



SECOND GENERATION RESTAURANT

SECOND GENERATION RESTAURANT AVAILABLE IN THE HEART OF THE BUSTLING HOLLYWOOD/ROSE CITY PARK NEIGHBORHOOD

ADDRESS

4630 NE Sandy | Portland, Oregon

AVAILABLE SPACE

2,920 SF

RENTAL RATE

\$24.00 PSF/YR/NNN + Utilities
(2026 NNN \$8.40 PSF/YR)

TRAFFIC COUNTS

NE Sandy Blvd – 22,798 ADT ('25)

HIGHLIGHTS

- Character-rich second-generation restaurant available for the first time in years! Off-street shared building parking available in dedicated lot, limited to customer parking only and possibly service vehicles. This high walkable corridor boasts high pedestrian and vehicular traffic and solid commercial and residential demographics.
- Full type I hood, grease interreceptor, walk-in cooler, significant plumbing and electrical infrastructure. The building is home to Killer Burger and Complete Designs Hair Studio and located at the signalized intersection of NE 47th and NE Sandy. Ideal commercial location nearby Hollywood Theatre, Blackwell's, Harder Day Coffee, Trader Joe's, Rose City Park, and more.
- Please do not disturb Tenant. Tenant is relocating.
- Available 9/1/2026



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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PHOTOS

