

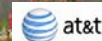
Fred Meyer® SANDY SHOPS

US HWY 26 & 362ND DRIVE

SANDY, OR



FOR LEASE > 920 SF - 2,500 SF



AVAILABLE SPACE

Last space(s): 920 SF - 2,500 SF

HIGHLIGHTS

- Strong regional trade area serving approximately 40,000 customers with over \$92,000 Average Household Income
- Fred Meyer Superstore and Sandy 8 Screen Cinema Multiplex anchor new shops at signalized main entrance

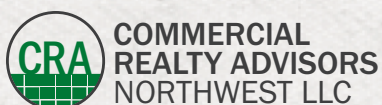
TRAFFIC COUNTS

US Hwy 26 - 34,138 ADT (18)

SE 362nd Dr - 13,319 ADT (18)

DEMOGRAPHICS

	3 MILE	5 MILE
2021 Estimated Population	18,074	27,685
Average HH Income	\$93,146	\$97,706



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SANDY, OR

FUTURE ROADS AND
UGB EXPANSION

TSC TRACTOR
SUPPLY CO

ARCO
ampm

USDA United States Department of Agriculture
Forest Service

CHAMPION COLLISION
COLLISION REPAIR EXPERTS

at&t

Great Clips

Papa Murphy's

BURGER
KING

SITE

13,319 ADT (8)

PLATT

34,138 ADT (18)

