

# Property Summary

2830 NE SANDY BLVD, PORTLAND, OR 97232



## PROPERTY DESCRIPTION

Located at 2830 NE Sandy Blvd in Portland, OR, this prime property offers a coveted leasing opportunity. With its spacious layout and modern design, this property is perfect for a wide range of businesses. The large windows flood the space with natural light, creating an inviting atmosphere for employees and clients alike. The open floor plan allows for flexible configuration, while the off-street parking ensures convenience for visitors. Additionally, the high visibility in a bustling area with 20,000 VPD traffic counts makes this property an ideal choice for businesses seeking maximum exposure. Don't miss out on the chance to make this outstanding location the new home for your business.

## PROPERTY HIGHLIGHTS

Off-street parking for employees and visitors 2/1,000 SF

20,000 VPD traffic counts

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,548 SF
Lot Size:	5,878 SF
Building Size:	2,948 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	986	4,227	15,785
Total Population	1,736	7,901	30,756
Average HH Income	\$100,820	\$121,735	\$136,655

## RUDY PUENTE

director  
licensed in oregon and washington  
c: 503.803.4760  
o: 503.478.4884  
rpuente@dougbear.com

**Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209**

**DOUGBEAN.COM**

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



# Additional Photos

2830 NE SANDY BLVD, PORTLAND, OR 97232



## RUDY PUENTE

director  
licensed in oregon and washington  
c: 503.803.4760  
o: 503.478.4884  
rpuente@dougbear.com

**Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209**

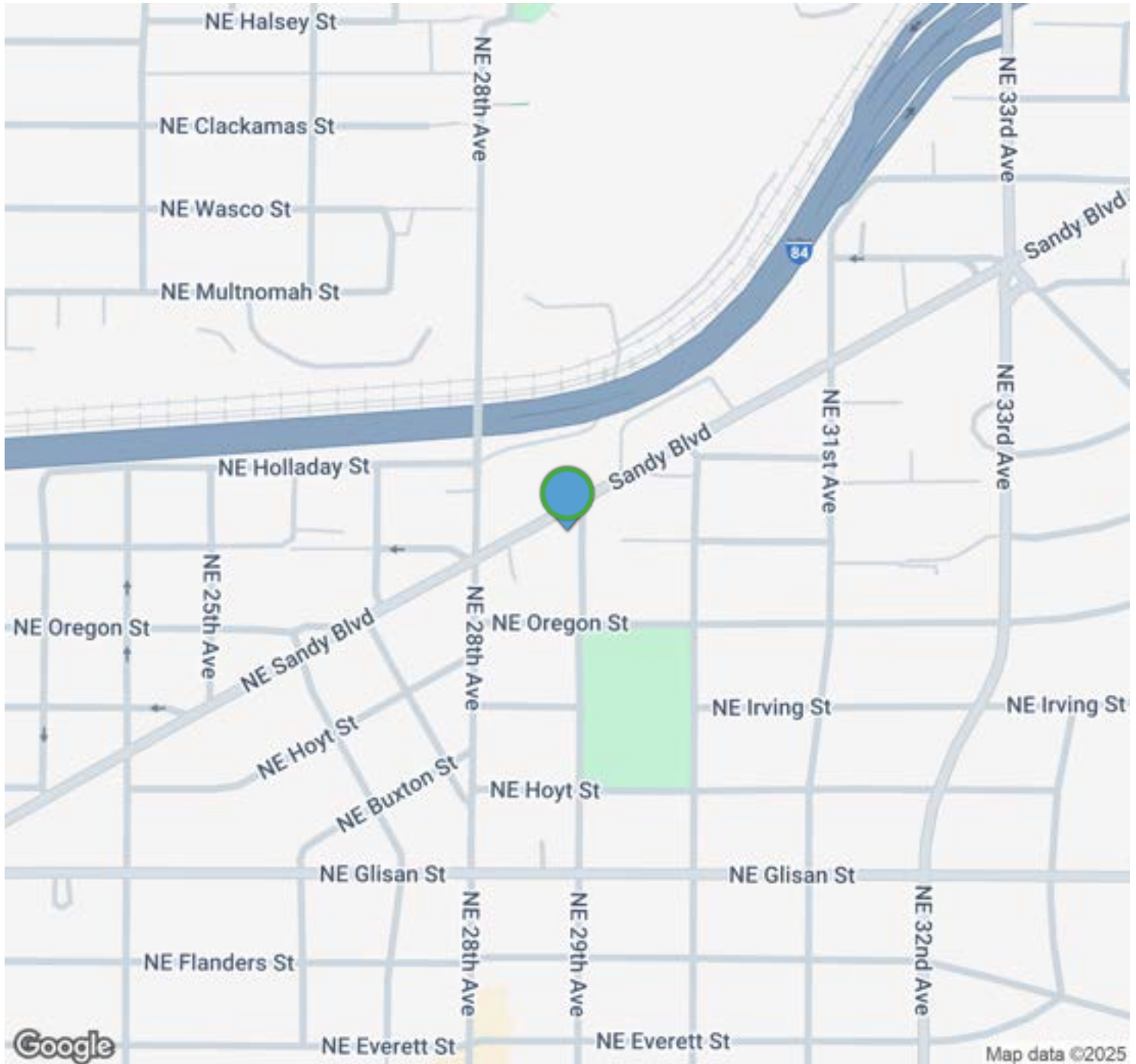
**DOUGBEAN.COM**

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



# Location Map

2830 NE SANDY BLVD, PORTLAND, OR 97232



## RUDY PUENTE

director

licensed in oregon and washington

c: 503.803.4760

o: 503.478.4884

rpunte@dougbear.com

**Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209**

**DOUGBEAN.COM**

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.





# Demographics Map & Report

2830 NE SANDY BLVD, PORTLAND, OR 97232



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,736	7,901	30,756
Average Age	39	40	41
Average Age (Male)	39	40	41
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	986	4,227	15,785
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$100,820	\$121,735	\$136,655
Average House Value	\$763,841	\$789,877	\$843,784

Demographics data derived from AlphaMap

## RUDY PUENTE

director  
licensed in oregon and washington  
c: 503.803.4760  
o: 503.478.4884  
rpunte@dougbear.com

**Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209**

**DOUGBEAN.COM**

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

