



Your Name Here

FOR SALE or LEASE
Free-Standing Retail Building
16088 NE Sandy Blvd
Portland, OR 97230

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PROPERTY INFORMATION

FEATURES

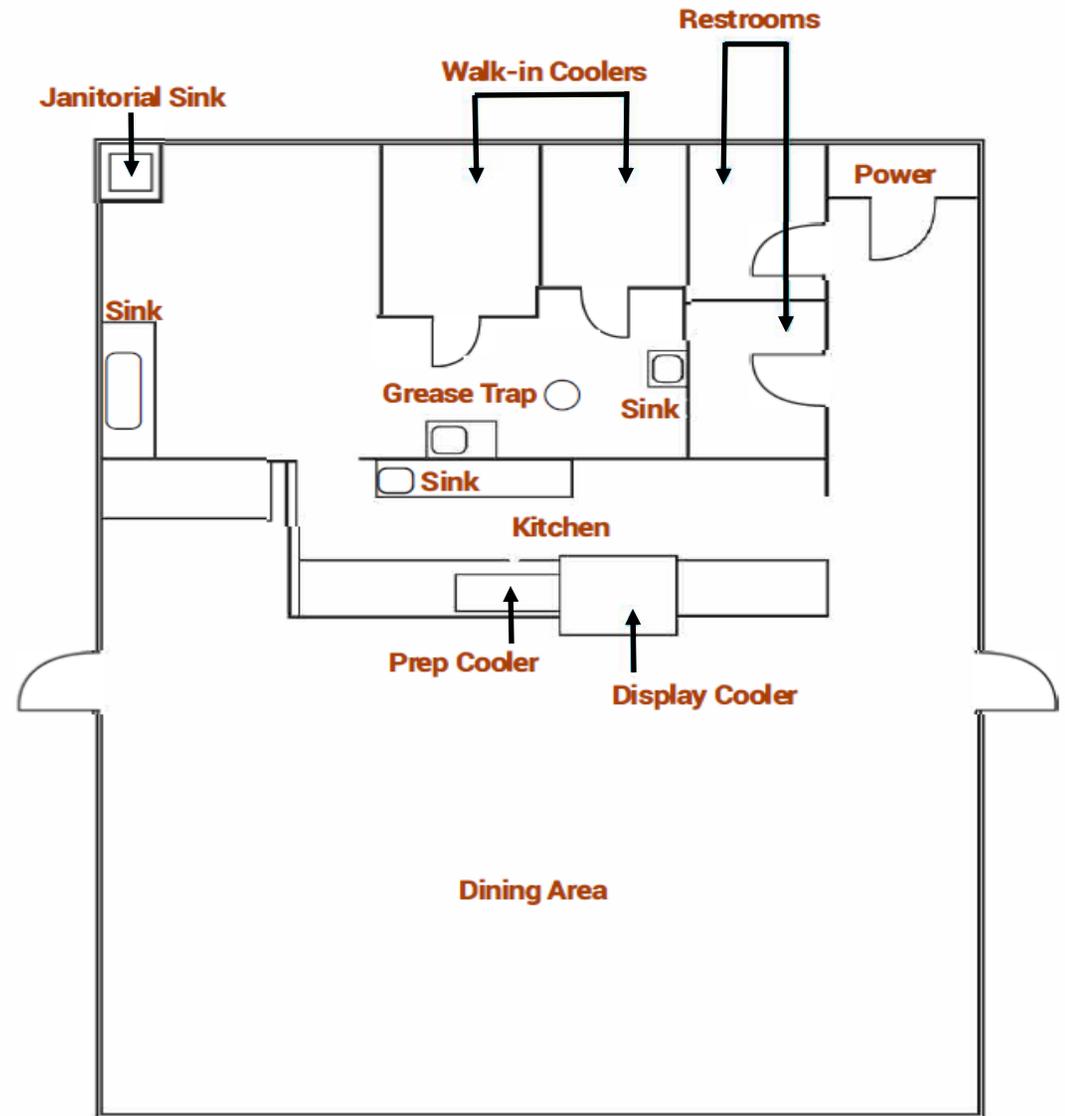
- 1,725 SF Building
- .28 acres (11,315 SF)
- Built in 2013
- Formerly a deli, ideal for a fast service restaurant or other uses
- Excellent street frontage/visibility
- Great signage opportunity
- 2 restrooms
- 17 parking spaces
- Vacant - ready to occupy
- Located in an Enterprise Zone - link for more information - <https://www.oregon.gov/biz/programs/enterprisezones/pages/default.aspx>
- Zoned CM1 - Commercial Mixed Use - link for allowable uses- <https://www.portlandmaps.com/bps/zoning/#/zones/base/CM1>

