

**FOR LEASE**

# Hollywood Retail & Office

**4218-4246 NORTHEAST SANDY BOULEVARD**

Portland, OR 97213

**PRESENTED BY:**

**STACY LOONEY**

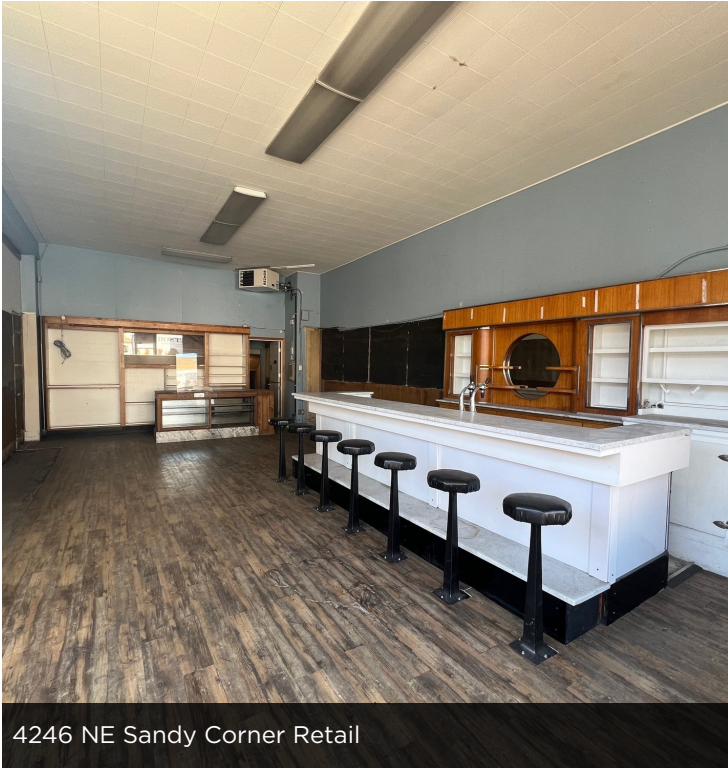
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## PRIME RETAIL & OFFICE PROPERTY



4246 NE Sandy Corner Retail



1825 NE 43rd Upstairs Creative Office/Studio

### OFFERING SUMMARY

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



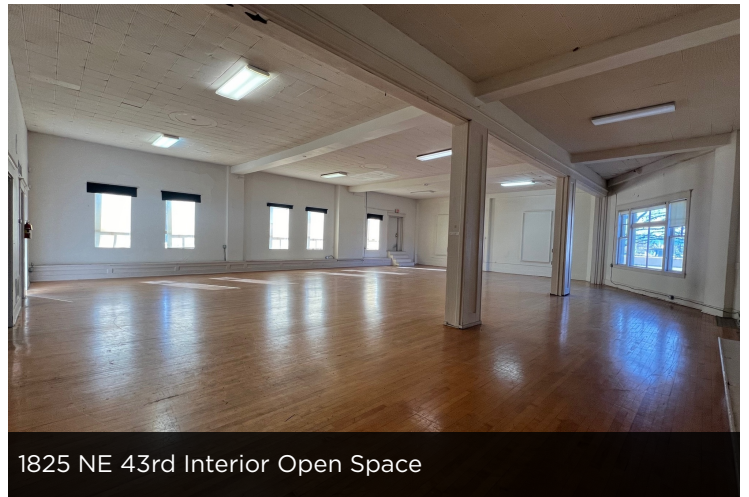
4246 NE Sandy & NE 43rd Prime Corner Retail



