

FOR LEASE

Hollywood Retail & Office

4246-4240 NE SANDY BOULEVARD

Portland, OR 97213

PRESENTED BY:

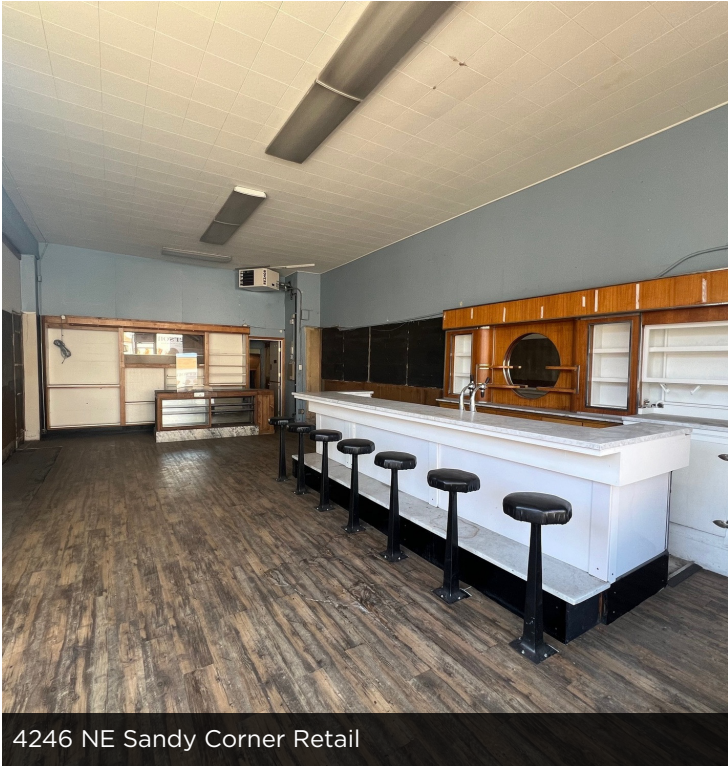
STACY LOONEY

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PRIME RETAIL & OFFICE PROPERTY



4246 NE Sandy Corner Retail



1825 NE 43rd Upstairs Creative Office/Studio

OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr (NNN)
BUILDING SIZE:	10,610 SF
AVAILABLE SF:	2,042 - 4,060 SF
LOT SIZE:	.18 Acre
YEAR BUILT:	1942
MARKET:	NE

PROPERTY OVERVIEW

Hollywood District Retail & Office Available! Boasting versatile layouts, this location offers prime street retail and a beautiful upstairs office space! With high visibility along NE Sandy Blvd, your business will benefit from prominent signage opportunities and substantial daily traffic. Offering ample on-site parking and convenient access to I-84 and Sandy Blvd. Elevate your business presence with this prime location, ideally suited for those seeking a space in a bustling Northeast Portland neighborhood!

PROPERTY HIGHLIGHTS

- Premier Retail with Parking
- Store Front Retail with high visibility
- Excellent Signage Opportunities for Maximum exposure
- Attractive Layouts
- Dedicated Property Management
- Many Prime Retail Neighbors including The Hollywood Theatre, Whole Foods, Trader Joe's, New Season's Market, Killer Burger and many more!

