



For Sale

38454 Pioneer Blvd.
Sandy, Oregon 97055

4,548 SF Freestanding Retail



Allowed uses including but not limited to*:



Retail



Residential (Limited)



Manufacturing (Limited)



Office



Educational Institutions



Medical Facilities



Warehousing and Distribution

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**Subject to City approval*

Property Overview

Address	38454 Pioneer Blvd., Sandy, OR 97055
Parcel	00660038
Year Built	Renovated and a new building constructed in 2018
Lot Size	0.49 AC
Building Size	4,548 SF on two levels
Traffic Count	15,385 ADT
Parking	7 off-street
Zoning	Sandy - Central Business District (C-1) 

Summary

This free-standing retail building is located on .49 acres along one of the main thoroughfares within the City of Sandy. Currently operating as Next Adventure's retail store on the main level and full-service ski shop on the lower level, this well-known establishment is driven by everyone going through Sandy and headed towards Mt. Hood.

The property is located directly east of the popular Sandlandia Food Cart Pod, and just down the street from the ever popular Joe's Donut shop. Strategically located on Hwy 26 allows for easy access for customers that need to make stops before beginning their adventure at or around Mt Hood.



Key Highlights

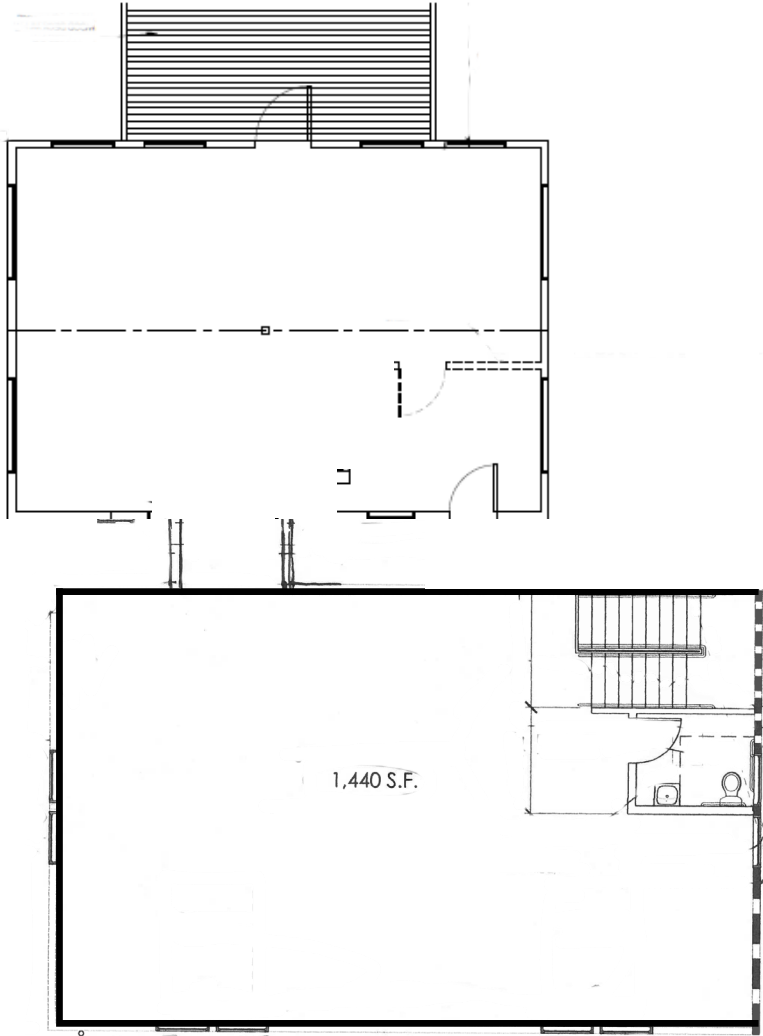
- Well known building and brand
- Ideal location for customers heading to Mt. Hood
- Approved expansion plans available
- One ERU allocation in place*

**This expires Aug 6, 2025. Ask broker for further details.*

Sale Price: \$1,250,000.00*

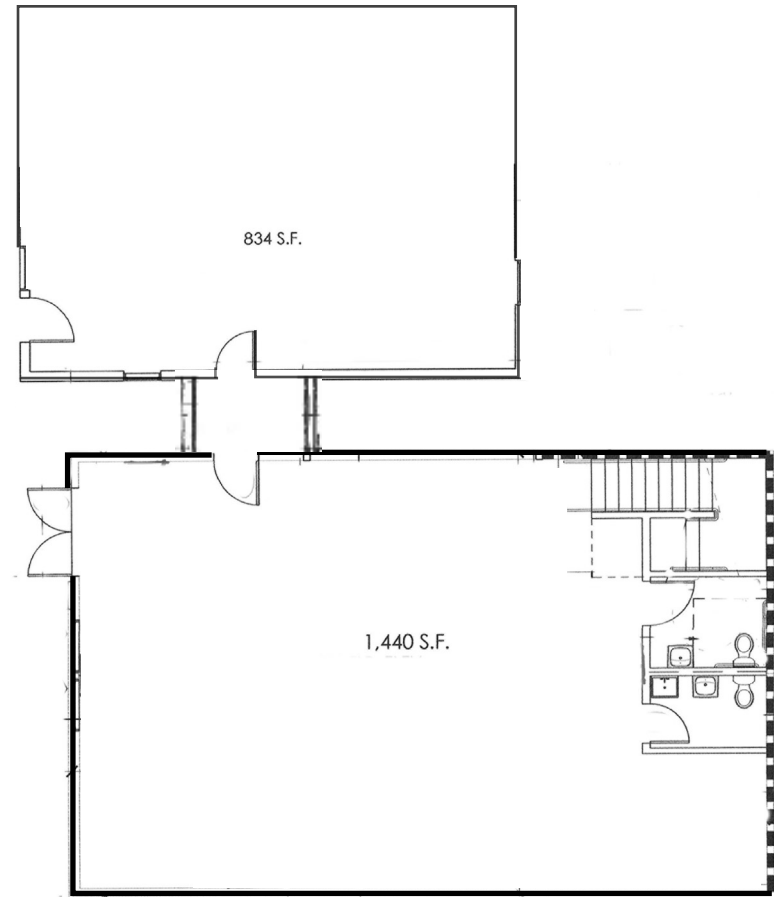
**Retail and rental business including ski/board tuning equipment may also be available for sale.*