FULL
MOVEMENT

FULL
MOVEMENT

Fred Meyer

Starbucks

Fred Meyer

Sandy Regional
Transit Facility

Industrial Way

US Hwy 26 - Mt Hood Hwy

Industrial Way

SE Barnum Rd

CLACKAMAS

NAPA

WASHMAN
CAR WASH & AUTO SPA

EXTRA EXPRESS
TIRE & OIL

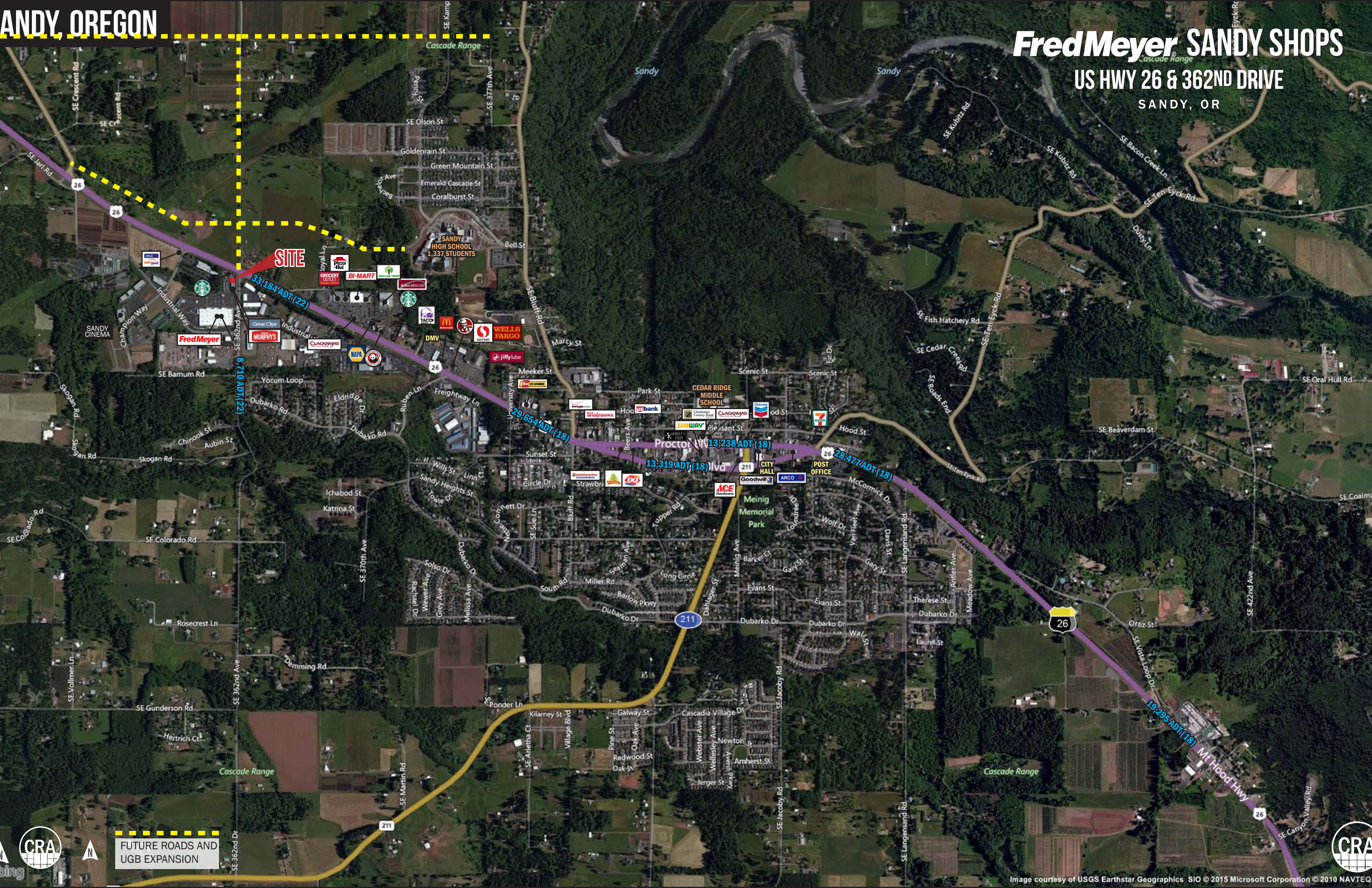
Starbucks

CHEVROLET

enterprise

Ford





SITE

33,184 ADT (22)

8,710 ADT (22)

29,654 ADT (18)

13,319 ADT (18)

13,238 ADT (18)

28,477 ADT (18)

19,295 ADT (18)