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RETAIL AND OFFICE PHOTOS



4246 NE Sandy & NE 43rd Prime Corner Retail



Unit 4246 - Corner Interior



1825 NE 43rd Ave Corner Office



1825 NE 43rd Interior Open Space



4240 NE Sandy In-line Retail



4240 NE Sandy In-line Retail

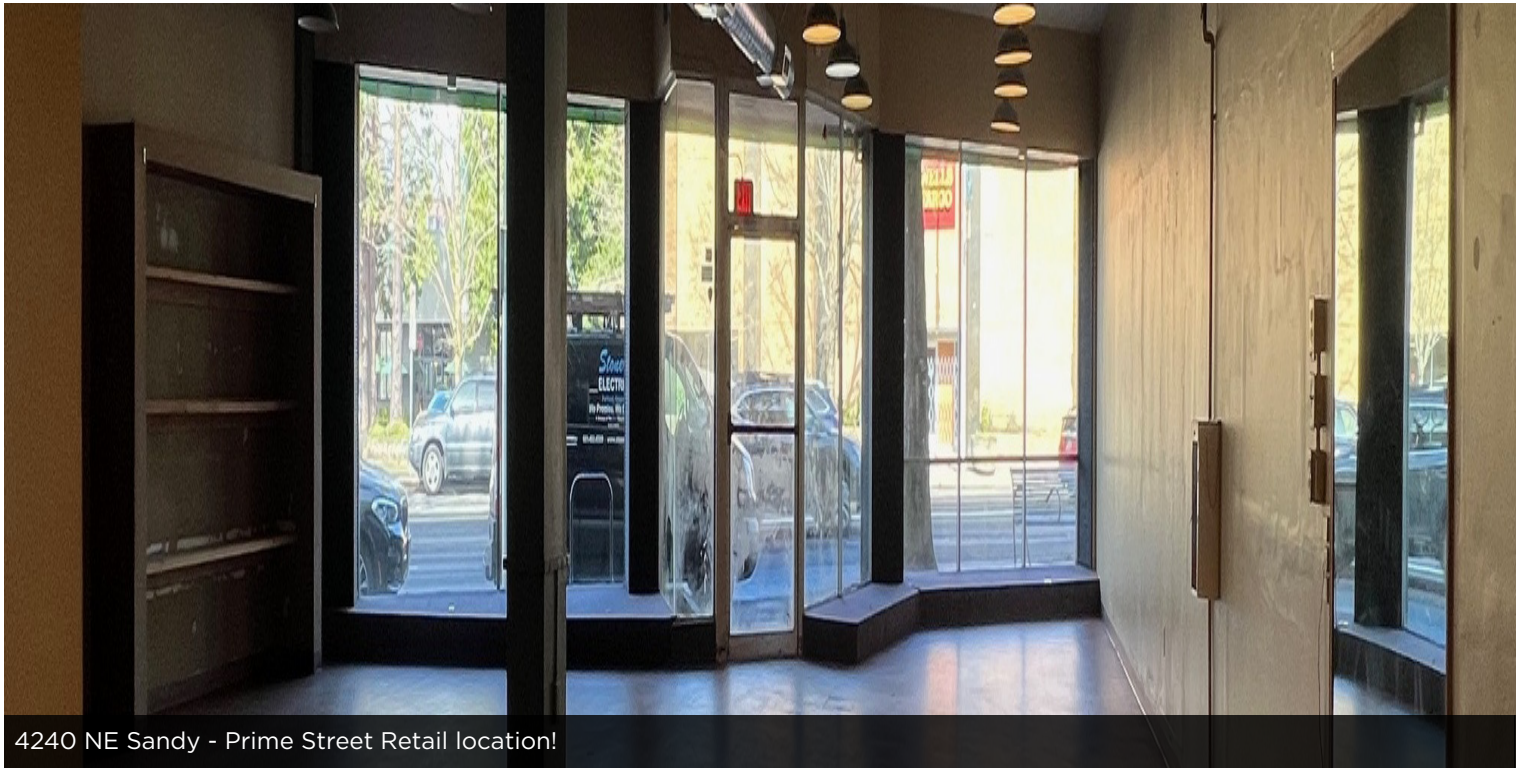
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LEASE SPACES



4240 NE Sandy - Prime Street Retail location!

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,042 - 4,060 SF	LEASE RATE:	\$19.50 SF/yr

