



Your Name Here

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

Heather Miller  
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# PROPERTY INFORMATION

## FEATURES

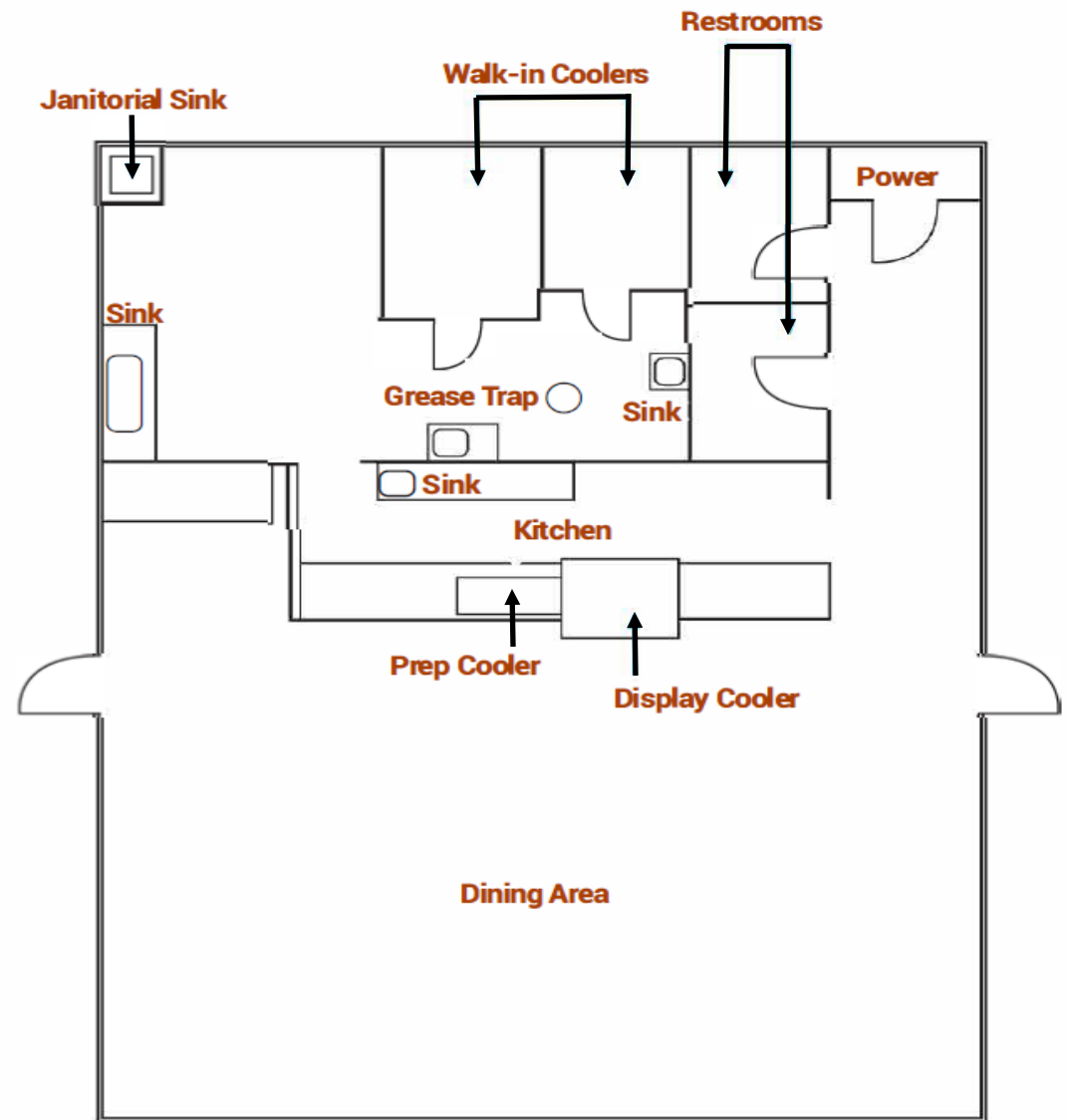
- 1,725 SF Building
- .28 acres (11,315 SF)
- Built in 2013
- Formerly a deli, ideal for a fast service restaurant or other uses
- Excellent street frontage/visibility
- Great signage opportunity
- 2 restrooms
- 17 parking spaces
- Vacant - ready to occupy
- Located in an Enterprise Zone - link for more 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