2ND GEN RESTAURANT

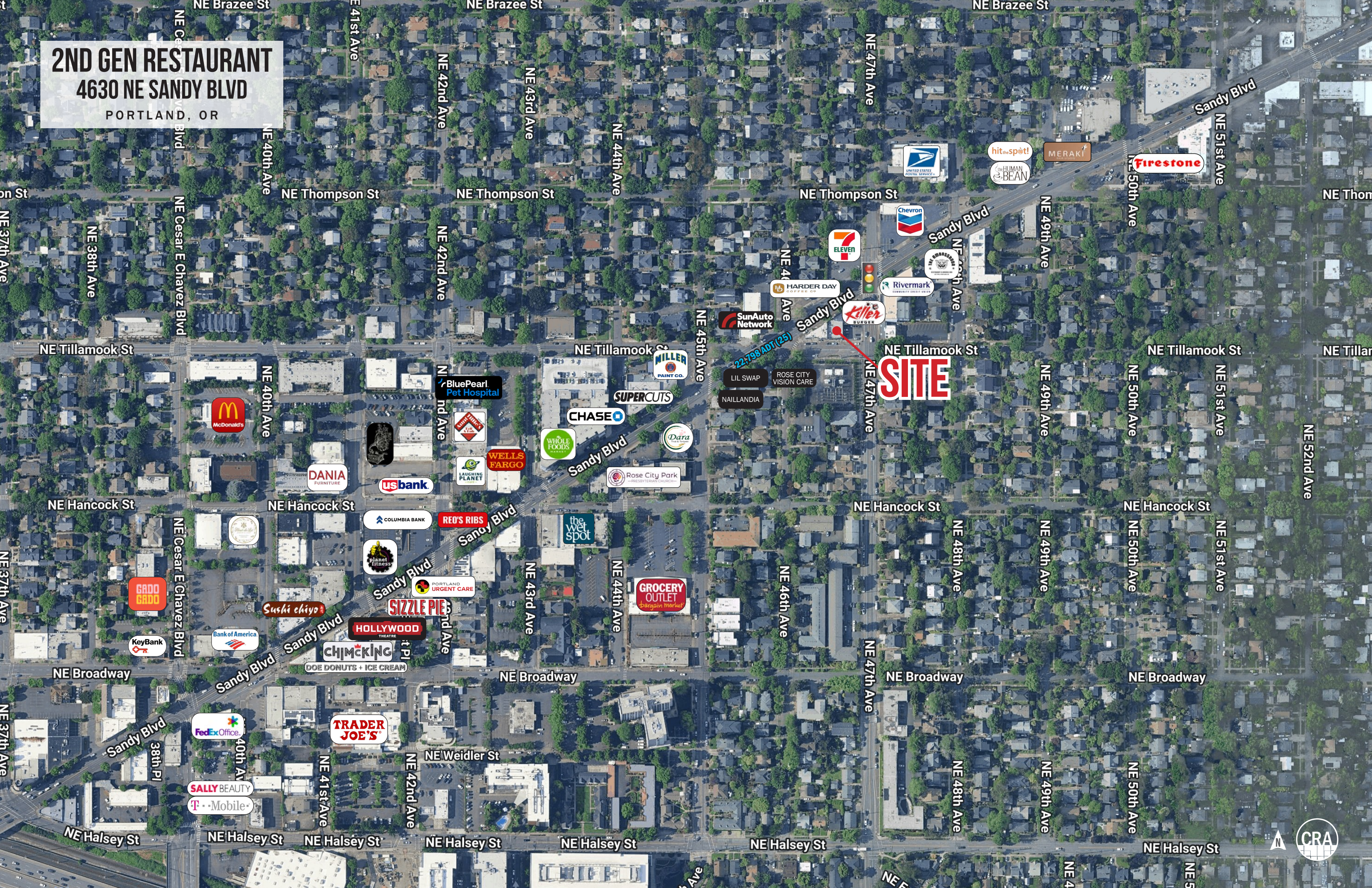
4630 NE SANDY BLVD

PORTLAND, OR



PHOTOS FOR REFERENCE ONLY. TENANT TO VERIFY ALL FF&E.

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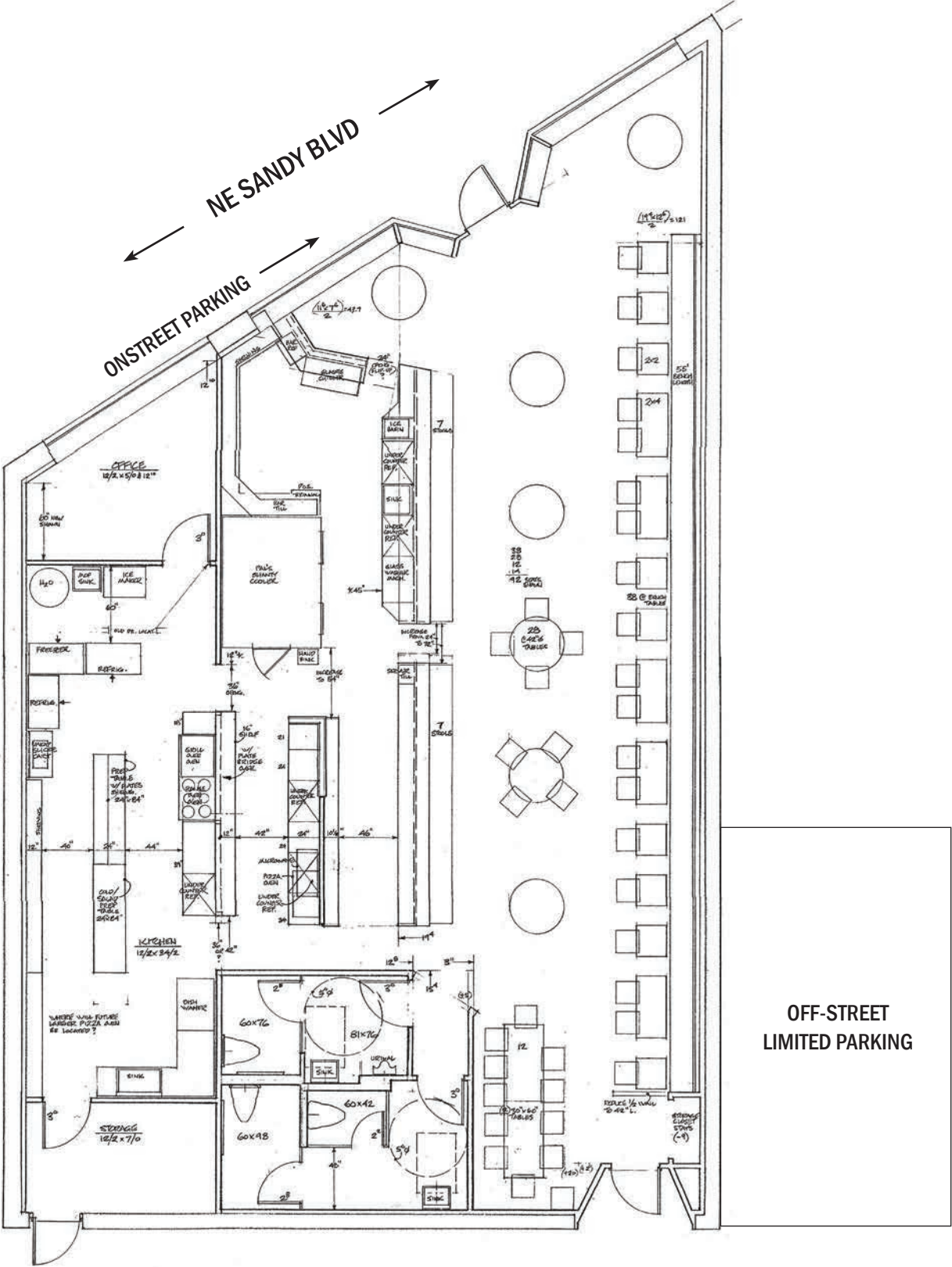


