

FREESTANDING MEDICAL OFFICE



► SUBLEASE ◀

LOCATION

3514 NE Sandy Blvd | Portland, OR 97232

AVAILABLE SPACE

8,275 SF

Sublease opportunity through 3/31/32

SUBLEASE RATE

\$30/SF/year gross

TRAFFIC COUNTS

Sandy Blvd – 27,082 ADT ('22)

I-84 – 149,770 ADT ('22)

HIGHLIGHTS

- Freestanding medical office with parking
- Recent construction
- Great visibility and access from NE Sandy Blvd



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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FREESTANDING MEDICAL OFFICE
3514 NE SANDY BLVD
PORTLAND, OR

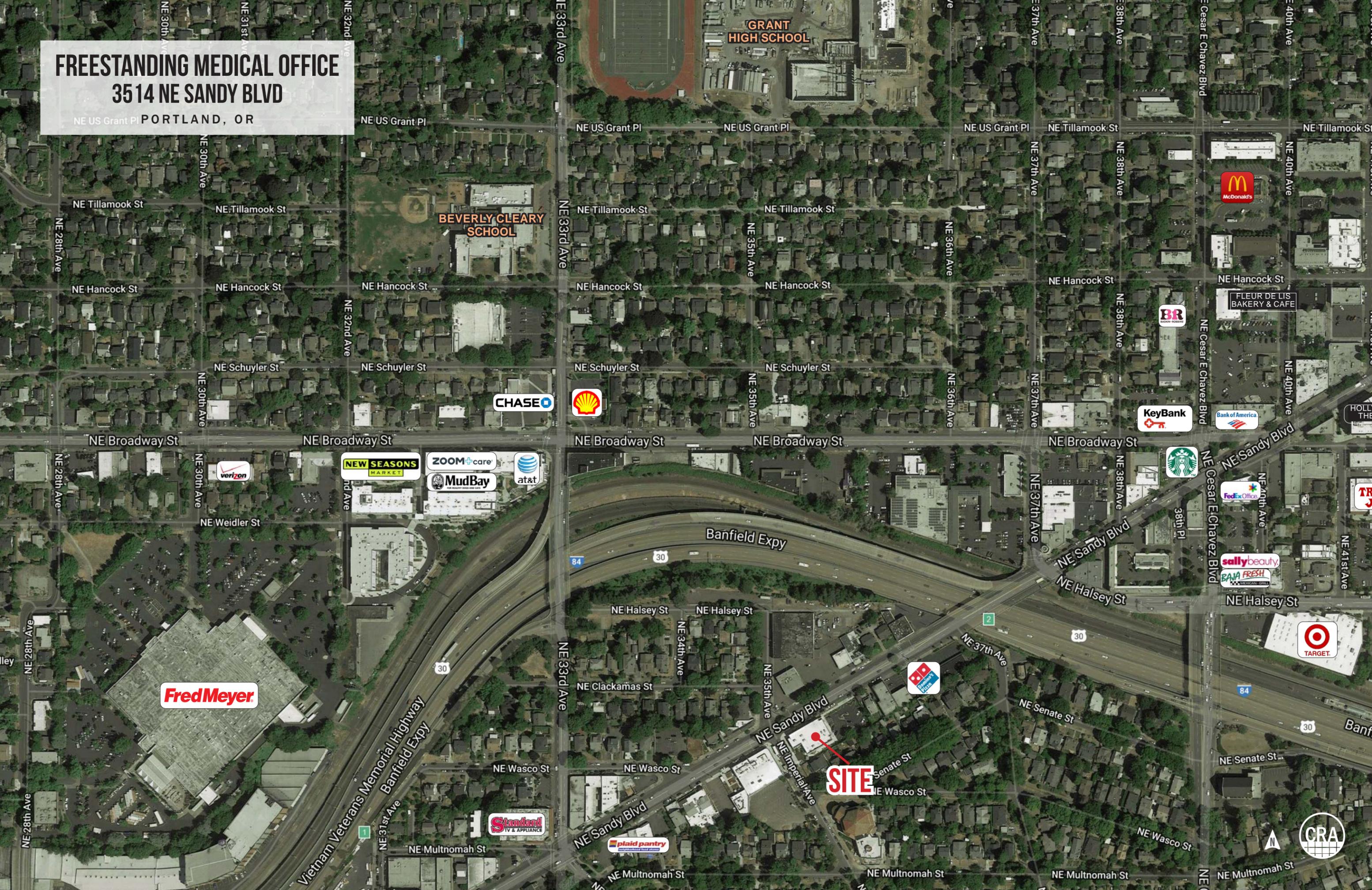


SITE



FREESTANDING MEDICAL OFFICE 3514 NE SANDY BLVD

NE US Grant Pl PORTLAND, OR



GRANT HIGH SCHOOL

BEVERLY CLEARY SCHOOL

Fred Meyer

CHASE



NEW SEASONS MARKET

ZOOM+care



MudBay

SITE



FLEUR DE LIS BAKERY & CAFE

KeyBank



sally beauty

BANA FRESH



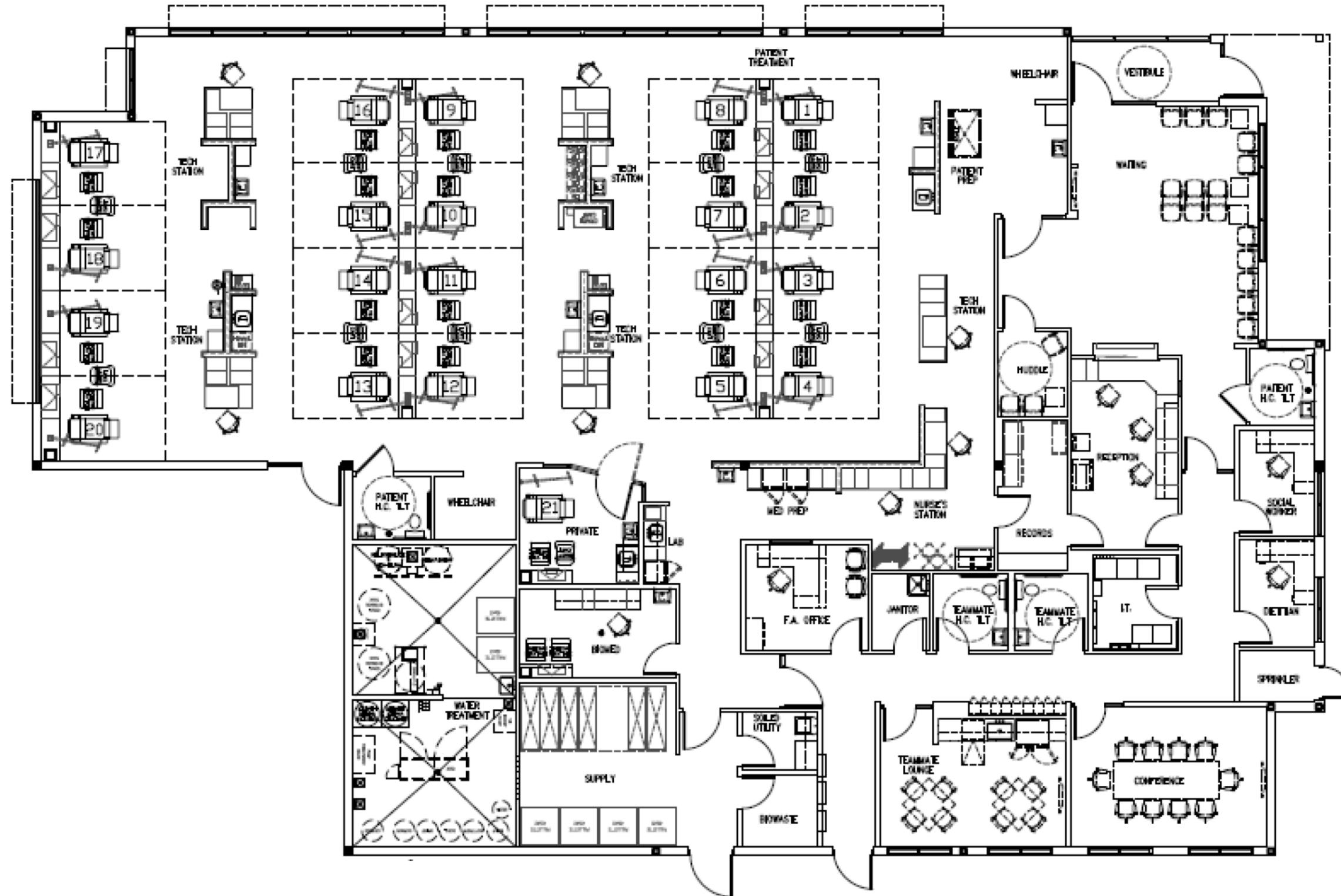
Standard TV & APPLIANCE

plaid pantry



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FLOOR PLAN



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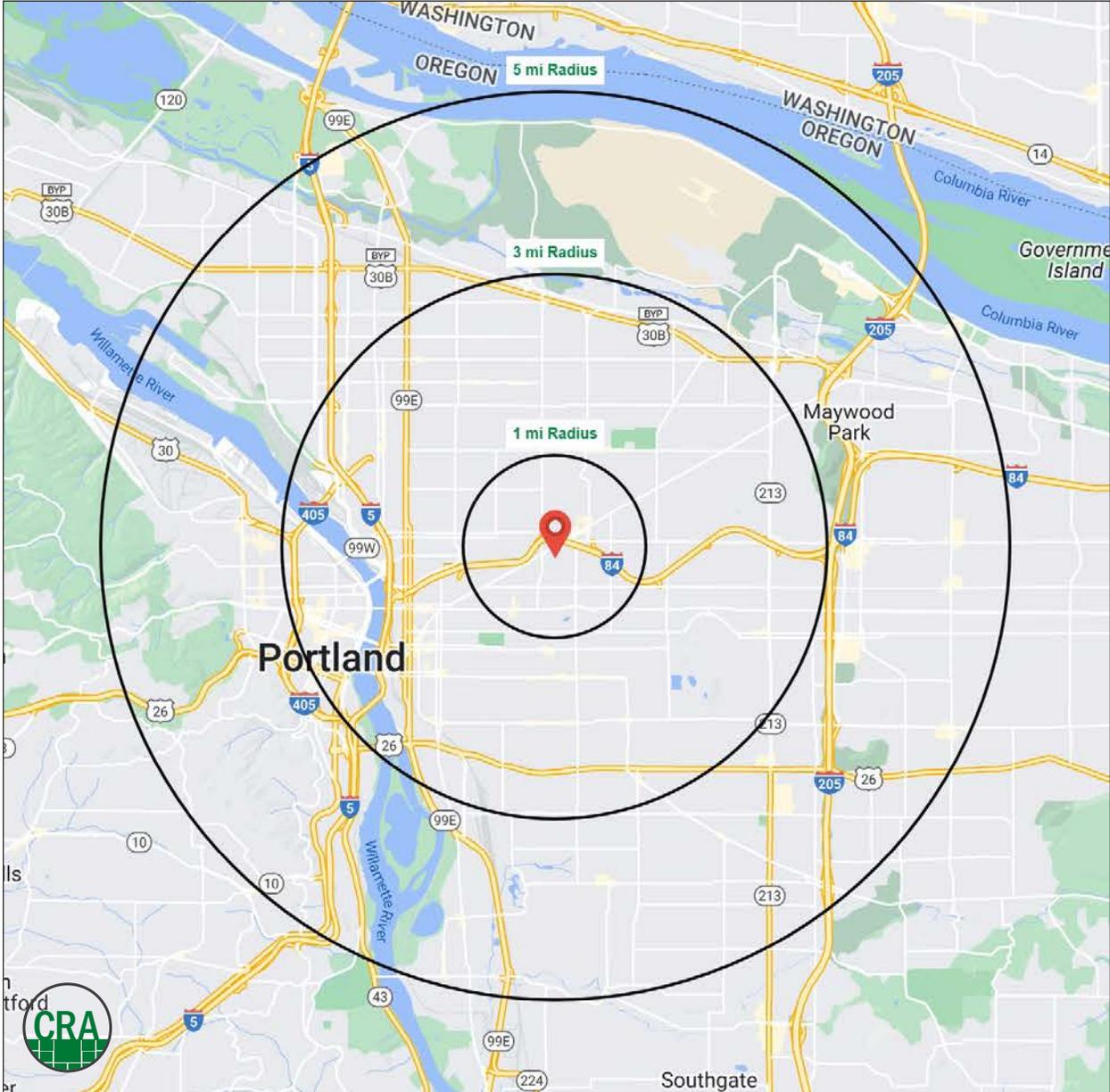
