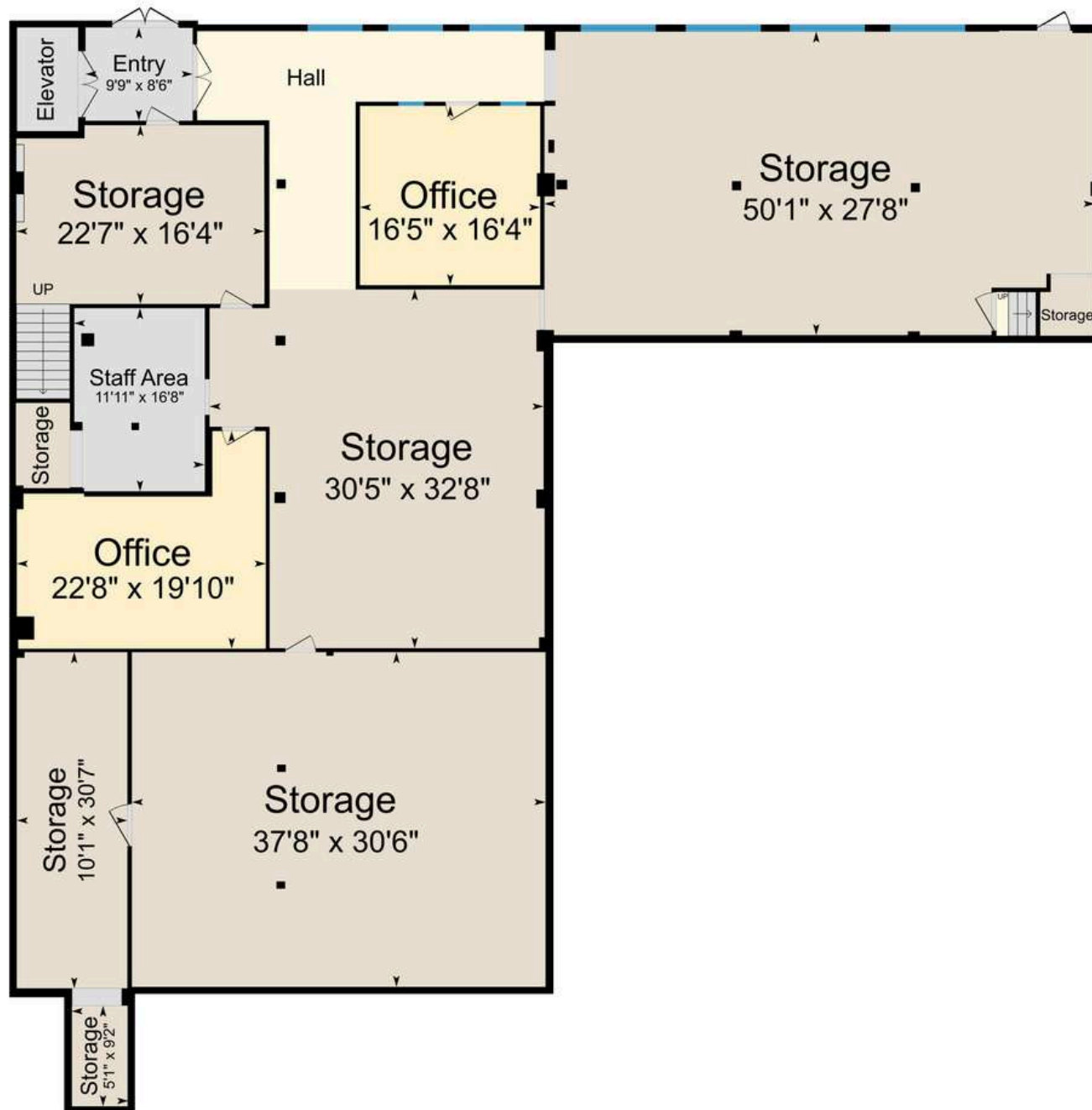
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# FLOOR PLAN LOWER