2ND GEN RESTAURANT

4630 NE SANDY BLVD

FLOOR PLAN

PORTLAND, OR



2ND GEN RESTAURANT

4630 NE SANDY BLVD

DEMOGRAPHIC SUMMARY

PORTLAND, OR

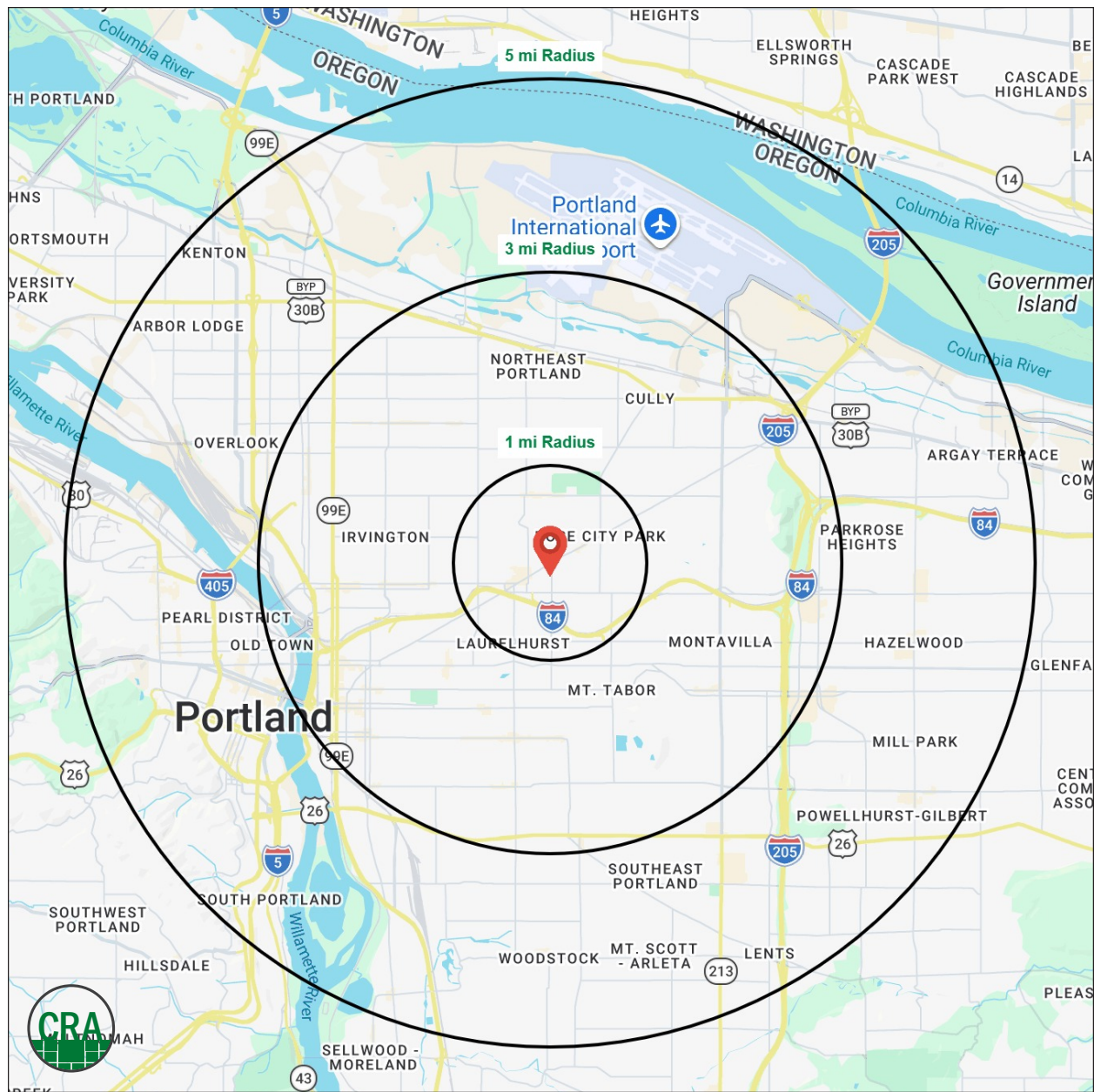
Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	24,691	206,231	462,022
Average HH Income	\$172,648	\$141,654	\$132,611
Median Home Value	\$750,771	\$665,540	\$629,779
Daytime Demographics 16+	19,498	176,175	471,698
Some College or Higher	86.7%	83.5%	80.4%
Median Age	42.4	38.9	38.6

