

FOR LEASE -or- SALE

6,750 SF Building | 2,860 SF Ground Floor Available

3902 NE Sandy Blvd, Portland, OR 97232



FOR LEASE: \$15 /SF/Yr NNN
FOR SALE: \$1,295,000

Building Area: ± 6,750 RSF

Land Area: ± 7,150 SF (0.16 Acres)

Zoning: CM3 Commercial Mixed Use

Land Use: Retail, Office, Residential

- Turn Key Owner / User Potential

- Opportunity for Single Tenant or Demised Suites
- High Exposure Location in the Hollywood
- 3 Parking Spaces On-Site, 16 Spaces available For Lease or Purchase on adjacent parcel
- ± 24k ADT on Sandy / ± 11k ADT on 39th
- I-84 Access: Exit 2 On/Off Ramps within 0.2 Miles
- Nearby Retail: Whole Foods, Trader Joe's, New Seasons, Grocery Outlet, Fred Meyer & more

GRANT GUERNSEY

Vice President
+1 503 407 4982
grant.guernsey@kidder.com

LEASING

SALES

JIM LEWIS

Senior Director
+1 503 279 1743
jim.lewis@cushwake.com

BRAD CARNESE

Managing Director
+1 503 504 0102
brad.carnese@cushwake.com



200 SW Market Ste 200 Portland, OR 97201
cushmanwakefield.com



FOR LEASE -or- SALE

Up to ±5,250 SF Available (Combine 4,760 & 490 SF Suites)

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FLOOR PLAN

- Suite 1 | Ground & Upper Floor**
Available ± 2,860 SF (Ground)
Available ± 1,900 SF (Upper)
Total Available ± 4,760 SF
- Suite 2 | Ground Floor**
± 1,500 SF
LEASED!
- Suite 3 | Ground Floor**
± 490 SF
Floor: Ground
Available
- Combine for 5,250 SF

Upper Floor



Ground Floor

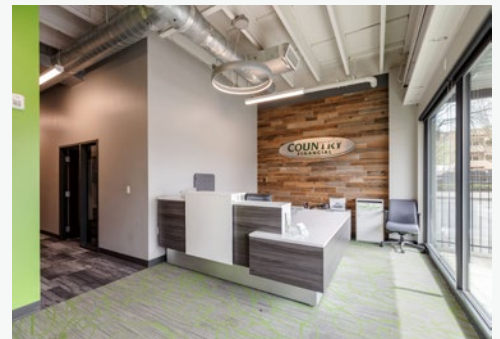
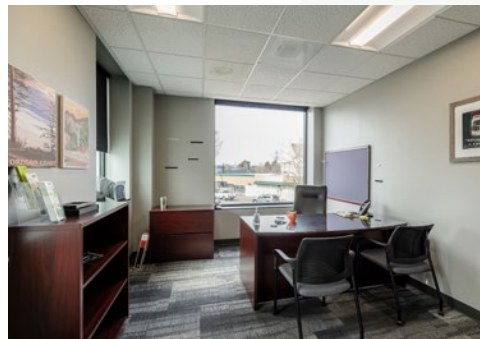
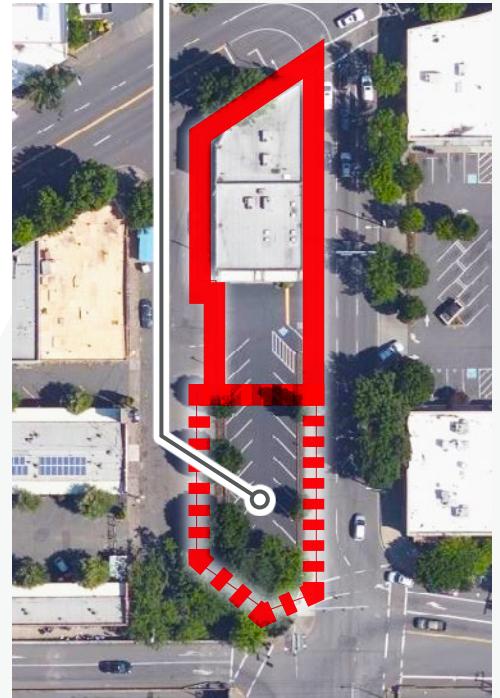
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PHOTOS

Adjacent parcel with ±16 parking spaces
available For Lease or Purchase



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MAJOR RETAIL & EMPLOYERS