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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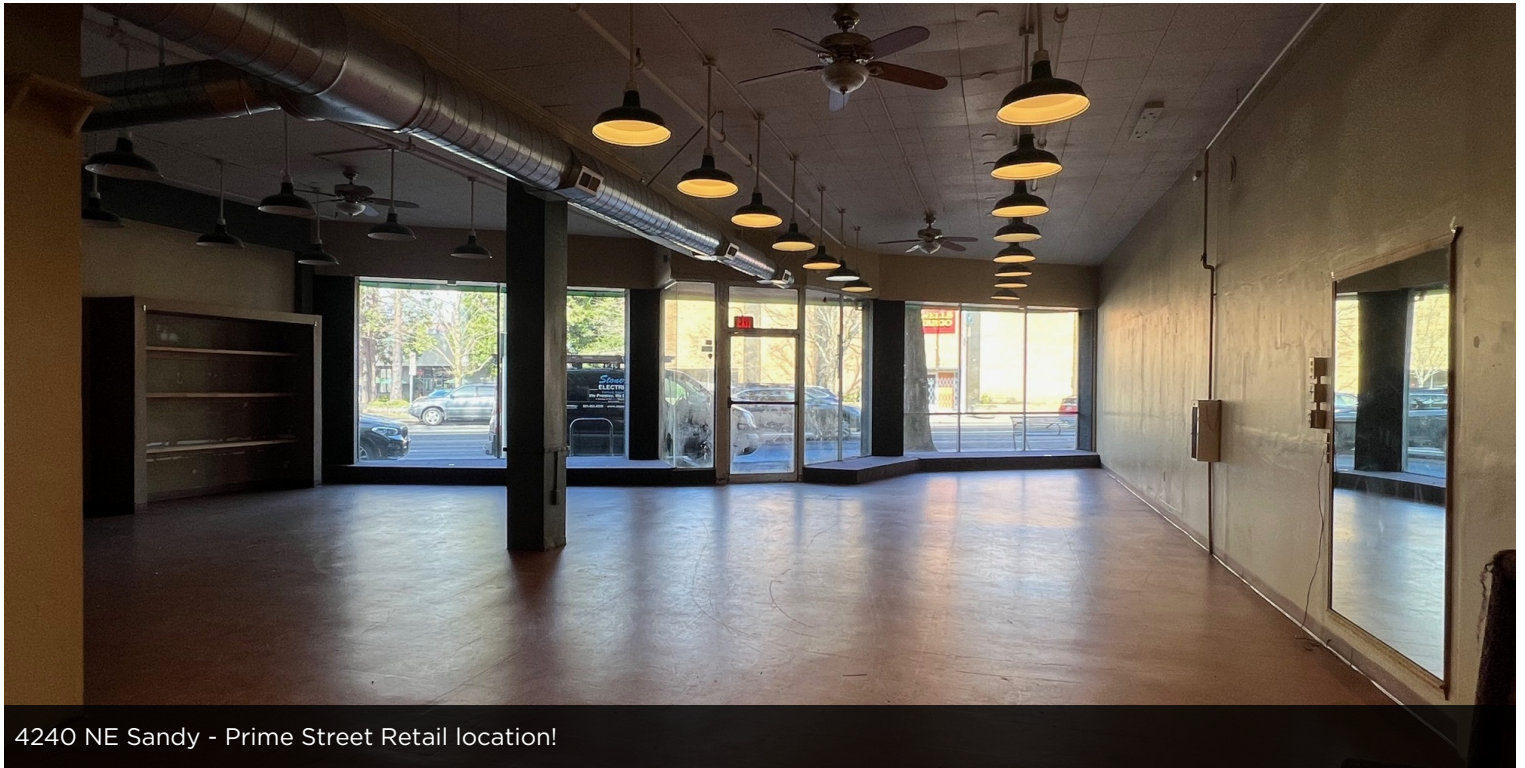
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## LEASE SPACES



