

For Sale - 100% Leased Investment (Medical Anchor)

\$2,700,000.00

4840 NE Sandy Boulevard Portland, Oregon 97213



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**COMMERCIAL
BLACK.**

Maximizing Value with Market Knowledge

Property Overview: 1 Tax Lot +/- 9,025 SF



Address	4840 NE SANDY BLVD
Address2	PORTLAND, OR 97213
Block	38
City	PORTLAND
Property ID	R259452
Tax Roll	ROSE CITY PK, BLOCK 38, E 45' OF LOT 1 EXC PT IN ST, E 45' OF LOT 2, LOT 3
Use	OFFICE LOW RISE
Lot	1,2,3
County	Multnomah

Residential Multi-Dwelling 2 (RM2)



The **RM2** zone is a medium-scale multi-dwelling zone applied in and around centers and corridors. Housing is characterized by 3-4 story buildings with an urban scale, but providing transitions in scale and characteristics to lower-scale residential zones. The types of new development will include a diverse range of multi-dwelling structures, fourplexes and rowhouses.

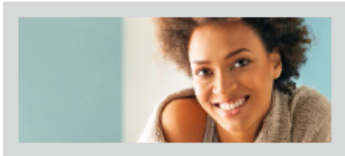
For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.120](#).

4840 NE Sandy Boulevard



Columbia Oral Surgery & Implants

DENTAL IMPLANTS



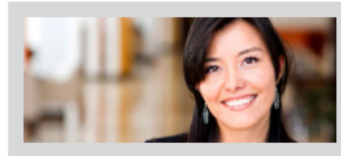
Dental implants are changing the way people live. They are designed to provide a foundation for replacement teeth that look, feel, and function like natural teeth.

WISDOM TEETH



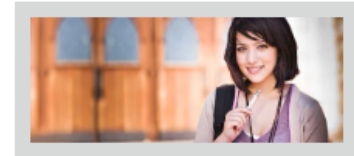
By the age of 18, the average adult has 32 teeth; 16 teeth on the top and 16 teeth on the bottom.

PATIENT REGISTRATION



You may preregister with our office by filling out our secure online Patient Registration Form.

REFERRAL FORM



You may refer patients to our office by filling out our secure online Referral Form.



Columbia
Oral Surgery & Implants

ORAL SURGERY, PORTLAND

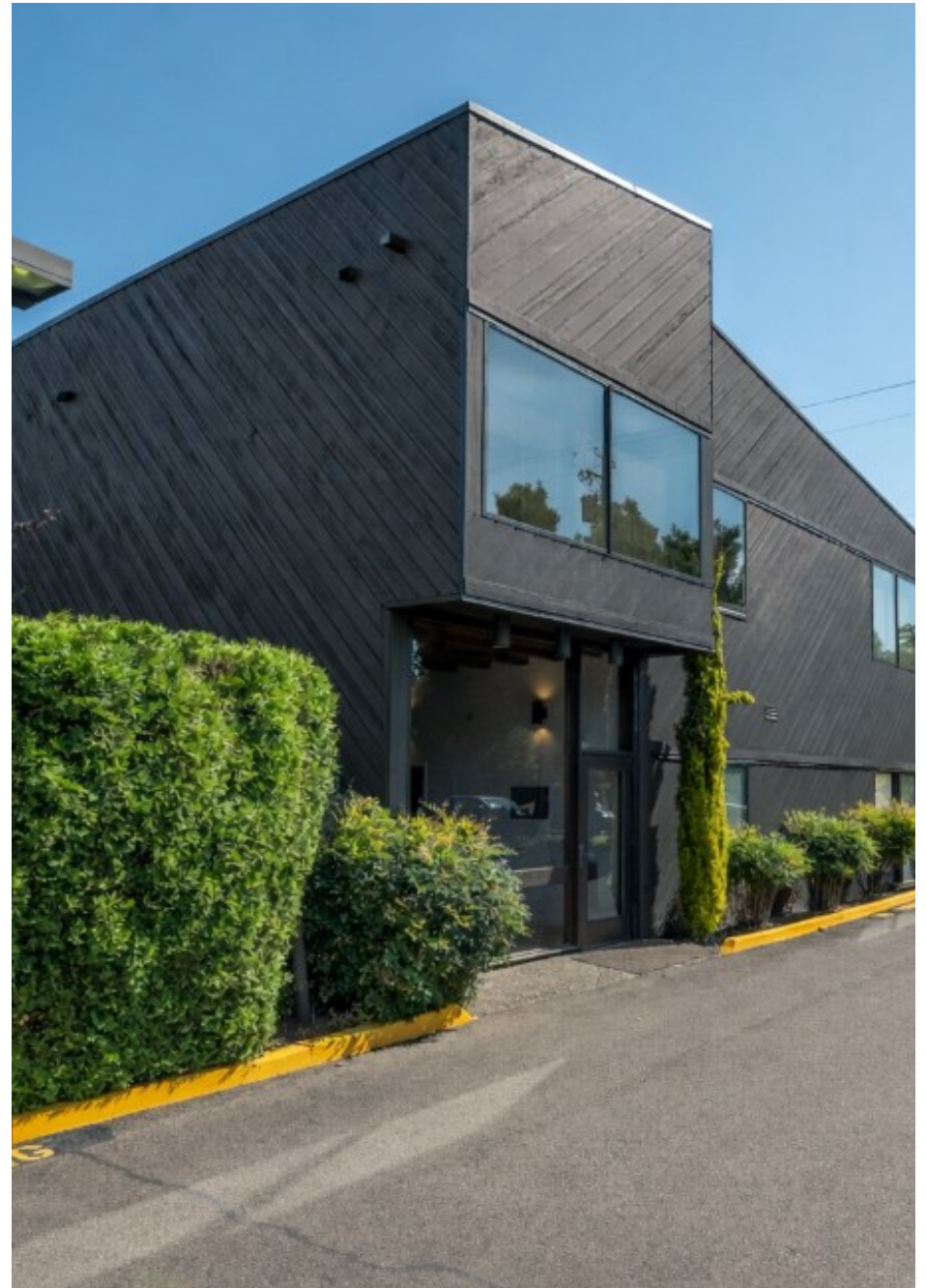
COLUMBIA ORAL SURGERY & IMPLANTS ~ **QUALITY SERVICE.**
COMPASSIONATE CARE.