\$549,000 - Seller financing available

## LEASE RATE

\$18-20/SF - MG



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# INTERIOR PHOTOS



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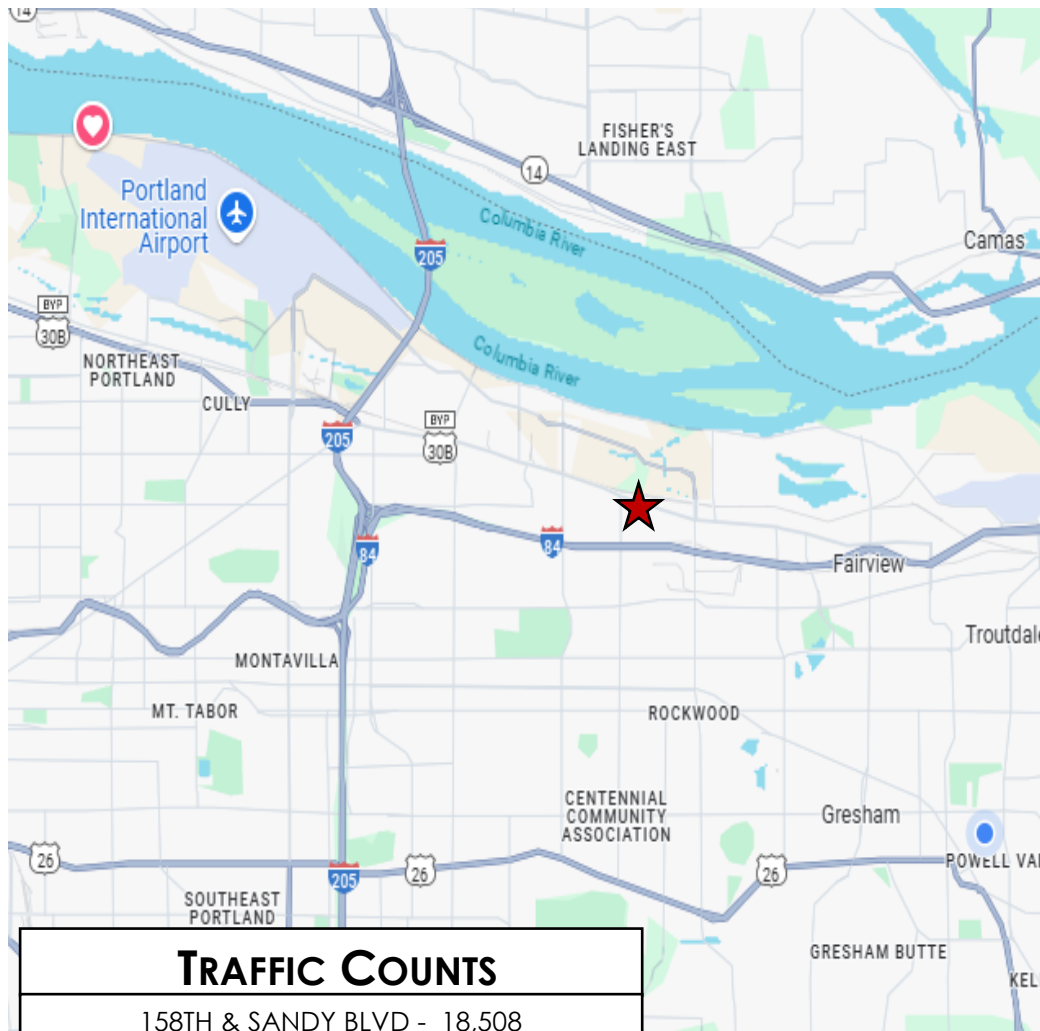
# LOCATION AND NEARBY AMENITIES