4240 NE Sandy - Prime Street Retail location!

### LEASE INFORMATION

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

### AVAILABLE SPACES

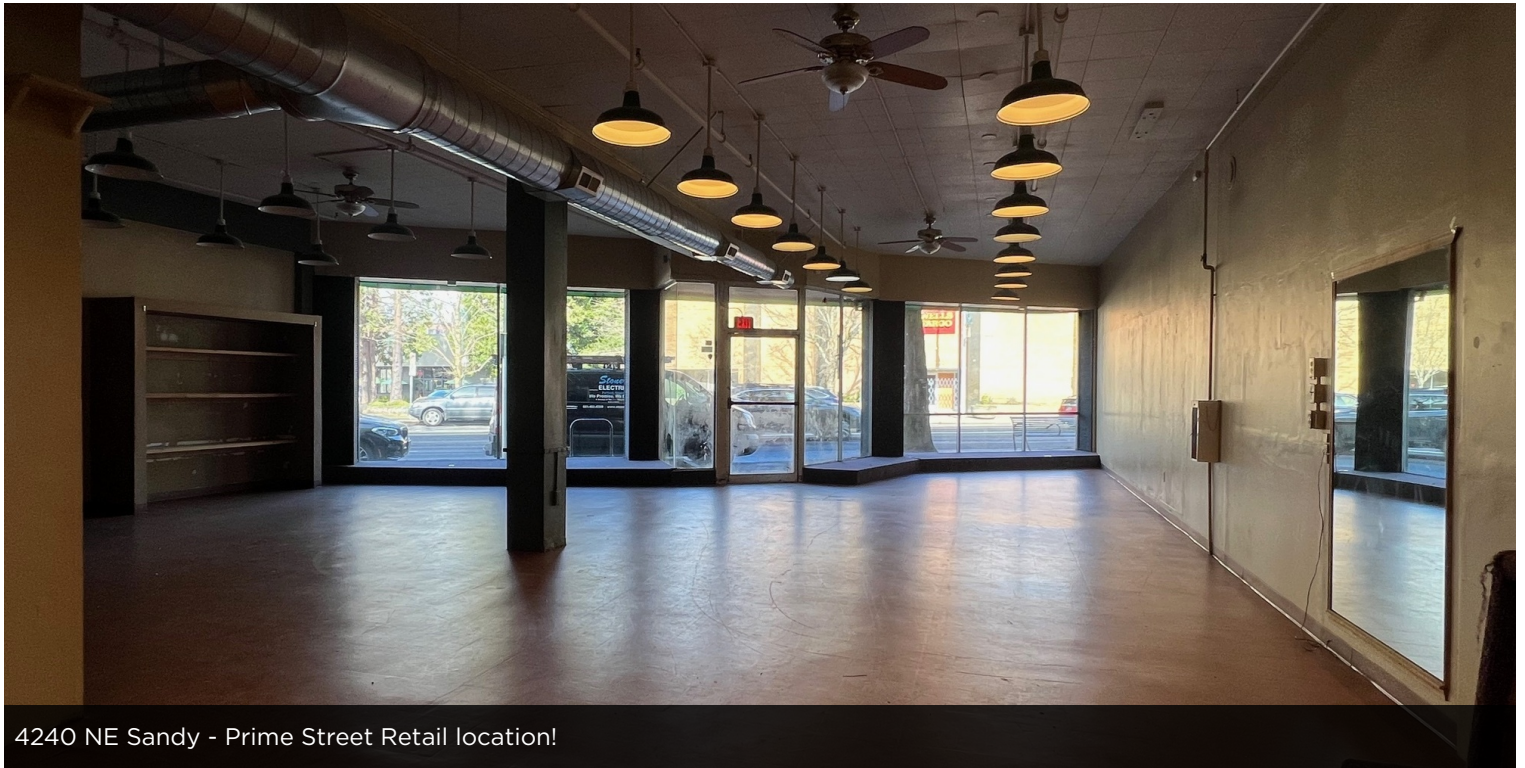
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4246 NE Sandy Blvd	Available	2,042 SF	NNN	\$19.50 SF/yr	Unique Corner Retail space with basement for storage. Ready for an Ice Cream Parlor!
4240 NE Sandy Blvd	Available	3,476 SF	NNN	\$19.50 SF/yr	Prominent In-line Retail space for many uses! Excellent signage opportunities Basement with plumbing

