

FOR SALE

H|S|T
COMMERCIAL GROUP

kw PORTLAND
CENTRAL
KELLERWILLIAMS. REALTY

4434 – 4450 NE Sandy BLVD, Portland, OR 97213

VALUE ADD/OWNER USER OPPORTUNITY – APPROX. 48% OCCUPIED

Close Proximity to Whole Foods Market, Grocery Outlet, Providence Urgent Clinic and Beverly Apartment Complex
Busy triangular lot with day and night foot and auto traffic

SALE PRICE: \$1,500,000

BUILDING SIZE 3,783 SF

Lot: 0.15 Acres

CONTACT US

Harris K. Niazi
Commercial Real Estate Broker
Keller Williams Realty Portland Central
License: OR# 201215742 | WA# 138710
Direct phone (248) 770 9974
Email niazi.harris@kw.com

Minhee Green
Commercial Real Estate Broker
Shin Shin Realty
License: OR# 801104064
Direct phone (503) 781 1993
Email - minheegreen@yahoo.com

Jaswinder Sidhu
Commercial Real Estate Broker
Keller Williams Realty Portland Central
License: OR# 201226743 | WA# 138022
Direct phone (843) 453 2918
Email j.sidhu@kw.com

PROPERTY INFORMATION

PROPERTY TYPE:	Commercial building	PRICE:	\$1,500,000
Zoning	Commercial Mixed Use 2 (CM2)	BUILDING SIZE	3,783 sq ft
ADDRESS:	4434 – 4450 NE Sandy BLVD, Portland, OR 97213	LAND SIZE	0.15 Acres
		YEAR BUILT	1947

PROPERTY HIGHLIGHTS



Exceptional Visibility & Location: Positioned in a busy commercial district. 3,783 SF building sits on a 0.15-acre triangular lot, benefiting from heavy foot and vehicle traffic both day and night. Traffic counts of approximately 35,000 vehicles per day on NE Sandy BLVD. [Click here for aerial video](#)



Existing Rental Income & Value-Add Potential:

- Existing Tenant: 1,800 SF unit at 4434 NE Sandy Blvd is leased to the popular Dara Thai & Teriyaki restaurant at \$3,700/month + NNN, providing a steady income stream for investors.
- Vacant Unit (Owner-User or Investment Opportunity): A nearly 2,000 SF vacant space (4450 NE Sandy Blvd), previously occupied by a convenience store & later by a dispensary, offers incredible upside potential for an investor or business owner.



Surrounded by High-Density Residential & Retail:

- Less than 150 ft from **The Beverly Apartments & Whole Foods Market** – A prime location near high-income residents.
- Surrounded by Major Retailers – Including New Seasons, Trader Joe's, Safeway, Fred Meyer, and Grocery Outlet.
- Surging Development Activity – New residential and mix-use projects are continuously bringing more customers to the area.



Ideal for Food, Retail, or Service Businesses: With strong demand for eateries and national retail chains nearby, this property is perfect for restaurants, cafes, or retail businesses looking to capitalize on high traffic counts.



Notable New Developments Nearby:

- Splash Mixed-Use Development (1.25 mile away) – A major project with 219 residential units & retail spaces. [Click here for details](#)
- Pepsi Blocks Redevelopment (1.25 miles away) – Transforming a five-acre site into a vibrant mixed-use community with 500–1,300 apartments & commercial spaces. [Click here for details](#)



Zoned CM2: Flexible CM2 Zoning allows for a wide range of commercial & mixed-use developments, making this a rare opportunity ² in a rapidly growing market.



