

**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.



## ORAL SURGERY, PORTLAND

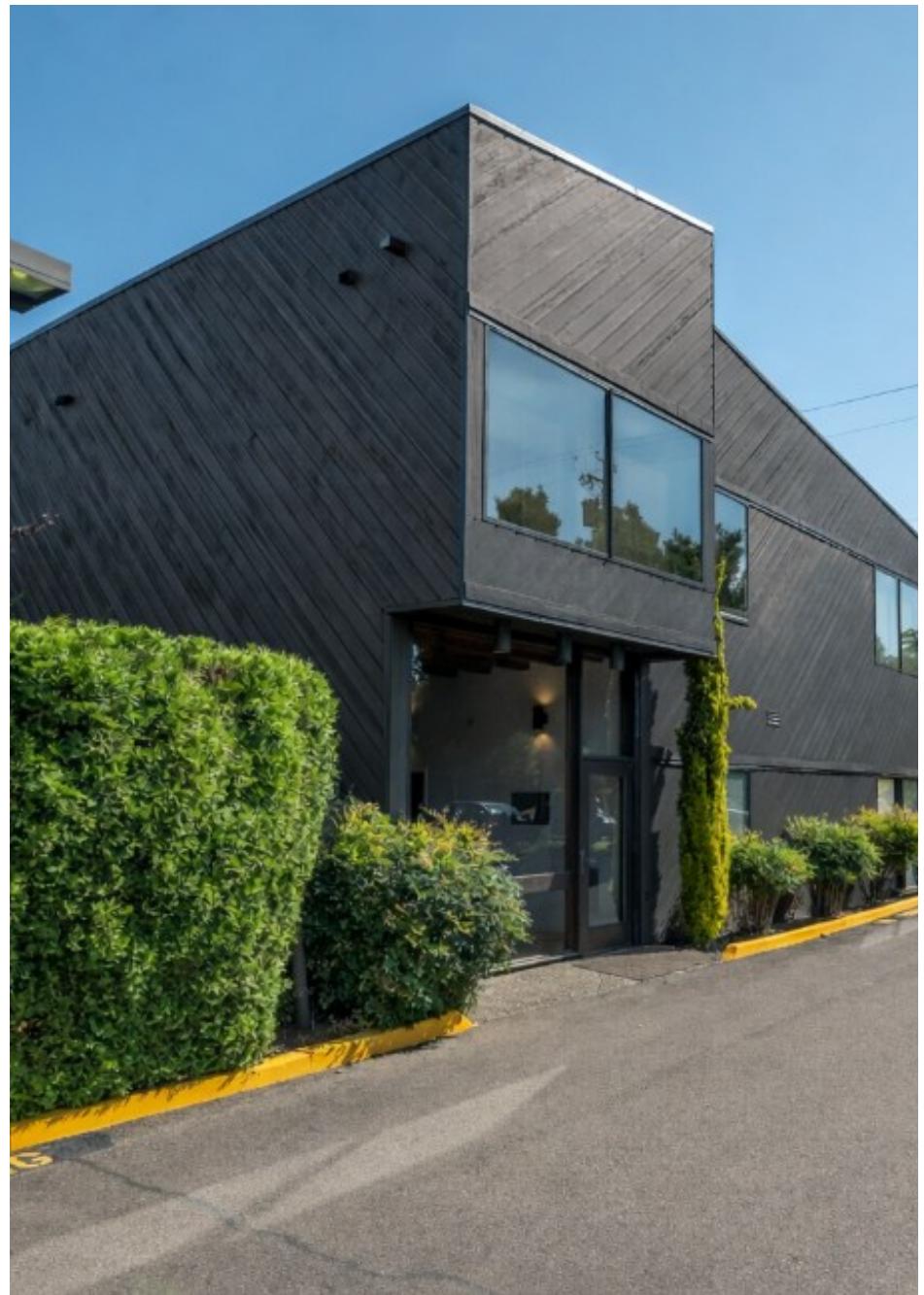
COLUMBIA ORAL SURGERY & IMPLANTS ~ **QUALITY SERVICE. COMPASSIONATE CARE.**

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         |
| <b>TOTAL</b> |  |       | <b>\$12,247.90</b> | <b>\$146,975</b> |

## 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

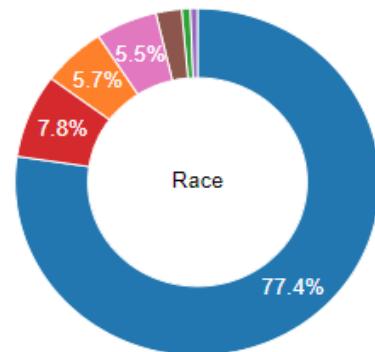
Source: US Census 2017 ACS 5-Year Survey (Table B03002)

## Population by Race ?

| Total | Hispanic | Non-Hispanic |
|-------|----------|--------------|
|-------|----------|--------------|

### Race

| Race                                       | Population <small>▼</small> |
|--|-----------------------------|
| 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 | 36.6 | 37 |
|      |      |    |

Total      Male      Female

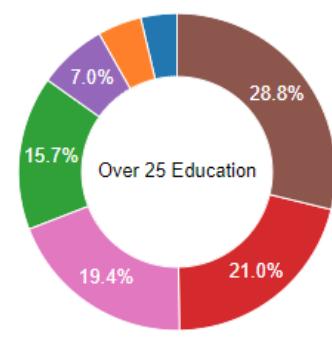
## Portland Adults

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

## Portland Household Types

| Type       | Owner <small>▼</small> | 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.