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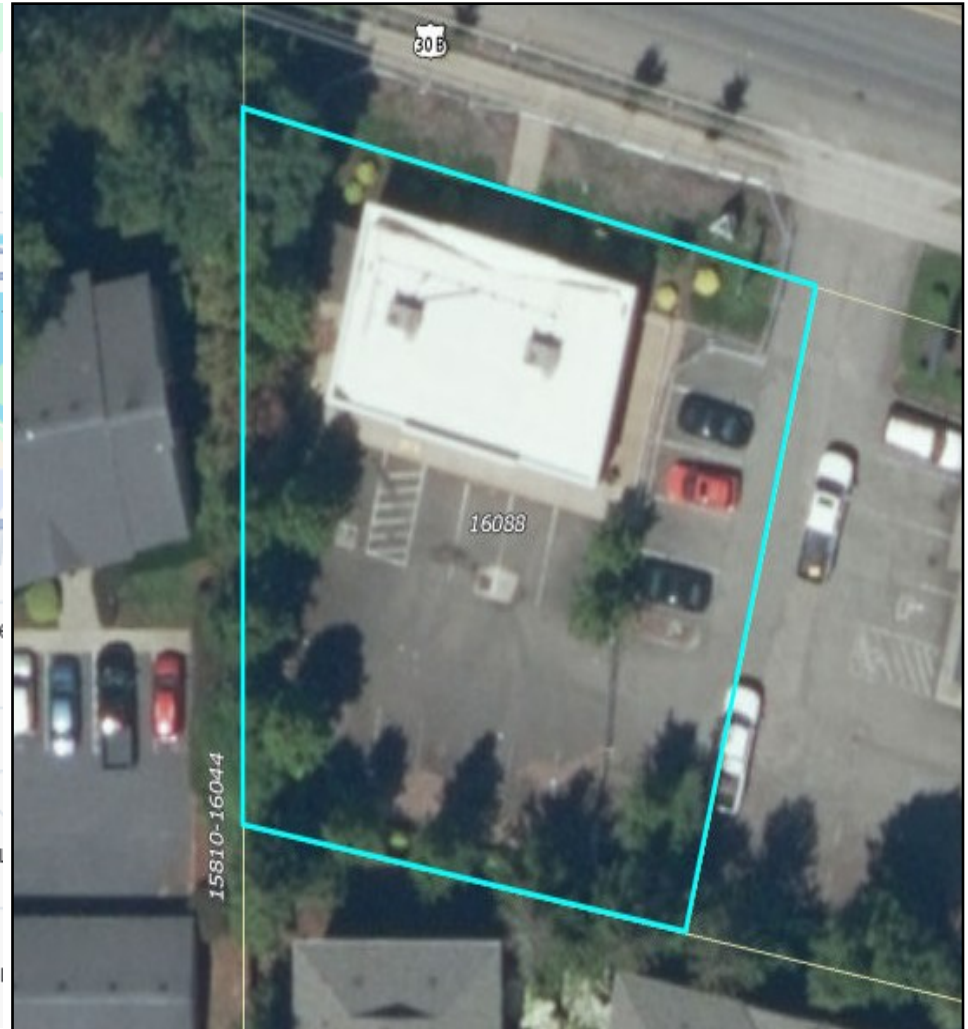
# MAP OVERVIEW



## 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

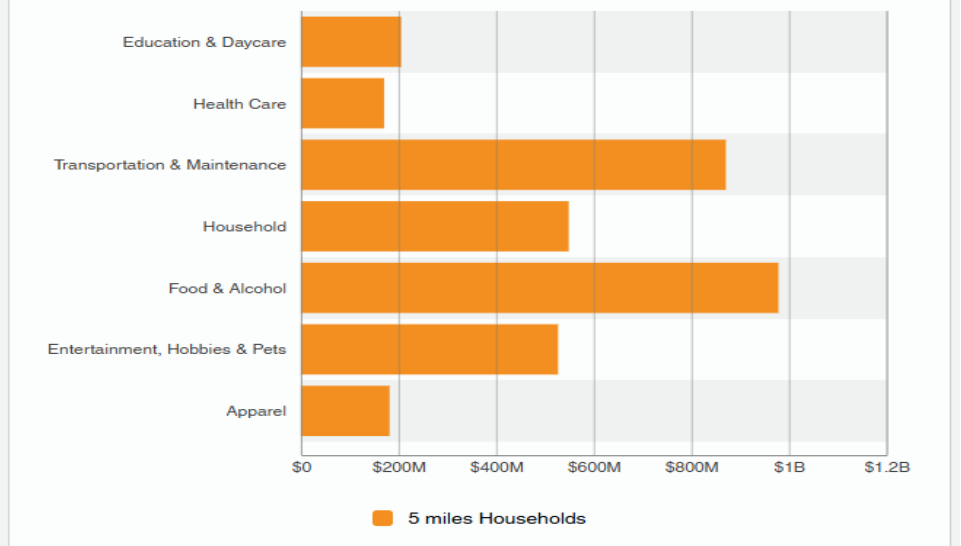
## Income

	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



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# ZONING



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



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

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



Walk Score®

**45**

Most errands require a car.



Transit Score®

**32**

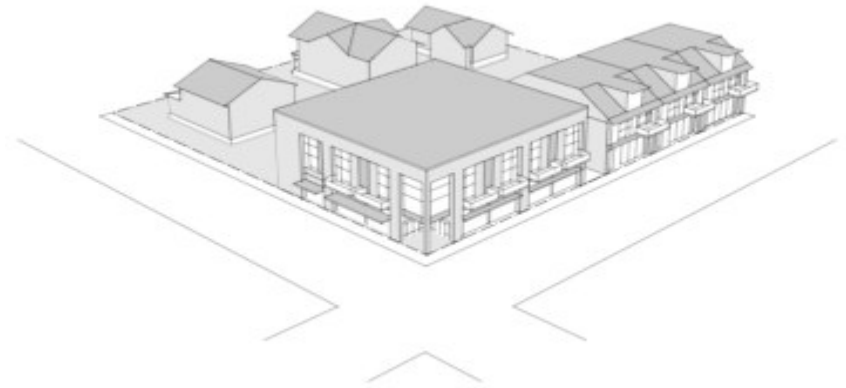
A few nearby public transportation options.



Bike Score®

**42**

Mostly flat, minimal bike lanes.



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.

## 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.

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**Exclusively Listed By:**

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