SALE PRICE

\$575,000 - Short-term seller financing available

LEASE RATE

\$18-20/SF - MG



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INTERIOR PHOTOS



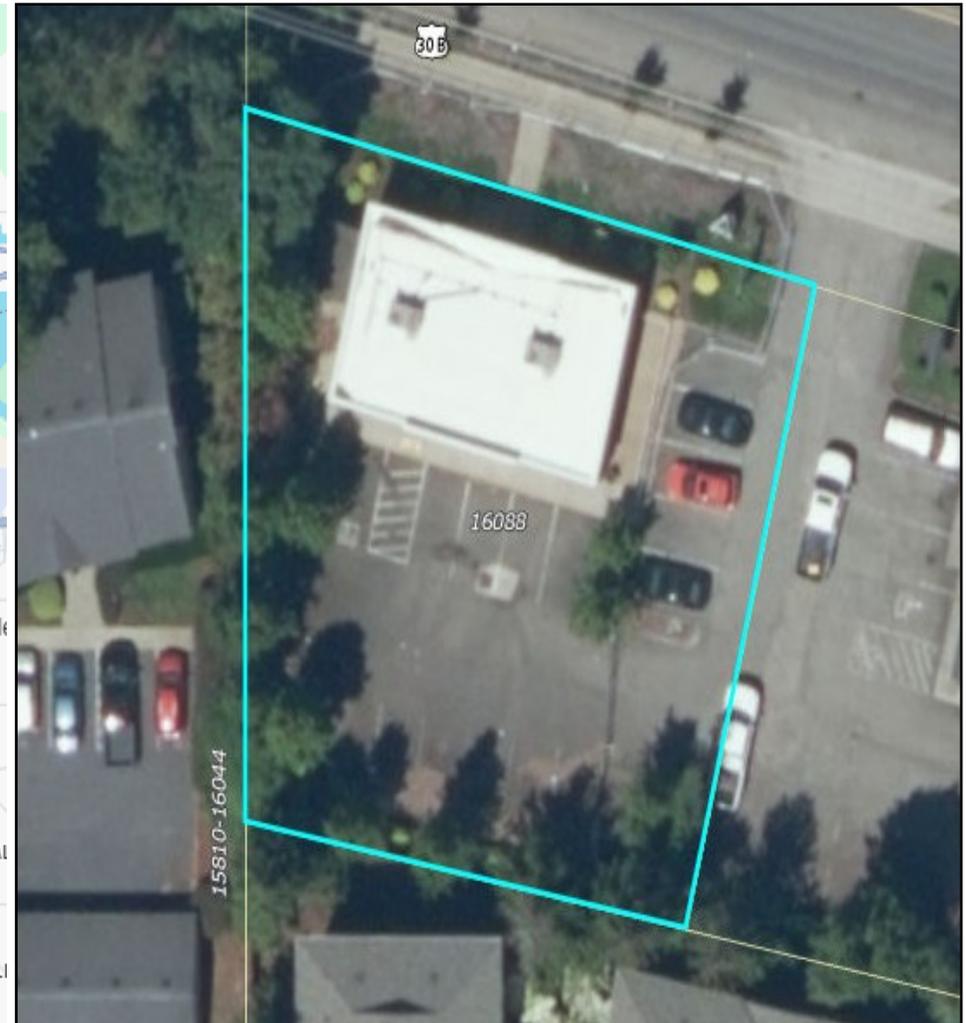
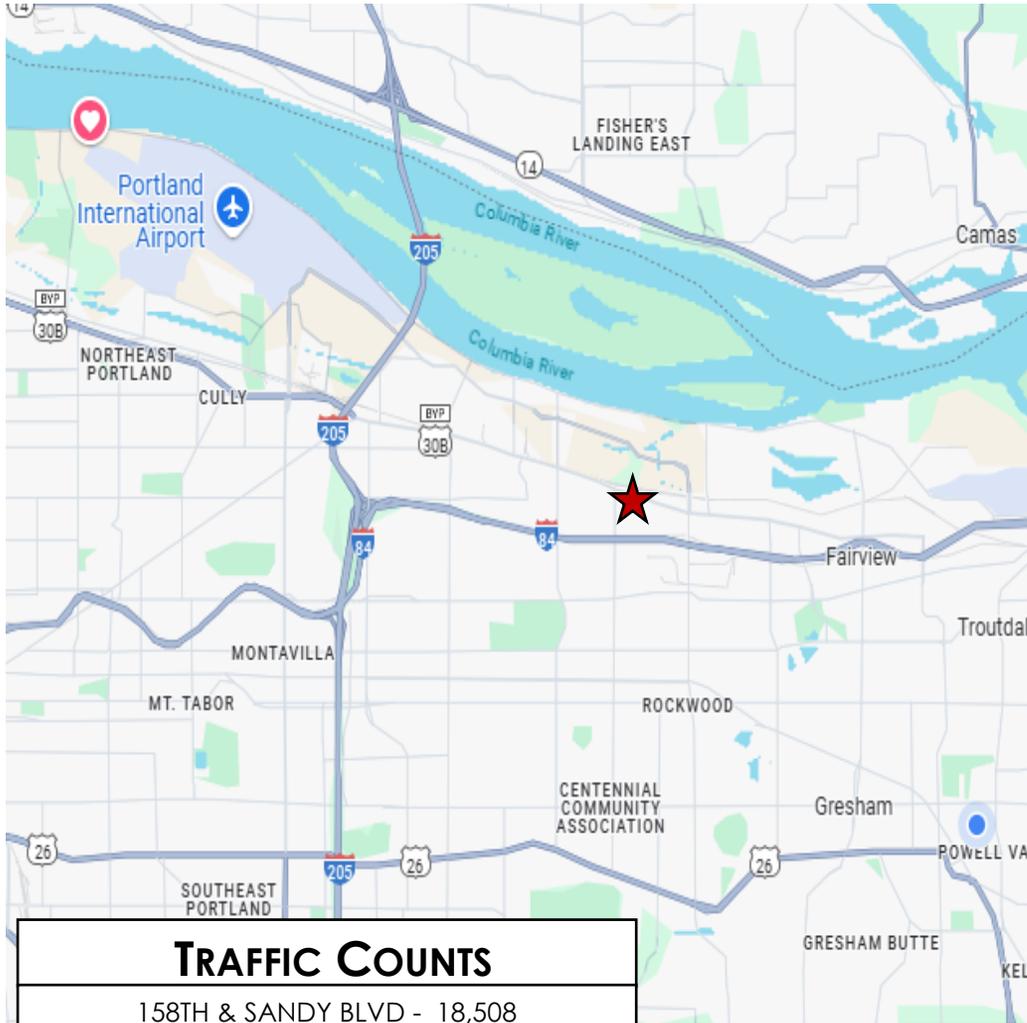
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LOCATION AND NEARBY AMENITIES