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## LEASE SPACES



4240 NE Sandy - Prime Street Retail location!

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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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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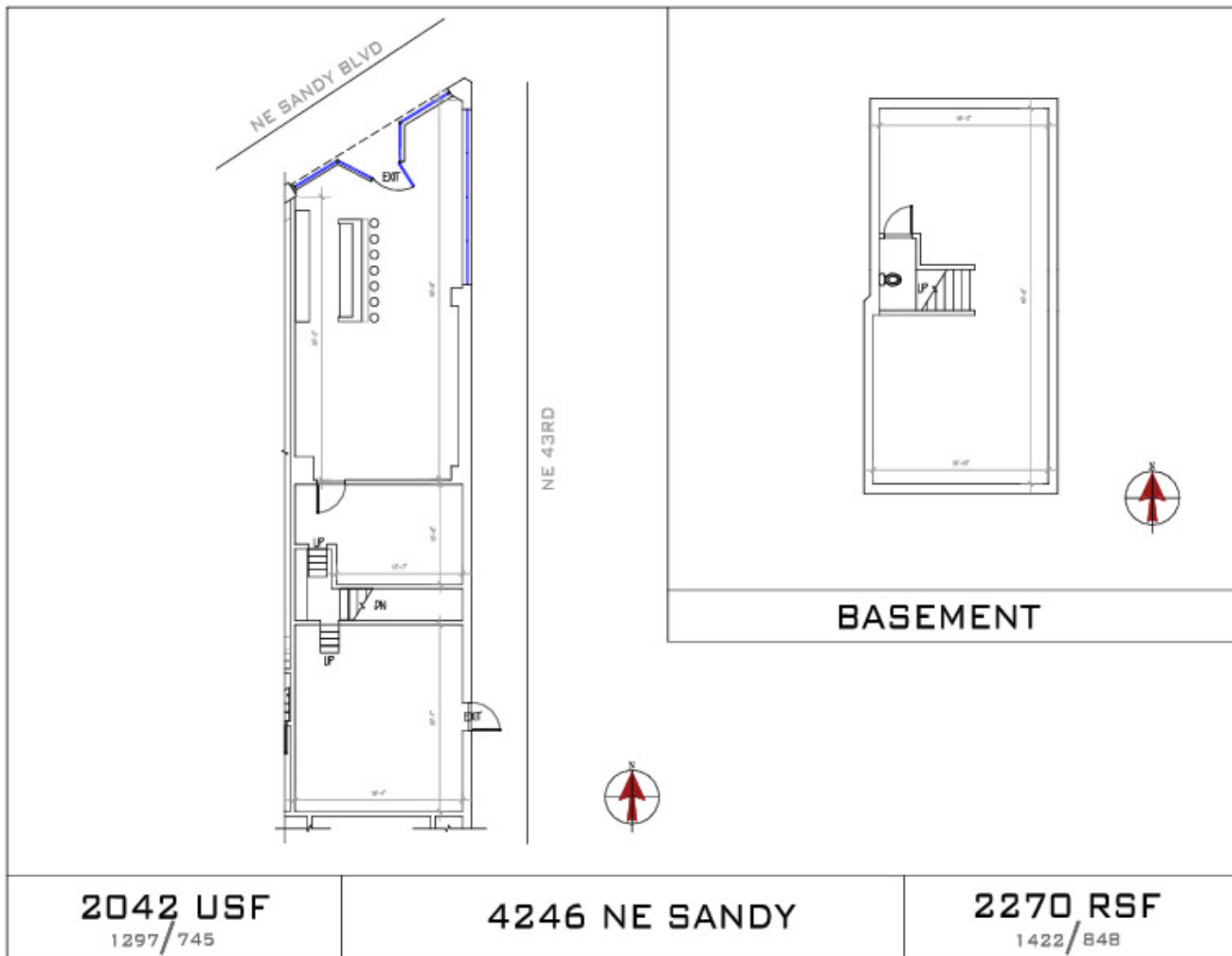
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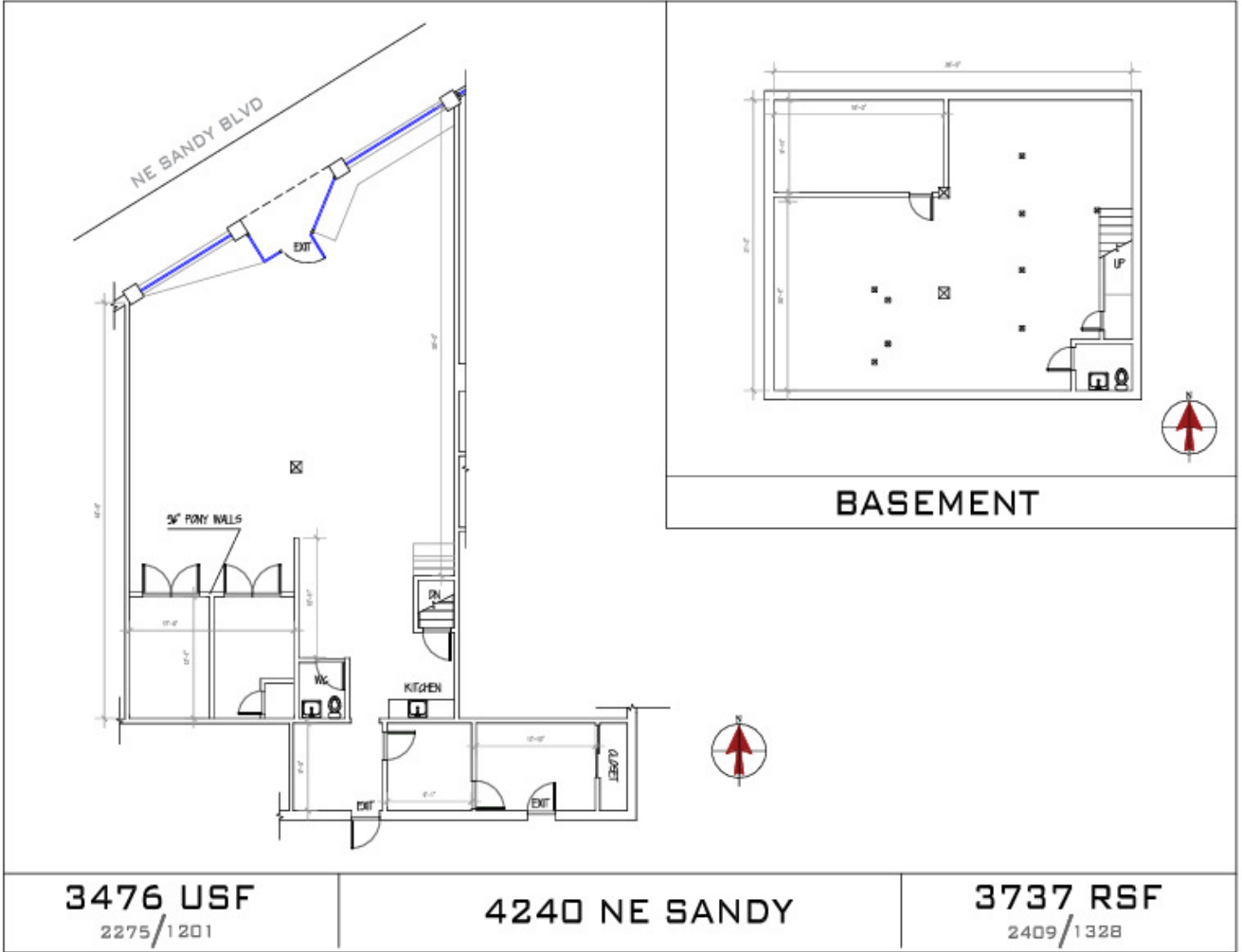
**CORNER RETAIL - 4246 NE SANDY BLVD**