WELCOME TO COLUMBIA ORAL SURGERY & IMPLANTS!



Columbia Oral Surgery & Implants (USOSM) anchors the property with a medical tenancy characterized by high retention and durable demand drivers. Lease is executed by U.S. Oral Surgery Management, LLC (USOSM), a scaled oral surgery management platform backed by institutional capital.

4840 NE Sandy Boulevard



4840 NE Sandy Boulevard - Financial Summary

ASKING PRICE

\$2,700,000

T-12 NOI

\$147,340

CAP RATE @ ASK

5.46%

IN-PLACE BASE RENT

\$146,975/yr

In-Place Rent Roll (Base Rent)

Reflects 2025 scheduled rent increases for Suite 205 (5/1/2025) and Suite 210 (9/1/2025).

Suite	Tenant	SF	Monthly	Annual
100	Columbia Oral Surgery & Implants (USOSM)	3,194	\$6,654.00	\$79,848
200	Ransford / Dell'Oliver	800	\$2,333.95	\$28,007
205	Bennett Gibney	600	\$880.00	\$10,560
210	Richard Gonzales	990	\$2,379.95	\$28,559
TOTAL			\$12,247.90	\$146,975

T-12 Operating Summary (2025 Cash Basis)

Total Operating Income	\$204,849
Less: Operating Expenses	(\$57,509)
Net Operating Income (NOI)	\$147,340

Debt service is excluded from NOI (standard investor underwriting).

Built-In Rent Growth Highlights

- Anchor tenant has stepped rent schedule through \$8,179/month (2028).
- Small suites include contractual annual increases.
- Reimbursement structure supports stabilized NOI and inflation hedge.



BUILDING + TENANT INFORMATION

- +/- 7,942 SF
- 2 Story Wood Frame Constructed Building
- Corner Lot - Great Exposure - Rare with Parking
- Designed by renowned Portland architect Fred Van Domelen
- Scaled national platform: USOSM is a leading oral surgery management platform supporting a network of oral surgeons across multiple states
- Built in NOI Growth
- +/- \$800,000 in tenant specific improvements

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BOUTIQUE MEDICAL INVESTMENT

The NE Sandy Office Complex offers investors a rare opportunity to acquire a boutique medical/office asset anchored by Columbia Oral Surgery & Implants (lease entity: U.S. Oral Surgery Management, LLC).

The property features a stable, professional tenant mix with contractual rent increases, expense reimbursement structure, and strong street visibility along the NE Sandy Blvd corridor.

Demographics

Portland Population by Race

Source: US Census 2017 ACS 5-Year Survey (Table B03002)

Population by Race ?

Total

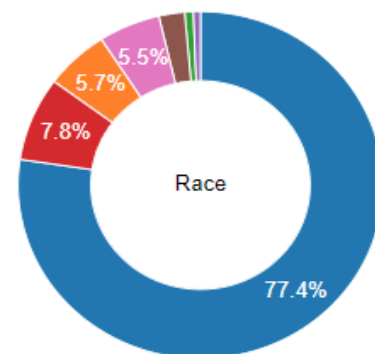
Hispanic

Non-Hispanic

Race

Population ▼

White	487,660
Asian	49,200
Black or African American	35,929
Two or More Races	34,358
Some Other Race	14,399
American Indian and Alaska Native	4,871
Native Hawaiian and Other Pacific Islander	3,914



■ White
 ■ Black or African American
 ■ American Indian and Alaska Native
 ■ Asian
 ■ Native Hawaiian and Other Pacific Islander
 ■ Some Other Race
 ■ Two or More Races

Portland Median Age

36.8



Total

36.6



Male

37



Female

Portland Adults

There are 515,078 adults, (75,602 of whom are seniors) in Portland.

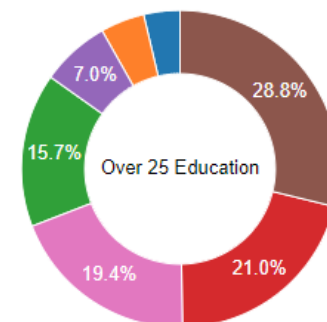
Portland Household Types

Type Owner ▼ Renter

Married	76.1%	23.9%
All	53.4%	46.6%
Male	48.8%	51.2%
Female	45.3%	54.7%
Non Family	37.3%	62.7%

53.4%

Rate of Home Ownership



■ Less Than 9th Grade
 ■ Ninth To 12th Grade
 ■ High School Grad
 ■ Some College
 ■ Associates Degree
 ■ Bachelors Degree
 ■ Graduate Degree

THE LOCATION

The Rose City & Hollywood District serve as high traffic commercial corridors and shopping district to the adjacent neighborhoods of Grant Park, Beaumont Wilshire, and Laurelhurst. It is conveniently located close to the MAX Light Rail System and will be the home to new deliveries of office and multifamily developments. Millions of private sector dollars are being invested into this historic Portland area.

