

FREESTANDING MEDICAL OFFICE

FOR LEASE ► SANDY, OR



LOCATION

37139 Hwy 26 | Sandy OR 97055

AVAILABLE SPACE

4,696 SF | Sublease through 2/29/28

SUBLEASE RATE

\$28/SF/year NNN

TRAFFIC COUNTS

Hwy 26 – 38,024 ADT ('22)

HIGHLIGHTS

- 2014 construction
- Medical office buildout
- Freestanding building with abundant parking
- Great visibility and access from Hwy 26
- Nearby tenants include Mt Hood Athletic Club, Panda Express, Starbucks, Goodwill, Wendy's, NAPA, Dollar Tree, Bi-Mart, Grocery Outlet, etc.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

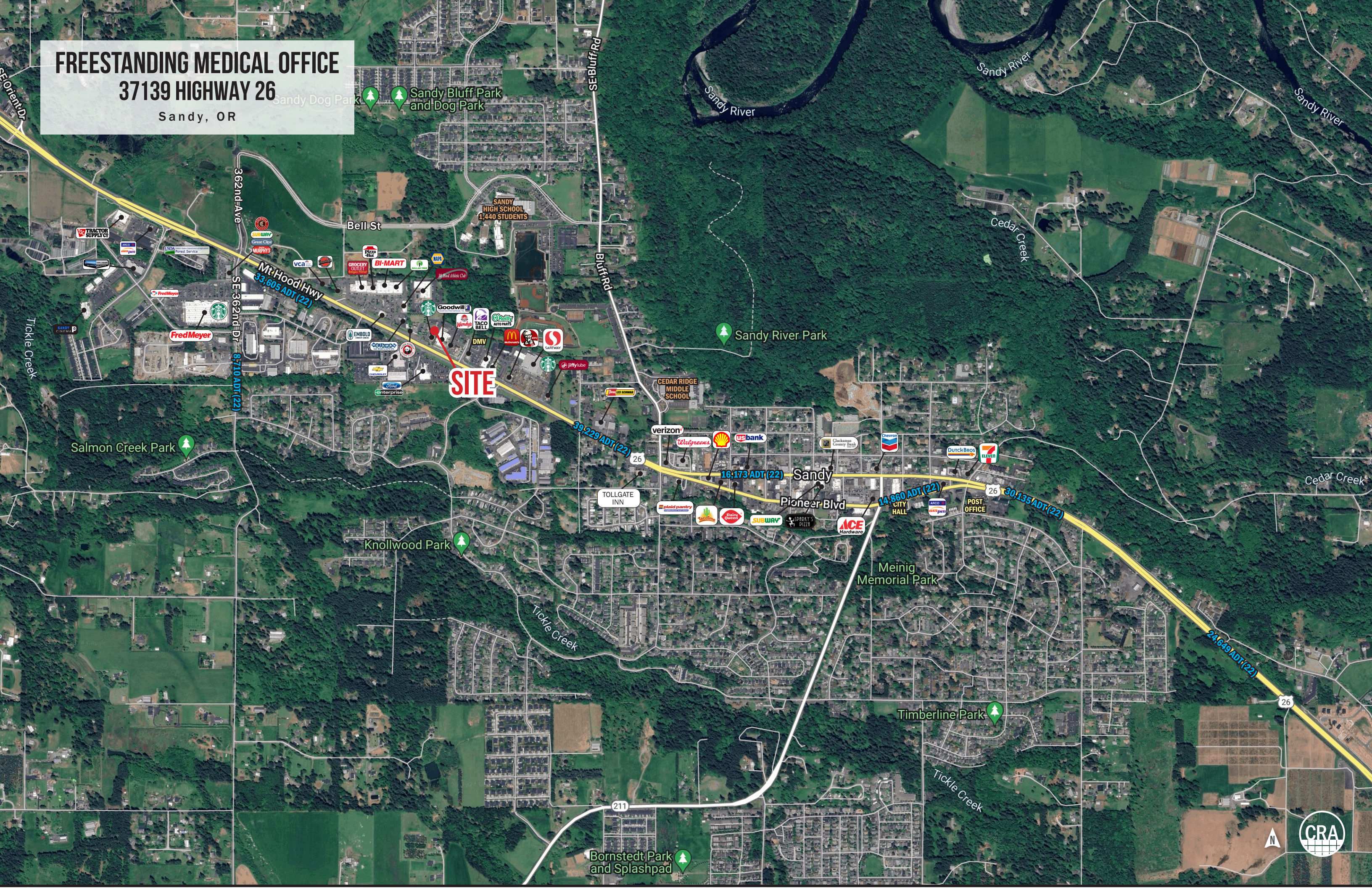
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37139 HIGHWAY 26
Sandy, OR