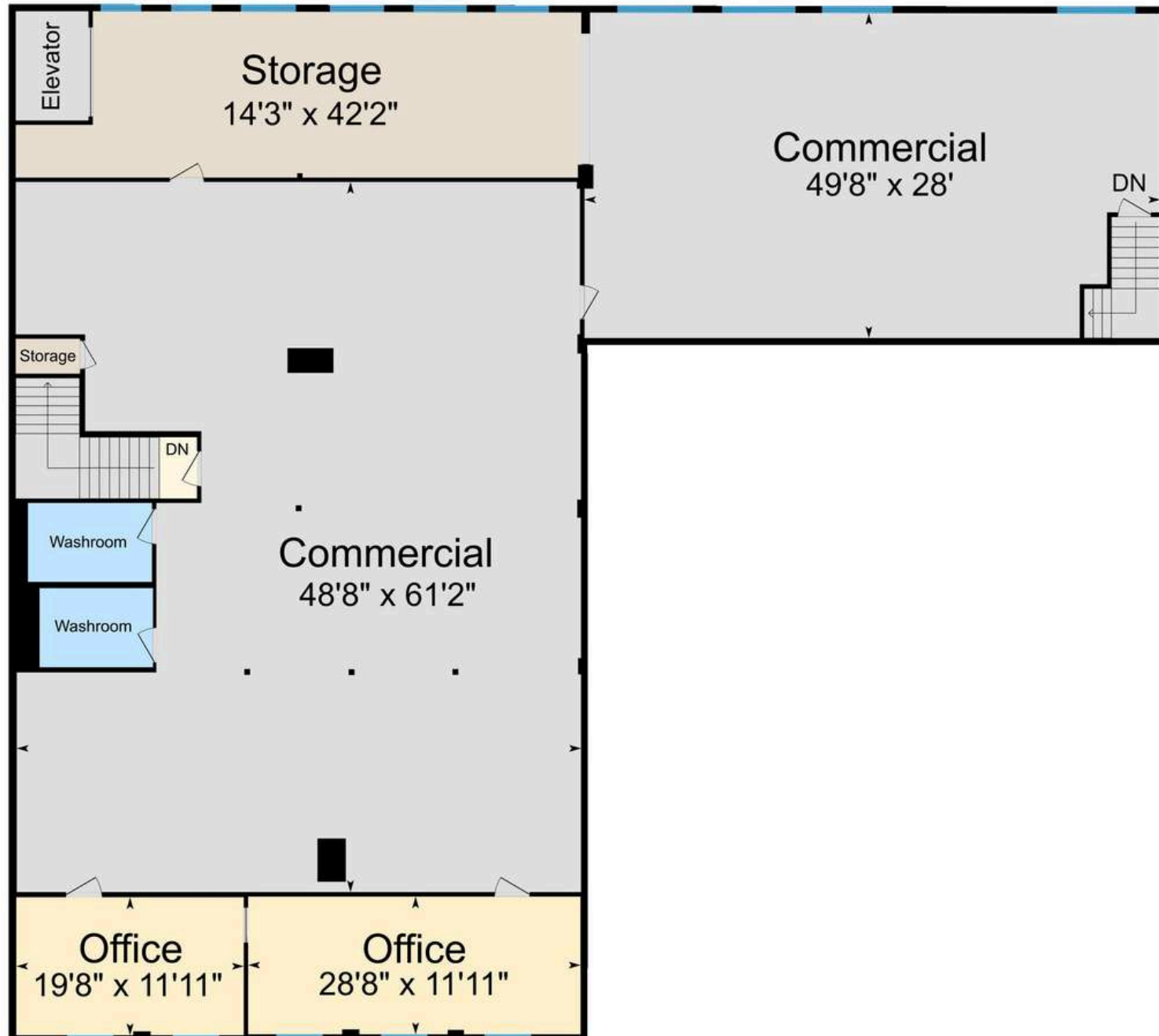
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# FLOOR PLAN UPPER

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HOLISTIC. TENACIOUS. SMART.  
*CLIENT FOCUSED.*

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