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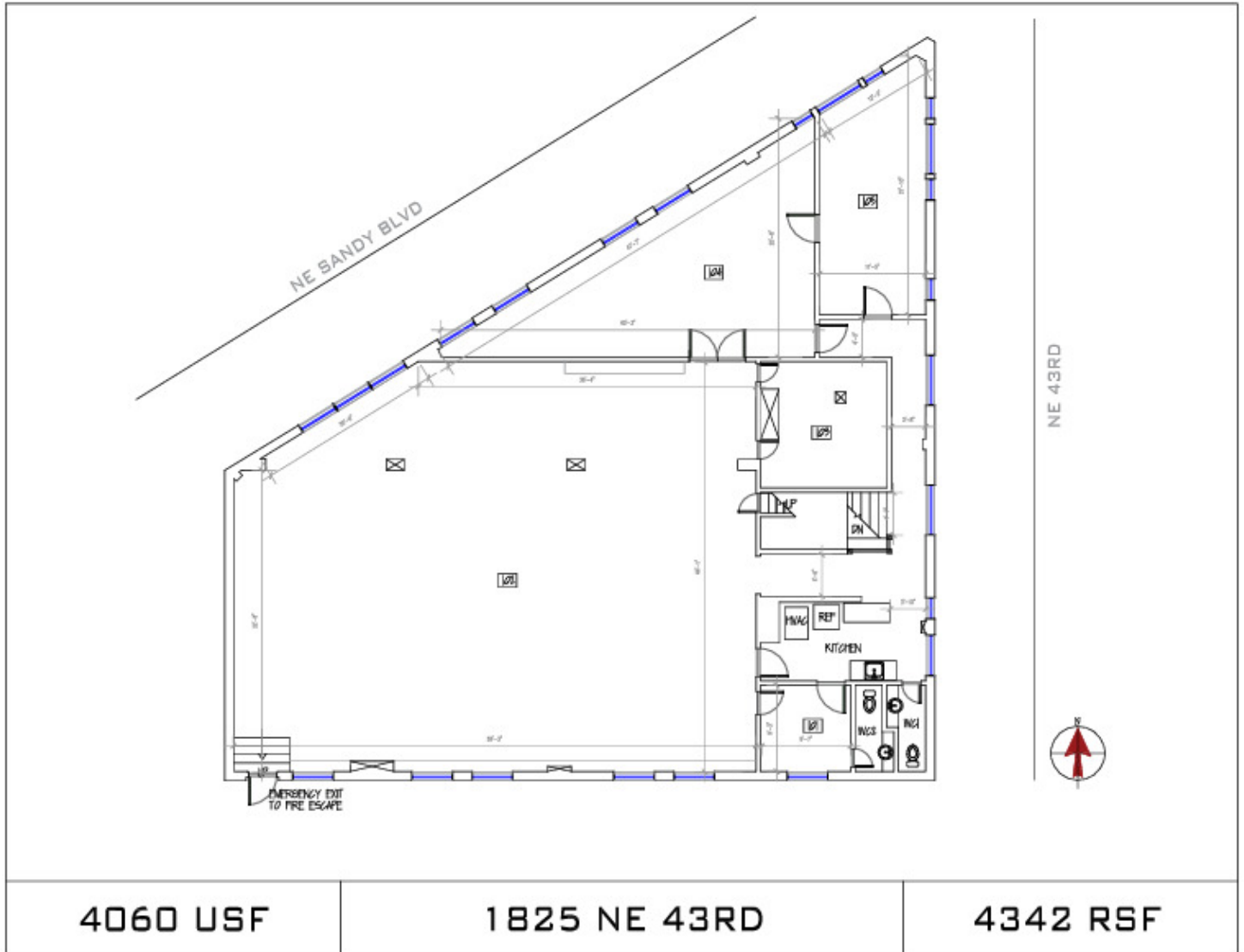
**IN-LINE RETAIL - 4240 NE SANDY BLVD.**