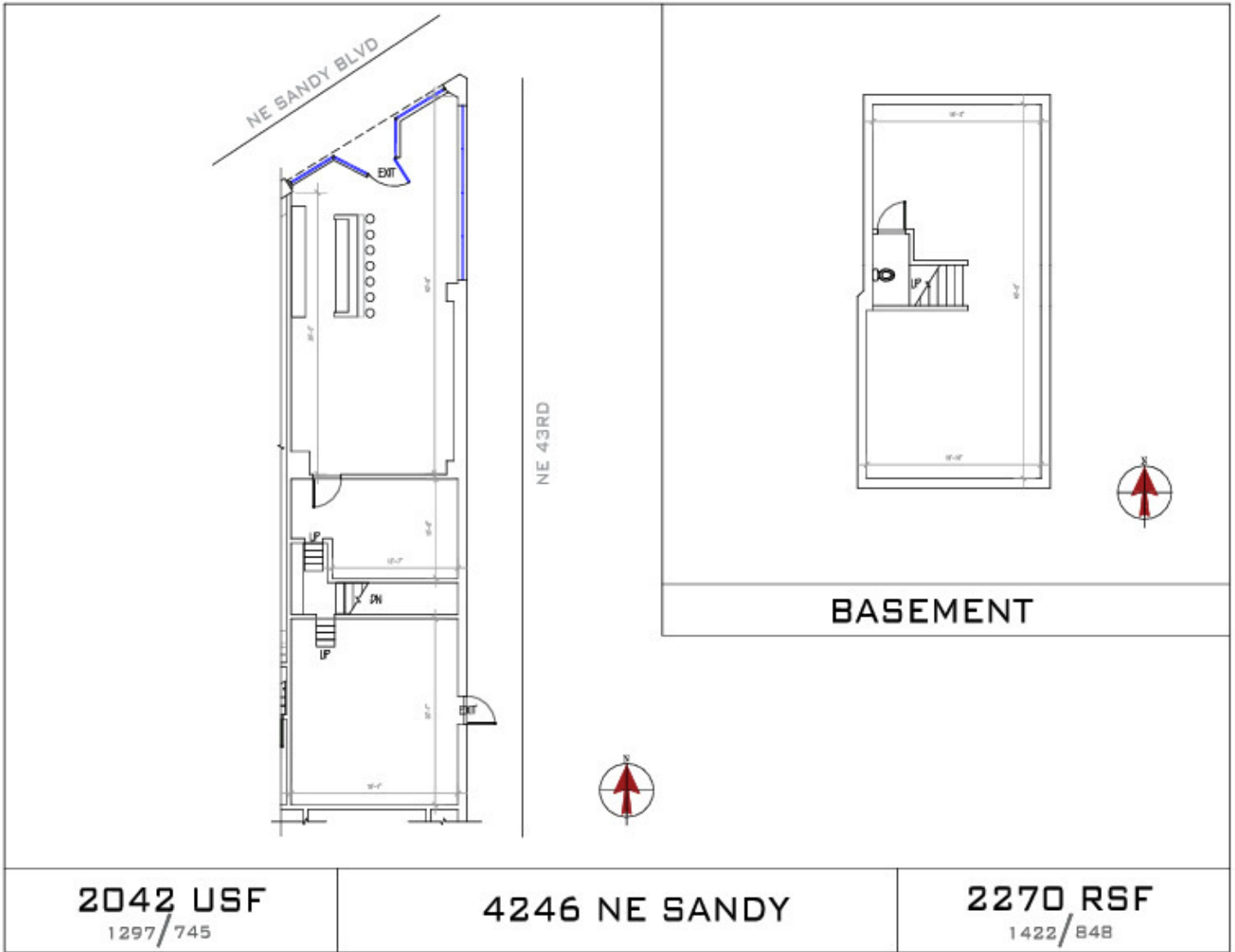
AVAILABLE SPACES

SUITE	TENANT SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4246 NE Sandy Blvd	Available 2,042 SF	NNN	\$19.50 SF/yr	Unique Corner Retail space with basement for storage. Ready for an Ice Cream Parlor!
4240 NE Sandy Blvd	Available 3,476 SF	NNN	\$19.50 SF/yr	Prominent In-line Retail space for many uses! Excellent signage opportunities Basement with plumbing
1825 NE 43rd Avenue	Available 4,060 SF	NNN	\$19.50 SF/yr	Beautiful corner upstairs space with hardwood floors and lots of natural light from South facing windows. Perfect space for a Dance or Yoga studio.