WASHINGTON STATE
UNIVERSITY VANCOUVER



PORTLAND
INTERNATIONAL AIRPORT



PORTLAND DOWNTOWN

HILLSBORO

99E

84

GRESHAM

NIKE HEADQUARTERS



OHSU HOSPITAL



SMITH PARK

CHEHELAM GLENN
GOLF COURSE



5

99E

MOUNT HOOD
NATIONAL FOREST

PLAY AERIAL VIDEO



4434 NE SANDY BLVD



The Portland Clinic



Sandy Fifty One
91 residential units Plus Retail

Koz on Sandy
112 residential units Plus Retail

The Beverly Apartment
58 Units Mix-Use Development

Subject
Property



35,000 +/- VPD

 Providence

Hollywood East Apartments (286 Units)

 Providence

Hollywood Towne House Apartments
(118 Units)

GROCERYOUTLET
Bargain Market

Subject
Property



The Beverly Apartment
58 Units Mix-Use Development

 **SunAuto**
Tire & Service



Grant High School

Bookmark
Apartments
(48 Units)

DANIA
FURNITURE

WELLS
FARGO

The Beverly
Apartments
(58 units)

WHOLE
FOODS
MARKET

Rose City Park
—PRESBYTERIAN CHURCH—

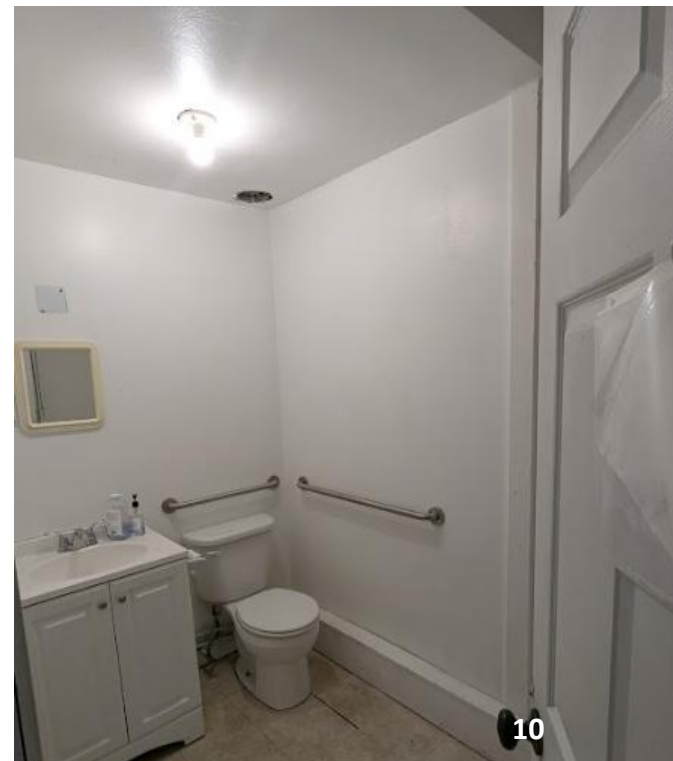
GROCERYOUTLET
Bargain Market

Subject
Property

MILLER
PAINTS









DEMOGRAPHICS

**1
MILE**



24,202



\$142,597

**3
MILE**



203,990



\$112,160

**5
MILE**

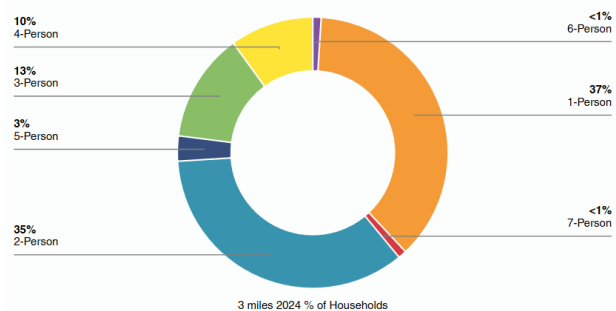


449,391

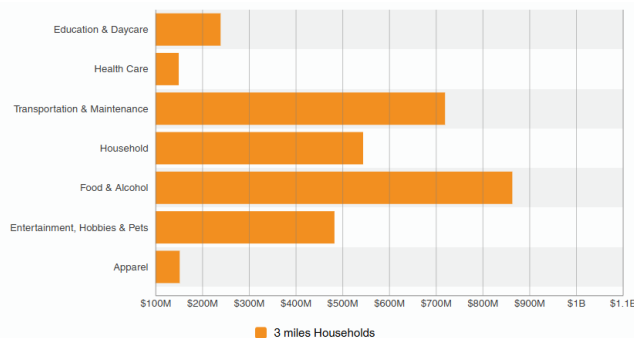


\$107,212

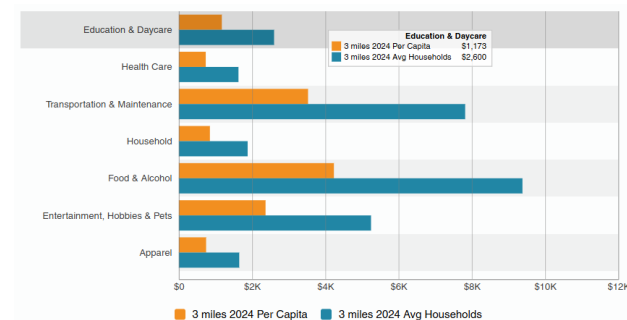
HOUSEHOLD SIZE



Consumer Spending



Per Capita and Avg. Household Spending



DAYTIME EMPLOYMENT

Radius	1 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	20,071	3,105	6	132,960	19,284	7	422,435	44,643	9
Trade Transportation & Utilities	3,195	215	15	19,583	2,149	9	50,865	4,729	11
Information	172	28	6	3,911	370	11	11,311	854	13
Financial Activities	696	181	4	9,462	1,713	6	34,186	4,436	8
Professional & Business Services	1,339	282	5	14,090	2,475	6	50,149	6,253	8
Education & Health Services	11,923	2,016	6	45,094	8,143	6	154,326	19,632	8
Leisure & Hospitality	1,581	172	9	20,765	1,881	11	48,098	3,774	13
Other Services	1,017	203	5	10,925	2,334	5	52,512	4,409	12
Public Administration	148	8	19	9,130	219	42	20,988	556	38
Goods-Producing Industries	598	88	7	10,587	1,258	8	33,274	2,806	12
Natural Resources & Mining	8	2	4	282	50	6	666	112	6
Construction	208	60	3	4,184	738	6	14,336	1,609	9
Manufacturing	382	26	15	6,121	470	13	18,272	1,085	17
Total	20,669	3,193	6	143,547	20,542	7	455,709	47,449	10



Non-Endorsements