Floor Plan



First Floor

Retail Area



Basement

Ski Shop / Storage / Offices

Area Map



About Sandy, Oregon

Sandy, Oregon is located in Clackamas County, nestled in the foothills of the Cascade Mountain Range. It serves as the western gateway to the Mount Hood Corridor, making it a popular spot for outdoor enthusiasts heading towards Mount Hood. Sandy is approximately 27 miles east of Portland, offering a blend of small-town charm and easy access to urban amenities.

Sandy has a population of around 12,612 residents and offers a variety of recreational activities, including hiking, fishing, and skiing, making it a great destination for nature lovers. Sandy also has a vibrant community with events, parks, and a historical walking tour that showcases its rich heritage. Whether you're visiting for the outdoor adventures or the local culture, Sandy has something to offer everyone.

28.8 Miles
Mt. Hood Ski Bowl



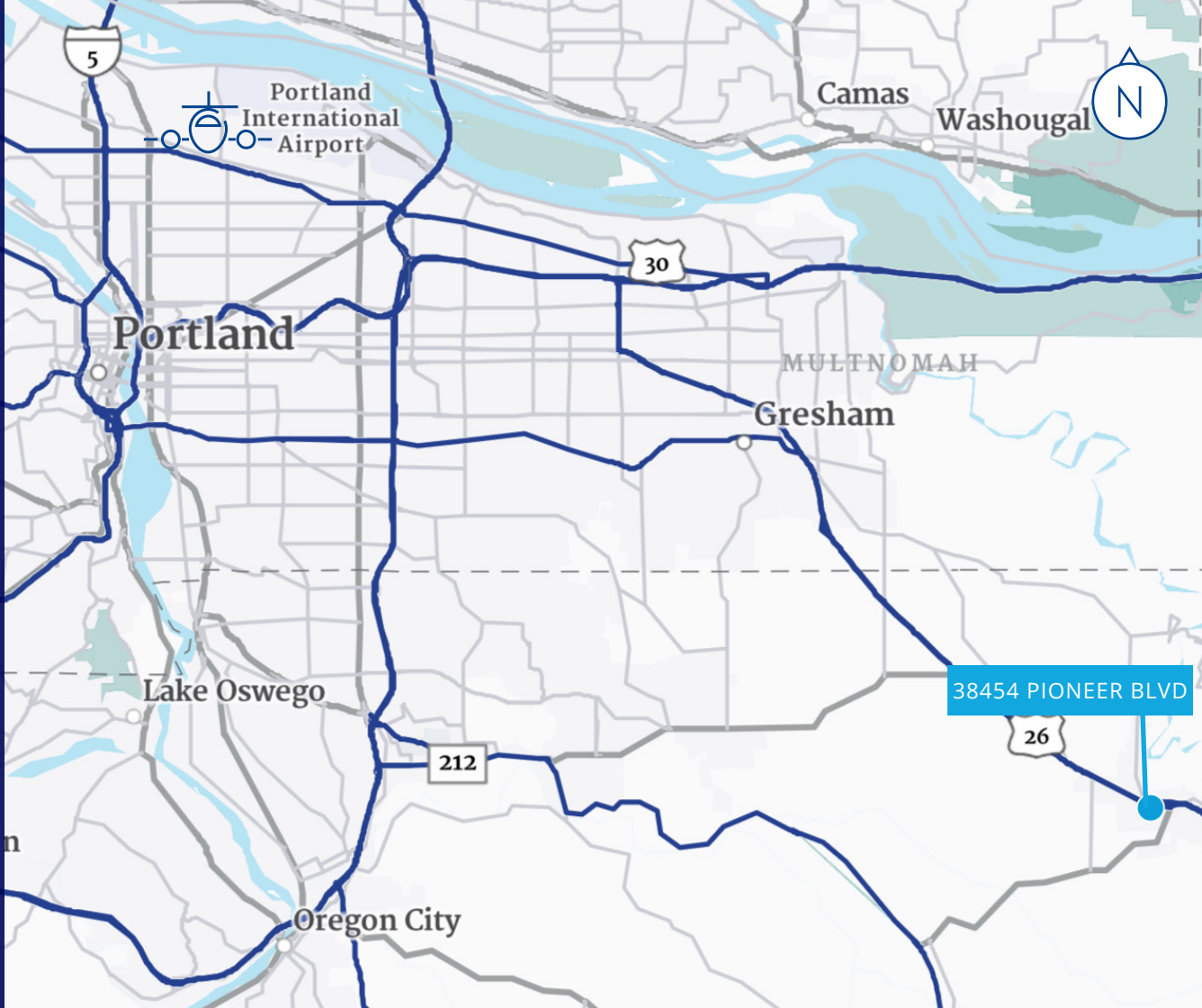
17 Miles
Mt. Hood Oregon
Resort



13 Miles
Sandy Ridge
Mountain Bike
Trails



35.4 Miles
Timberline Lodge



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