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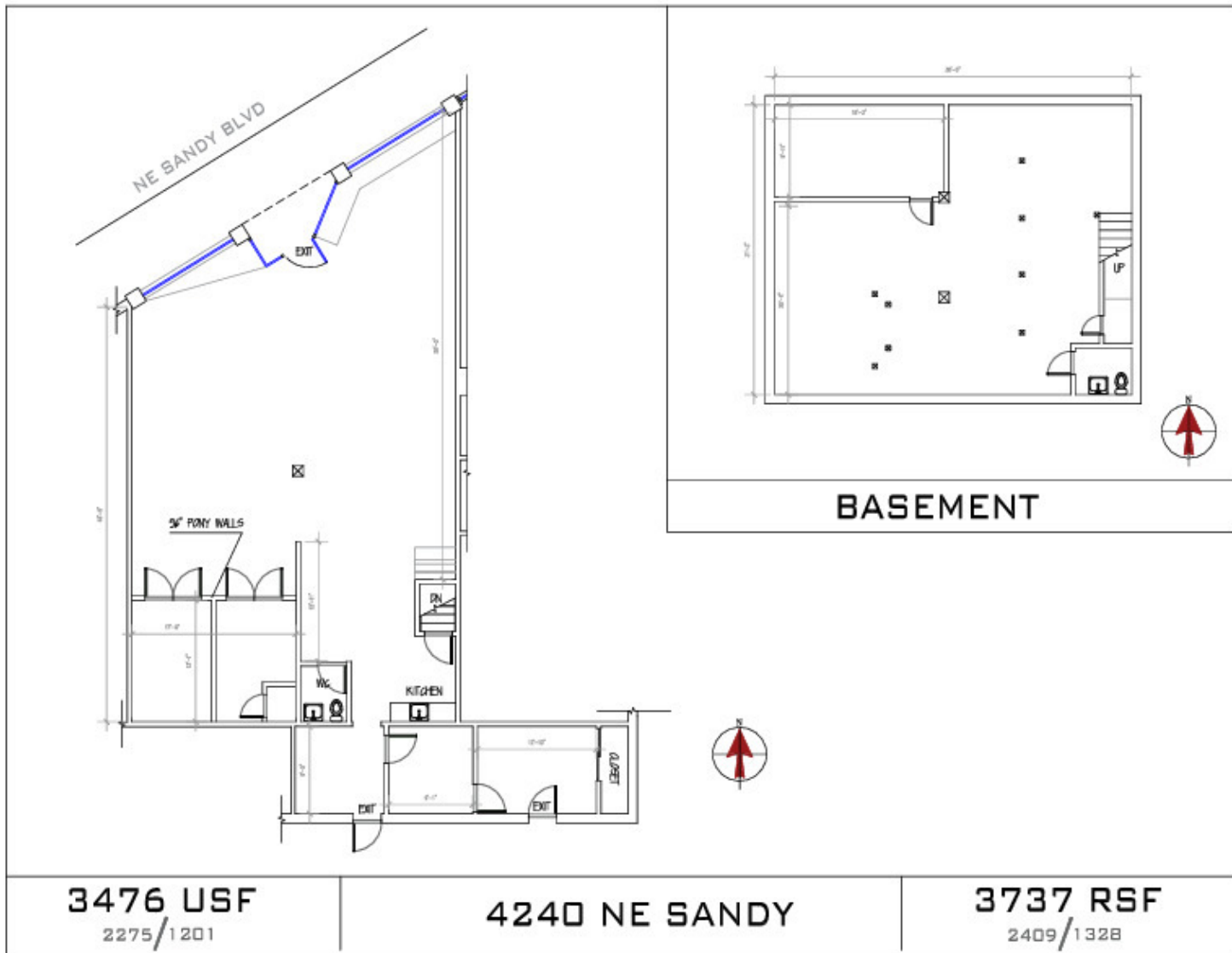
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CORNER RETAIL - 4246 NE SANDY BLVD