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DEMOGRAPHIC SUMMARY

Sandy, OR

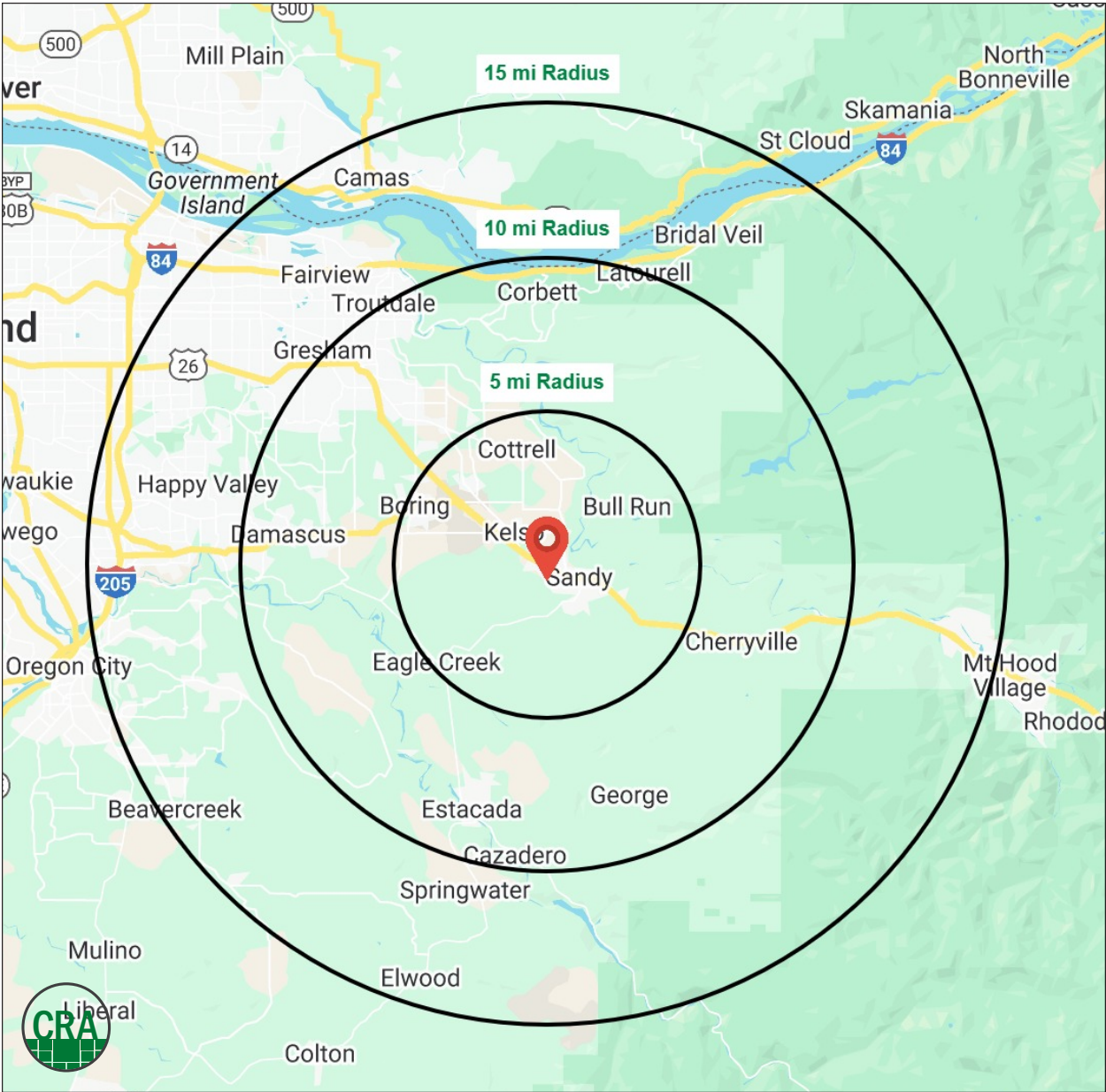
Source: Regis - SitesUSA (2025)	5 MILE	10 MILE	15 MILE
Estimated Population 2024	27,149	108,776	430,147
Estimated Households	10,028	40,188	160,381
Average HH Income	\$132,506	\$123,149	\$114,853
Median Home Value	\$585,720	\$553,143	\$518,729
Daytime Demographics 16+	15,554	59,340	256,739
Some College or Higher	65.9%	65.5%	65.2%

\$132,506

Average Household Income
5 MILE RADIUS

41.2

Median Age
5 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4024/-122.2815

37139 US-26 Sandy, OR 97055	5 mi radius	10 mi radius	15 mi radius
Population			
2024 Estimated Population	27,149	108,776	430,147
2029 Projected Population	27,362	106,755	421,780
2020 Census Population	26,688	112,134	442,602
2010 Census Population	23,094	100,436	399,210
Projected Annual Growth 2024 to 2029	0.2%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	1.3%	0.6%	0.6%
2024 Median Age	41.2	41.1	39.1
Households			
2024 Estimated Households	10,028	40,188	160,381
2029 Projected Households	10,183	39,554	157,854
2020 Census Households	9,698	40,145	159,047
2010 Census Households	8,665	36,809	145,471
Projected Annual Growth 2024 to 2029	0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	1.1%	0.7%	0.7%
Race and Ethnicity			
2024 Estimated White	85.7%	79.5%	70.6%
2024 Estimated Black or African American	0.7%	2.2%	4.7%
2024 Estimated Asian or Pacific Islander	2.8%	4.7%	9.3%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	1.0%
2024 Estimated Other Races	9.9%	12.8%	14.5%
2024 Estimated Hispanic	9.8%	12.6%	14.7%
Income			
2024 Estimated Average Household Income	\$132,506	\$123,149	\$114,853
2024 Estimated Median Household Income	\$112,909	\$101,891	\$90,958
2024 Estimated Per Capita Income	\$48,995	\$45,623	\$42,994
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.6%	4.2%
2024 Estimated Some High School (Grade Level 9 to 11)	5.1%	5.3%	5.6%
2024 Estimated High School Graduate	27.2%	26.5%	25.1%
2024 Estimated Some College	28.0%	25.5%	23.8%
2024 Estimated Associates Degree Only	12.6%	11.1%	10.6%
2024 Estimated Bachelors Degree Only	16.7%	19.3%	20.4%
2024 Estimated Graduate Degree	8.6%	9.6%	10.3%
Business			
2024 Estimated Total Businesses	1,305	4,757	18,531
2024 Estimated Total Employees	7,410	26,319	126,470
2024 Estimated Employee Population per Business	5.7	5.5	6.8
2024 Estimated Residential Population per Business	20.8	22.9	23.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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