



**LAURELHURST OFFICE & RETAIL COMPLEX**  
**3331 NE SANDY BLVD**  
**PORTLAND, OR 97232**

**Laurelhurst Office & Retail Complex For Sale**

300sf - 500sf office spaces with skylights and 1000sf retail spaces  
The modern offices and retail spaces with abundant light and art deco charm at Laurelhurst Studios are just couple of miles from downtown and situated in between Hollywood and Laurelhurst neighborhoods.

**\$2,489,000**

Commercial Real Estate For Sale

**TOD BRESLAU**

Senior Commercial Broker  
503-740-4888  
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 **PREMIERE**  
PROPERTY GROUP, LLC



# LAURELHURST STUDIOS

3327 NE SANDY BLVD  
laurelhurststudios.com

## FOR SALE

Price:

**\$2,161,425**

Cap Rate:

**8.00%**

### Income

- Rental - \$190,656
- NNN/cam - \$33,288

**Total Operating Income - \$223,944**

### Expenses

- Property Tax - \$14,314
- Insurance - \$6,260
- Maintenance - \$19,327
- Utilities - \$11,496

**Total Expenses - \$51,397/year**

### Net Operating Income

**\$172,547/year**





# RENT ROLL

	Unit	SF	Rent/month	NNN/utility/month	Lease Term
1	101	780	\$1,339.00	\$358.00	01/15/2023-12/31/2025
2	102	1,020	\$1,826.00	\$420.00	11/01/2020-10/31/2025
3	103	1,200	\$1,900.16	\$528.42	10/01/2015-09/30/2026
4	104	1,300	\$2,130.82	\$502.00	05/01/2017-04/30/2025
5	201	300	\$750.00	\$85.00	06/01/2023-07/31/2025
6	202	310	\$750.00	\$85.00	09/01/2023-08/31/2026
7	203	350	\$900.00	\$85.00	11/01/2023 - 10/31/2025
8	204	210	\$643.75	\$75.00	05/01/2023-04/31/2025
9	205	200	\$655.54	\$85.00	11/03/2015-10/31/2025
10	206	450	\$1,253.00	\$85.00	07/15/2021-01/31/2025
11	207	375	\$782.80	\$85.00	11/01/2020-10/31/2025
12	208	400	\$954.80	\$85.00	03/01/2021 - 08/31/2026
13	209	550	\$995.00	\$120.00	10/01/2024-09/30/2026
14	210	375	\$944.20	\$120.00	02/10/2022-02/28/2025
		7,445	\$15,825.07	\$2,718.42	



## KEY AMENITIES

- The Zipper
- Fred Meyer
- Trader Joe's
- Grocery Outlet
- New Seasons

## LOCAL AMENITIES

- Petite Provence
- UPS Store
- PulsePDX
- Dave's Hot Chicken
- Jiffy Lube
- Mountain Shop
- Hollywood Beverage
- Brooklyn Mall
- Hollywood Vintage
- Standard TV & Appliance
- Katie O'Brien's
- Nicholas Restaurant
- Blind Onion Pizza
- Full Moon Thai
- AT&T Store
- Mudbay
- Grossenbacher Brothers

## LOCATION HIGHLIGHTS

- Located on Sandy Blvd
- Located in the Laurelhurst area
- Only 10 minutes to Downtown Portland
- Many restaurants and attractions nearby
- Close to freeway entrances



"Walker's Paradise"

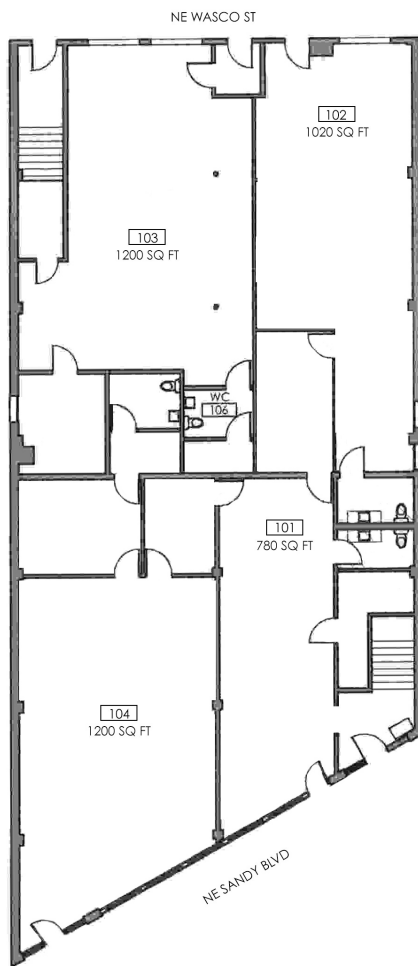


"Biker's Paradise"