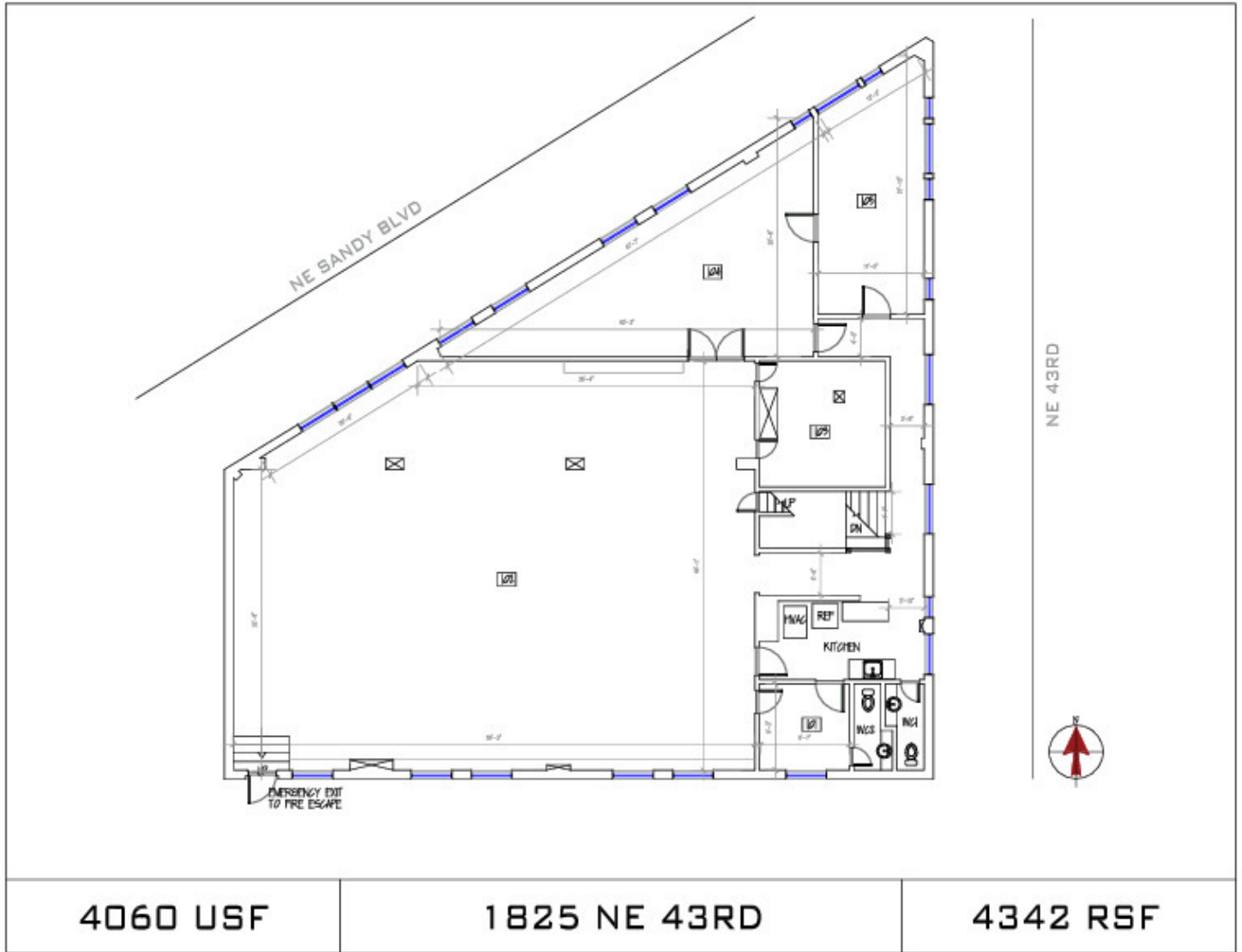
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IN-LINE RETAIL - 4240 NE SANDY BLVD.



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UPSTAIRS OFFICE WITH HARDWOOD FLOORS - 1825 NE 43RD AVE.