FUTURE ROADS AND UGB EXPANSION

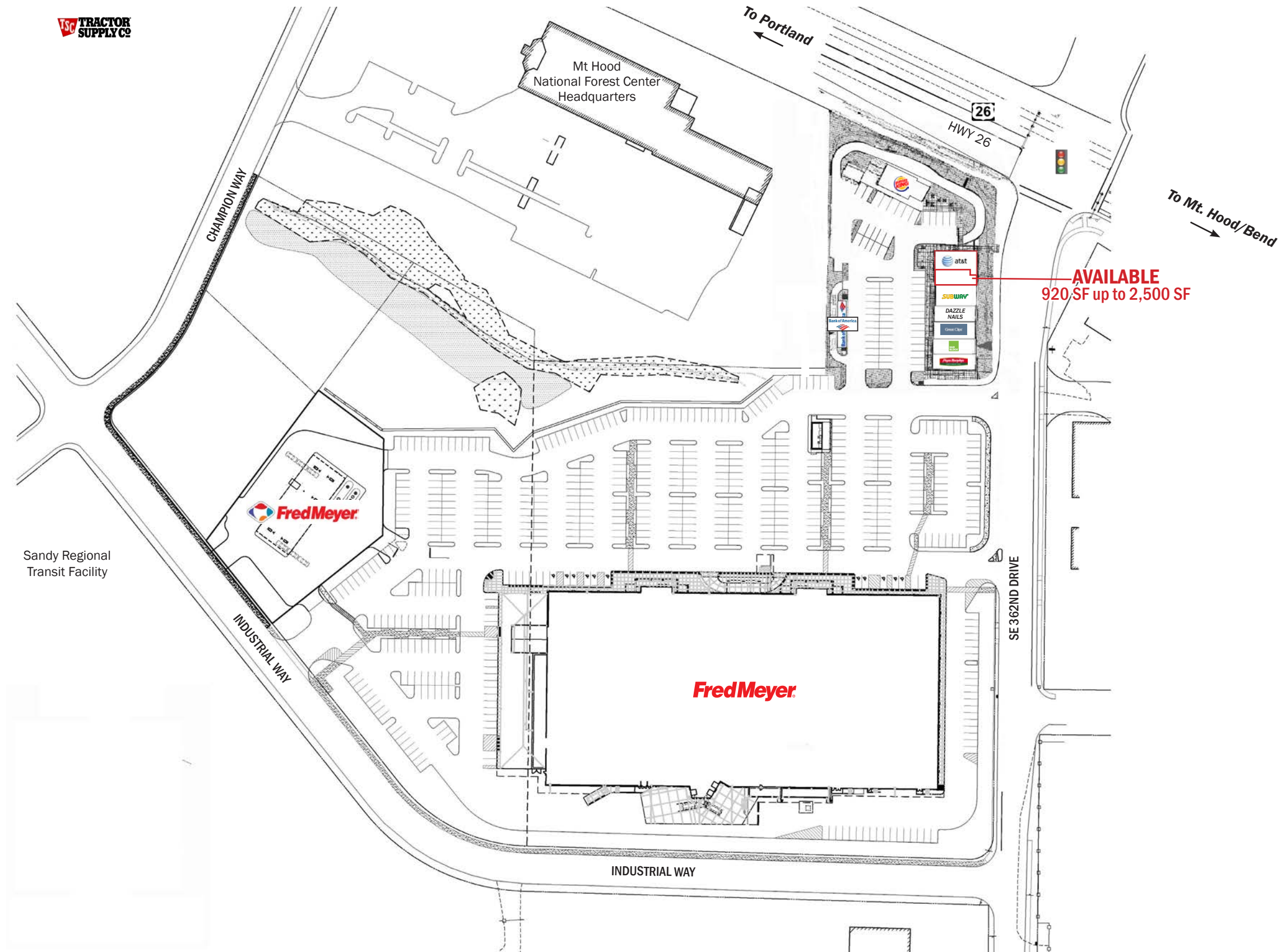


OVERALL SITE PLAN

Fred Meyer SANDY SHOPS

US HWY 26 & 362ND DRIVE

SANDY, OR

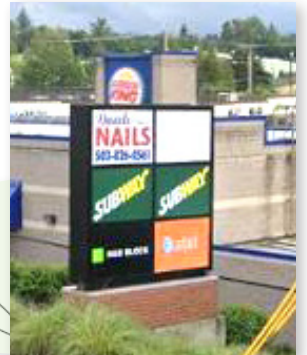


Fred Meyer SANDY SHOPS

US HWY 26 & 362ND DRIVE

CLOSE-IN SITE PLAN

SANDY, OR



Fred Meyer

Fred Meyer SANDY SHOPS

US HWY 26 & 362ND DRIVE

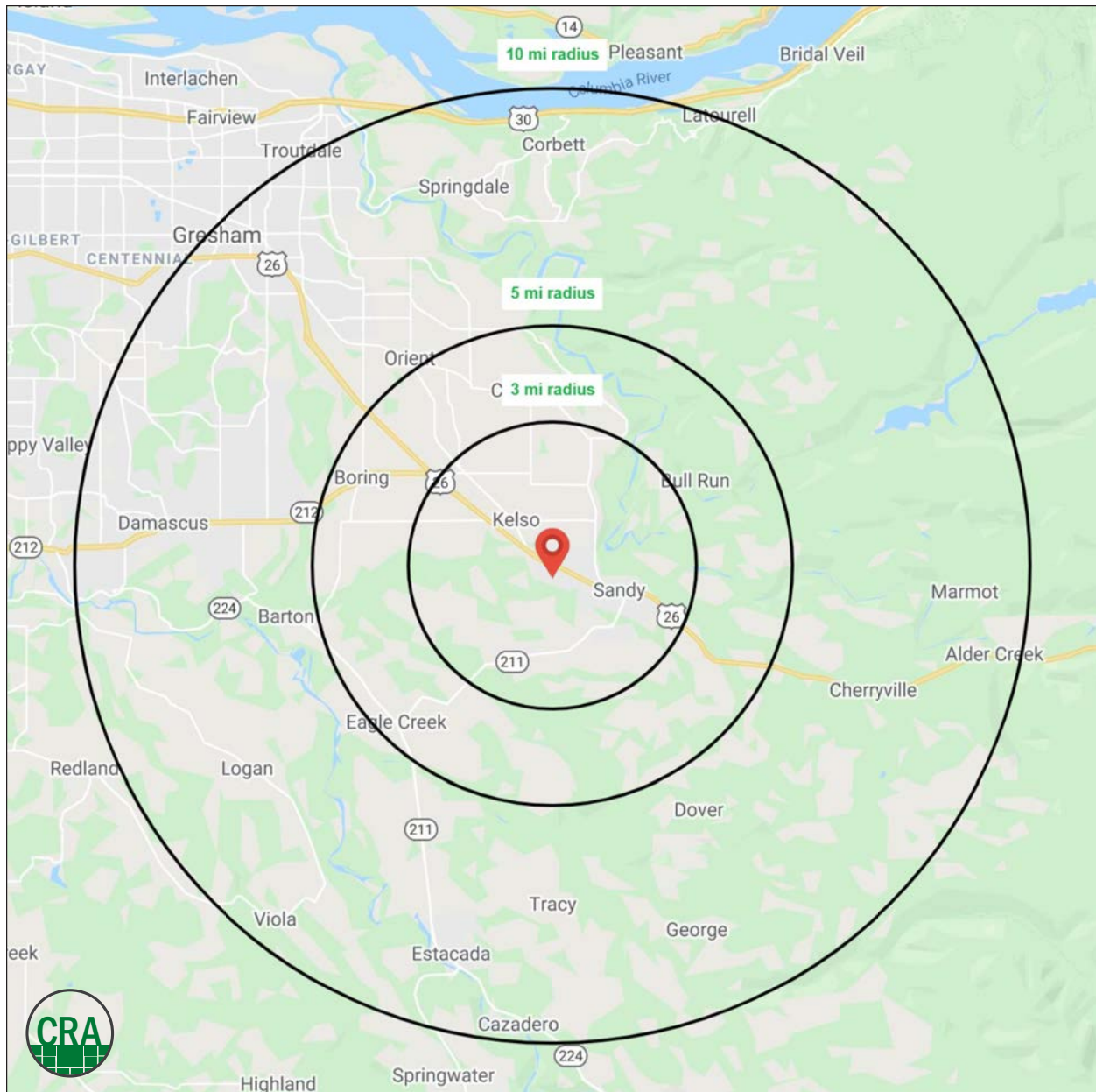
SANDY, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	3 MILE	5 MILE	10 MILE
2021 Estimated Population	18,074	27,685	128,535
Average HH Income	\$93,146	\$97,706	\$94,644
Median HH Income	\$72,593	\$78,789	\$77,359
Median Home Value	\$399,629	\$424,842	\$404,589
Daytime Demographics 16+	10,736	17,076	72,935
Some College or Higher	63.7%	61.8%	64.3%