Keller Williams Realty Portland Central or the Broker presenting analysis is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in document. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the broker, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Keller Williams Realty Portland Central and/or the Broker presenting this document, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.**

Disclaimer: THIS SHOULD NOT BE CONSIDERED AN APPRAISAL. Buyer is solely responsible for independently verifying the information in this document. All materials and information received or derived from Keller Williams Realty Portland Central and/or the Broker presenting this document, its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use, or any and all other matters. Neither Keller Williams Realty Portland Central and/or the Broker presenting this document, its directors, officers, agents, advisors, nor affiliates make any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams Realty Portland Central and/or the Broker presenting this document will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams Realty Portland Central and/or the Broker presenting this document makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams Realty Portland Central and/or the Broker presenting this document does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Portland Central in compliance with all applicable fair housing and equal opportunity laws.

FOR SALE

H|S|T
COMMERCIAL GROUP

kw PORTLAND
CENTRAL
KELLERWILLIAMS. REALTY

4434 – 4450 NE Sandy BLVD, Portland, OR 97213

VALUE ADD/OWNER USER OPPORTUNITY – APPROX. 48% OCCUPIED

Close Proximity to Whole Foods Market, Grocery Outlet, Providence Urgent Clinic and Beverly Apartment Complex
Busy triangular lot with day and night foot and auto traffic

SALE PRICE: \$1,500,000

BUILDING SIZE 3,783 SF

Lot: 0.15 Acres

CONTACT US

Harris K. Niazi
Commercial Real Estate Broker
Keller Williams Realty Portland Central
License: OR# 201215742 | WA# 138710
Direct phone (248) 770 9974
Email niazi.harris@kw.com

Minhee Green
Commercial Real Estate Broker
Shin Shin Realty
License: OR# 801104064
Direct phone (503) 781 1993
Email - minheegreen@yahoo.com

Jaswinder Sidhu
Commercial Real Estate Broker
Keller Williams Realty Portland Central
License: OR# 201226743 | WA# 138022
Direct phone (843) 453 2918
Email j.sidhu@kw.com