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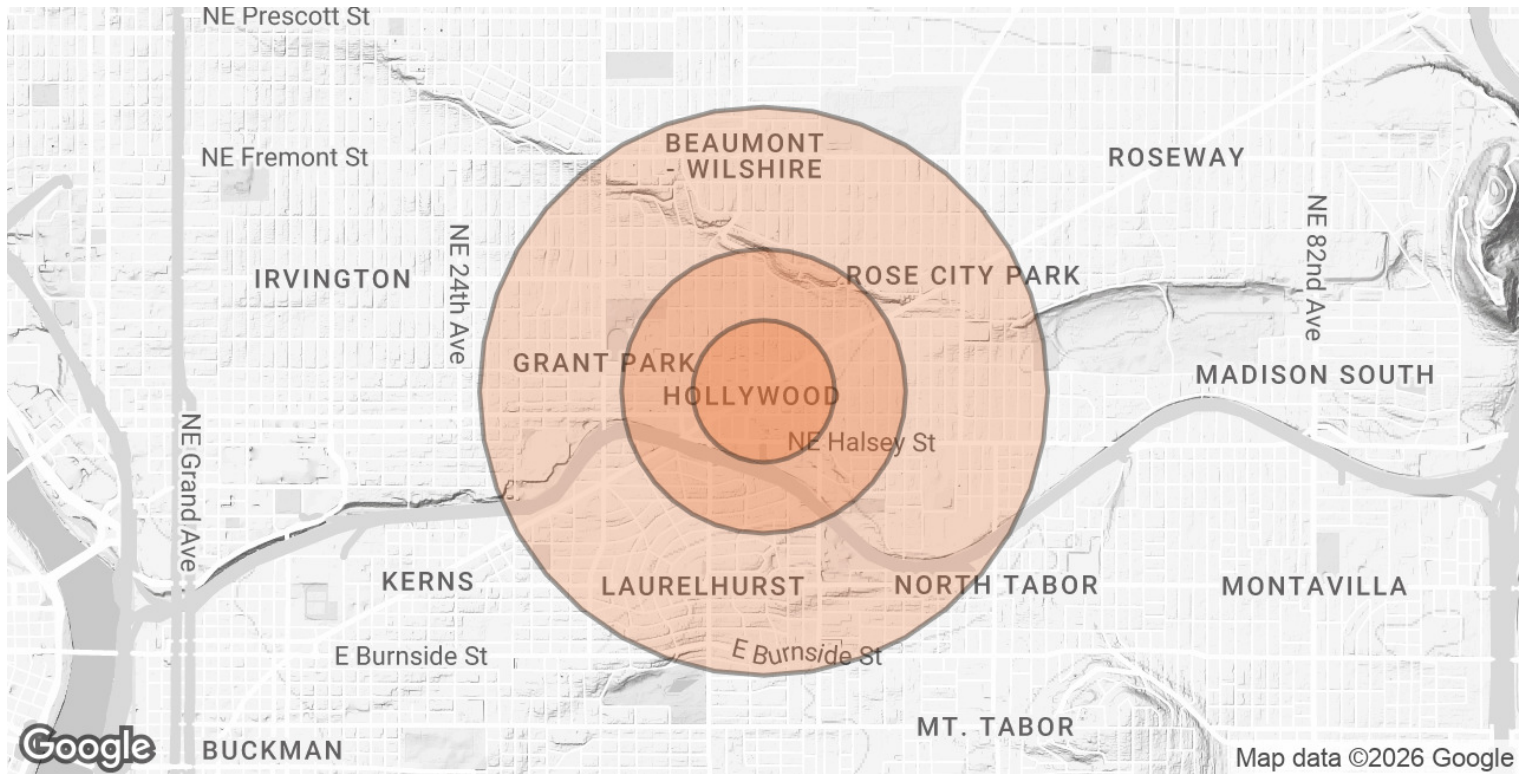
NEIGHBORHOOD RETAILERS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,868	6,687	25,710
AVERAGE AGE	46.2	44.8	44.3
AVERAGE AGE (MALE)	46.0	44.0	43.3
AVERAGE AGE (FEMALE)	46.6	45.2	45.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	980	3,096	10,993
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$119,755	\$148,182	\$163,554
AVERAGE HOUSE VALUE	\$750,879	\$766,323	\$778,064

2023 American Community Survey (ACS)

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