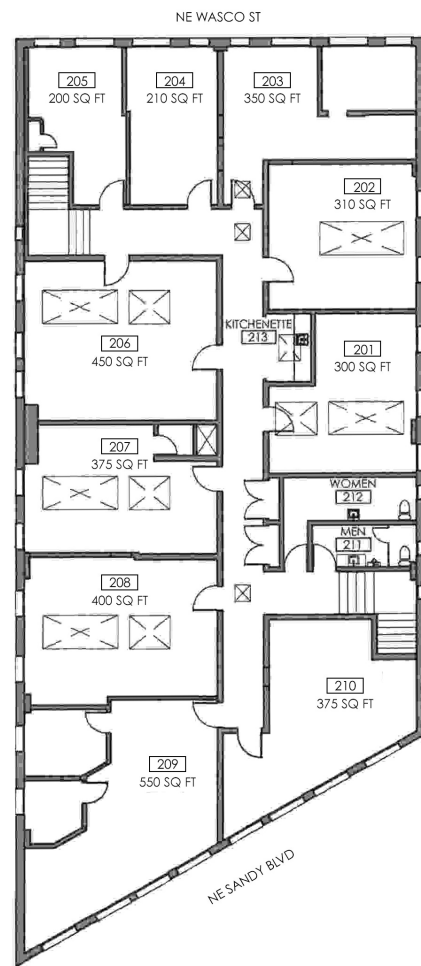
# FLOOR PLAN

## 300-500Sq ft. Office Spaces with Skylights and 1000Sq ft. Retail Spaces

The modern offices and retail spaces with abundant light and art deco charm at Laurelhurst Studios are just couple of miles from downtown and situated in between Hollywood and Laurelhurst neighborhoods.



Floor 1



Floor 2



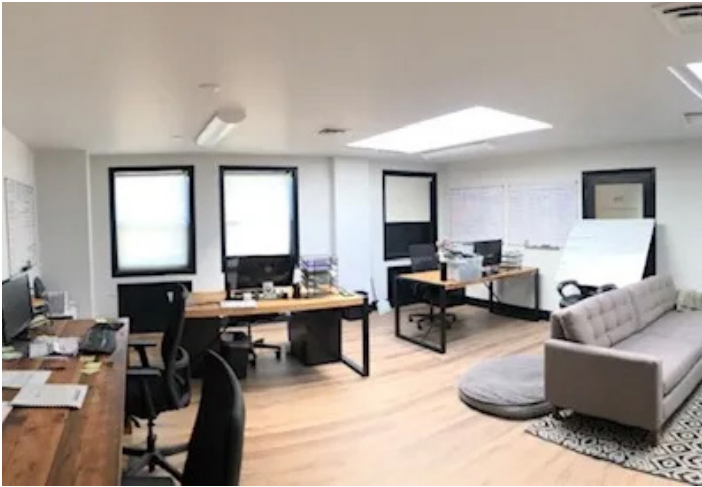


## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	29,517	242,802	456,618
Households:	13,981	113,574	205,218
Median Age:	42.1	40.5	40.1
Median HH Income:	\$89,297	\$83,450	\$81,036
Daytime Employees:	20,647	222,620	449,989

## TRAFFIC

Streets	Traffic Volume	Count Year	Property Distance
NE Sandy Blvd & NE Wasco St (NE)	16,174	2022	0.02 mi
NE 33rd Ave & NE Sandy Blvd (S)	10,243	2022	0.03 mi
NE 33rd Ave & NE Sandy Blvd (NW)	4,719	2022	0.05 mi
NE Wasco St & NE 33rd Ave (E)	1,586	2018	0.06 mi
NE Clackamas St & NE 33rd Ave (W)	429	2022	0.06 mi
NE Sandy Blvd & NE 35th Ave (NE)	18,330	2019	0.09 mi
NE Peerless Pl & NE Hassalo St (SE)	5,299	2018	0.09 mi
NE 33rd Ave & NE Clackamas St (S)	11,155	2022	0.09 mi
NE Sandy Blvd & NE 33rd Ave (NE)	18,659	2022	0.10 mi
I-84 & NE 33rd Ave (NE)	5,391	2022	0.10 mi



## ADDITIONAL PHOTOS

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The information contained herein has been obtained from sources we deem reliable.  
We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.