\$93,000+

Average Household Income



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4043/-122.2914

16605 SE 362nd Dr Sandy, OR 97055	3 mi radius	5 mi radius	10 mi radius
Population			
2021 Estimated Population	18,074	27,685	128,535
2026 Projected Population	18,959	28,749	130,626
2010 Census Population	15,435	24,484	118,716
2000 Census Population	11,585	20,566	104,046
Projected Annual Growth 2021 to 2026	1.0%	0.8%	0.3%
Historical Annual Growth 2000 to 2021	2.7%	1.6%	1.1%
2021 Median Age	40.0	42.5	40.8
Households			
2021 Estimated Households	6,853	10,447	47,978
2026 Projected Households	7,363	11,118	50,253
2010 Census Households	5,812	9,167	43,591
2000 Census Households	4,177	7,414	37,574
Projected Annual Growth 2021 to 2026	1.5%	1.3%	0.9%
Historical Annual Growth 2000 to 2021	3.1%	1.9%	1.3%
Race and Ethnicity			
2021 Estimated White	89.3%	89.6%	85.1%
2021 Estimated Black or African American	0.6%	0.6%	1.4%
2021 Estimated Asian or Pacific Islander	2.1%	2.1%	3.6%
2021 Estimated American Indian or Native Alaskan	1.2%	1.0%	0.9%
2021 Estimated Other Races	6.9%	6.7%	8.9%
2021 Estimated Hispanic	8.3%	7.9%	10.9%
Income			
2021 Estimated Average Household Income	\$93,146	\$97,706	\$94,644
2021 Estimated Median Household Income	\$81,864	\$87,673	\$81,190
2021 Estimated Per Capita Income	\$35,328	\$36,882	\$35,408
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.2%	3.1%
2021 Estimated Some High School (Grade Level 9 to 11)	6.8%	7.3%	6.1%
2021 Estimated High School Graduate	27.0%	28.7%	26.6%
2021 Estimated Some College	30.2%	28.9%	27.0%
2021 Estimated Associates Degree Only	14.3%	13.1%	11.7%
2021 Estimated Bachelors Degree Only	12.4%	12.8%	16.6%
2021 Estimated Graduate Degree	6.8%	6.9%	9.1%
Business			
2021 Estimated Total Businesses	750	1,247	5,013
2021 Estimated Total Employees	5,082	8,021	32,058
2021 Estimated Employee Population per Business	6.8	6.4	6.4
2021 Estimated Residential Population per Business	24.1	22.2	25.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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