\$172,648

Average HH Income
1 MILE RADIUS

\$750,771

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5379/-122.6153

4630 NE Sandy Blvd Portland, OR 97213	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	24,691	206,231	462,022
2031 Projected Population	23,882	202,704	458,336
2020 Census Population	25,374	213,791	460,745
2010 Census Population	23,429	187,047	404,580
Projected Annual Growth 2026 to 2031	-0.7%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	0.3%	0.6%	0.9%
2026 Median Age	42.4	38.9	38.6
Households			
2026 Estimated Households	11,301	96,669	216,454
2031 Projected Households	10,929	95,132	215,179
2020 Census Households	11,139	95,625	207,592
2010 Census Households	10,191	82,373	178,965
Projected Annual Growth 2026 to 2031	-0.7%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2026	0.7%	1.1%	1.3%
Race and Ethnicity			
2026 Estimated White	80.3%	73.3%	70.6%
2026 Estimated Black or African American	3.0%	6.5%	6.7%
2026 Estimated Asian or Pacific Islander	6.2%	7.0%	9.0%
2026 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.9%
2026 Estimated Other Races	9.9%	12.4%	12.8%
2026 Estimated Hispanic	8.5%	11.2%	12.0%
Income			
2026 Estimated Average Household Income	\$172,648	\$141,654	\$132,611
2026 Estimated Median Household Income	\$129,845	\$106,559	\$100,459
2026 Estimated Per Capita Income	\$79,105	\$66,730	\$62,512
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.6%	2.5%
2026 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.8%	3.3%
2026 Estimated High School Graduate	10.0%	12.1%	13.9%
2026 Estimated Some College	14.0%	16.4%	17.4%
2026 Estimated Associates Degree Only	5.5%	6.1%	6.6%
2026 Estimated Bachelors Degree Only	38.1%	35.7%	33.1%
2026 Estimated Graduate Degree	29.1%	25.2%	23.3%
Business			
2026 Estimated Total Businesses	2,076	16,036	38,167
2026 Estimated Total Employees	12,372	122,353	343,943
2026 Estimated Employee Population per Business	6.0	7.6	9.0
2026 Estimated Residential Population per Business	11.9	12.9	12.1

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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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