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	28,388	235,404	457,127
Estimated Households 2023	13,696	114,433	214,003
Average HH Income	\$162,986	\$138,783	\$133,336
Median Home Value	\$685,355	\$575,770	\$553,447
Daytime Demographics 16+	21,649	256,939	456,669
Some College or Higher	90.2%	84.9%	81.4%

38.0

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5327/-122.6275

3514 NE Sandy Blvd Portland, OR 97232	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	28,388	235,404	457,127
2028 Projected Population	27,211	224,746	438,086
2020 Census Population	28,550	240,451	463,398
2010 Census Population	25,485	206,304	406,559
Projected Annual Growth 2023 to 2028	-0.8%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2023	0.9%	1.1%	1.0%
2023 Median Age	40.8	38.0	38.4
Households			
2023 Estimated Households	13,696	114,433	214,003
2028 Projected Households	13,731	114,206	213,965
2020 Census Households	13,405	112,704	209,973
2010 Census Households	11,770	94,237	180,978
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	1.3%	1.6%	1.4%
Race and Ethnicity			
2023 Estimated White	82.0%	73.7%	71.3%
2023 Estimated Black or African American	2.9%	7.1%	6.7%
2023 Estimated Asian or Pacific Islander	5.1%	7.2%	9.2%
2023 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.8%
2023 Estimated Other Races	9.5%	11.2%	12.0%
2023 Estimated Hispanic	7.9%	10.5%	11.6%
Income			
2023 Estimated Average Household Income	\$162,986	\$138,783	\$133,336
2023 Estimated Median Household Income	\$113,852	\$100,027	\$98,274
2023 Estimated Per Capita Income	\$78,769	\$67,833	\$62,833
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.7%	2.8%
2023 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.5%	2.9%
2023 Estimated High School Graduate	7.1%	10.8%	12.9%
2023 Estimated Some College	13.1%	17.5%	17.9%
2023 Estimated Associates Degree Only	4.9%	5.6%	6.2%
2023 Estimated Bachelors Degree Only	43.3%	36.8%	34.4%
2023 Estimated Graduate Degree	28.9%	25.0%	22.9%
Business			
2023 Estimated Total Businesses	2,526	22,934	38,586
2023 Estimated Total Employees	14,585	198,098	335,945
2023 Estimated Employee Population per Business	5.8	8.6	8.7
2023 Estimated Residential Population per Business	11.2	10.3	11.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.