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MAP OVERVIEW



| TRAFFIC COUNTS |
|-----------------------------|
| 158TH & SANDY BLVD - 18,508 |
| 162ND & SANDY BLVD - 17,659 |

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DEMOGRAPHICS

Population

| | 2 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|-----------|
| 2020 Population | 34,749 | 306,278 | 1,049,800 |
| 2024 Population | 33,201 | 296,187 | 1,048,066 |
| 2029 Population Projection | 32,457 | 294,787 | 1,061,187 |
| Annual Growth 2020-2024 | -1.1% | -0.8% | 0% |
| Annual Growth 2024-2029 | -0.4% | -0.1% | 0.3% |
| Median Age | 41.4 | 39.8 | 39.4 |
| Bachelor's Degree or Higher | 26% | 28% | 38% |
| U.S. Armed Forces | 0 | 129 | 441 |

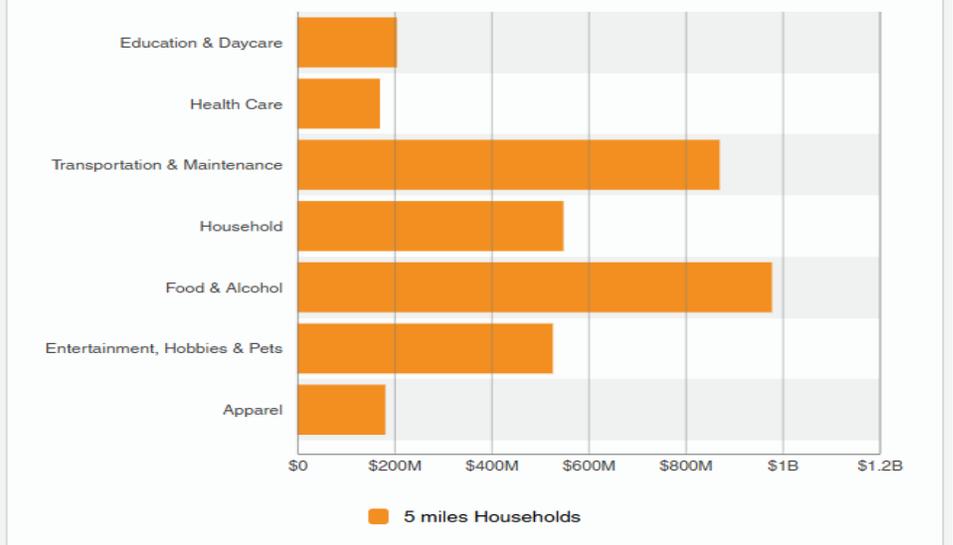
Income

| | 2 miles | 5 miles | 10 miles |
|-------------------------|----------|----------|-----------|
| Avg Household Income | \$79,277 | \$87,425 | \$101,005 |
| Median Household Income | \$62,516 | \$67,367 | \$78,236 |
| < \$25,000 | 2,473 | 18,162 | 64,092 |
| \$25,000 - 50,000 | 2,645 | 22,541 | 70,515 |
| \$50,000 - 75,000 | 2,292 | 20,296 | 70,185 |
| \$75,000 - 100,000 | 1,680 | 14,627 | 57,476 |
| \$100,000 - 125,000 | 1,157 | 11,666 | 45,980 |
| \$125,000 - 150,000 | 809 | 7,450 | 34,772 |
| \$150,000 - 200,000 | 926 | 8,054 | 38,511 |
| \$200,000+ | 531 | 7,243 | 42,934 |

Households

| | 2 miles | 5 miles | 10 miles |
|---------------------------------|----------|---------|----------|
| 2020 Households | 13,267 | 114,853 | 426,206 |
| 2024 Households | 12,513 | 110,040 | 424,464 |
| 2029 Household Projection | 12,192 | 109,376 | 428,808 |
| Annual Growth 2020-2024 | 0.4% | 0.6% | 1.2% |
| Annual Growth 2024-2029 | -0.5% | -0.1% | 0.2% |
| Owner Occupied Households | 6,639 | 58,678 | 220,024 |
| Renter Occupied Households | 5,553 | 50,698 | 208,783 |
| Avg Household Size | 2.5 | 2.6 | 2.4 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spe... | \$374.6M | \$3.5B | \$14.3B |

Consumer Spending



ZONING



The **CM1** zone is a small-scale, commercial mixed use zone intended for sites in smaller mixed use nodes within lower density residential areas, on neighborhood corridors, and at the edges of neighborhood centers, town centers and regional centers. Buildings in this zone are generally expected to be up to three stories.

Generally, the uses and character of this zone are oriented towards:



Specific allowable uses include: retail sales and services, office space, household living, institutional uses and very limited manufacturing uses.

Quick facts

Location

This zone is generally applied on neighborhood streets such as SE 72nd, N Fessenden, NE Fremont and at small scale neighborhood intersections.

35'

maximum height, which is generally 3 stories.

1.5:1 FAR

increasing to 2.5:1 with bonus provisions.

Parking

is generally not required for non-residential uses when development is located near transit or contains fewer than 30 residential units.



Walk Score®

45

Most errands require a car.



Transit Score®

32

A few nearby public transportation options.



Bike Score®

42

Mostly flat, minimal bike lanes.

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Exclusively Listed By:

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