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



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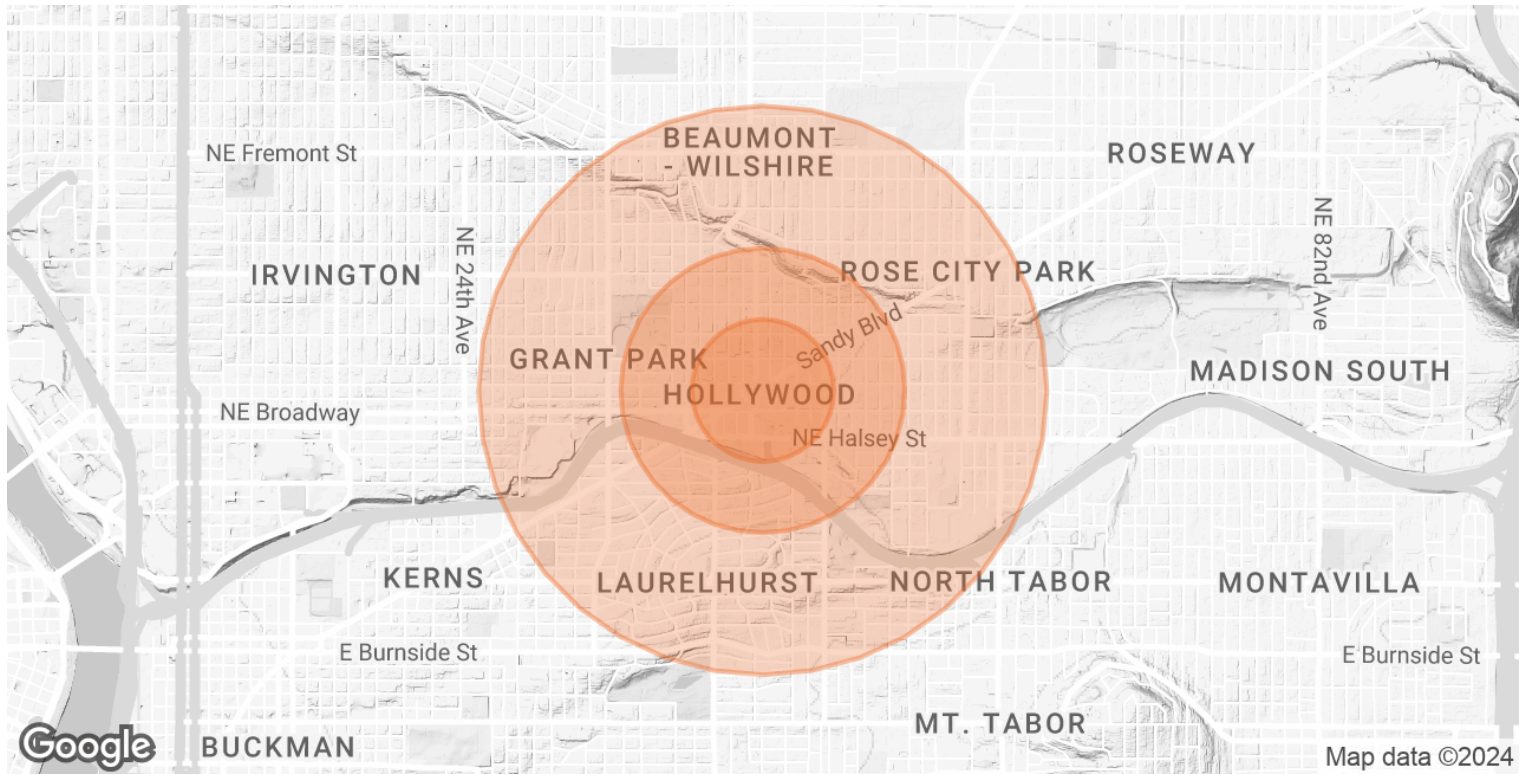
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	1,903	7,070	27,066
<b>AVERAGE AGE</b>	47.4	44.4	43.1
<b>AVERAGE AGE (MALE)</b>	49.2	45.6	43.2
<b>AVERAGE AGE (FEMALE)</b>	44.9	43.0	42.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	1,013	3,292	11,791
<b># OF PERSONS PER HH</b>	1.9	2.1	2.3
<b>AVERAGE HH INCOME</b>	\$90,797	\$114,419	\$128,465
<b>AVERAGE HOUSE VALUE</b>	\$581,134	\$618,719	\$635,170

2020 American Community Survey (ACS)

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