

# Fred Meyer® SANDY SHOPS



**LAST SPACE(S) AVAILABLE**



**LOCATION**

US Hwy 26 & 362nd, Sandy, Oregon

**AVAILABLE SPACE**

LAST SPACE(S): 920 SF – 1,200 SF

**RATES**

Call for details

**TRAFFIC COUNTS**

US Hwy 26 – 35,554 ADT (14)

**COMMENTS**

- Strong regional trade area serving approx. 50,000 captivated customers with about \$70,000 AHI
- Fred Meyer Superstore and Sandy 9 Screen Cinema Multiplex anchor new shops at signaled main entrance
- Co-tenants: Burger King, Subway, Papa Murphy's & Great Clips



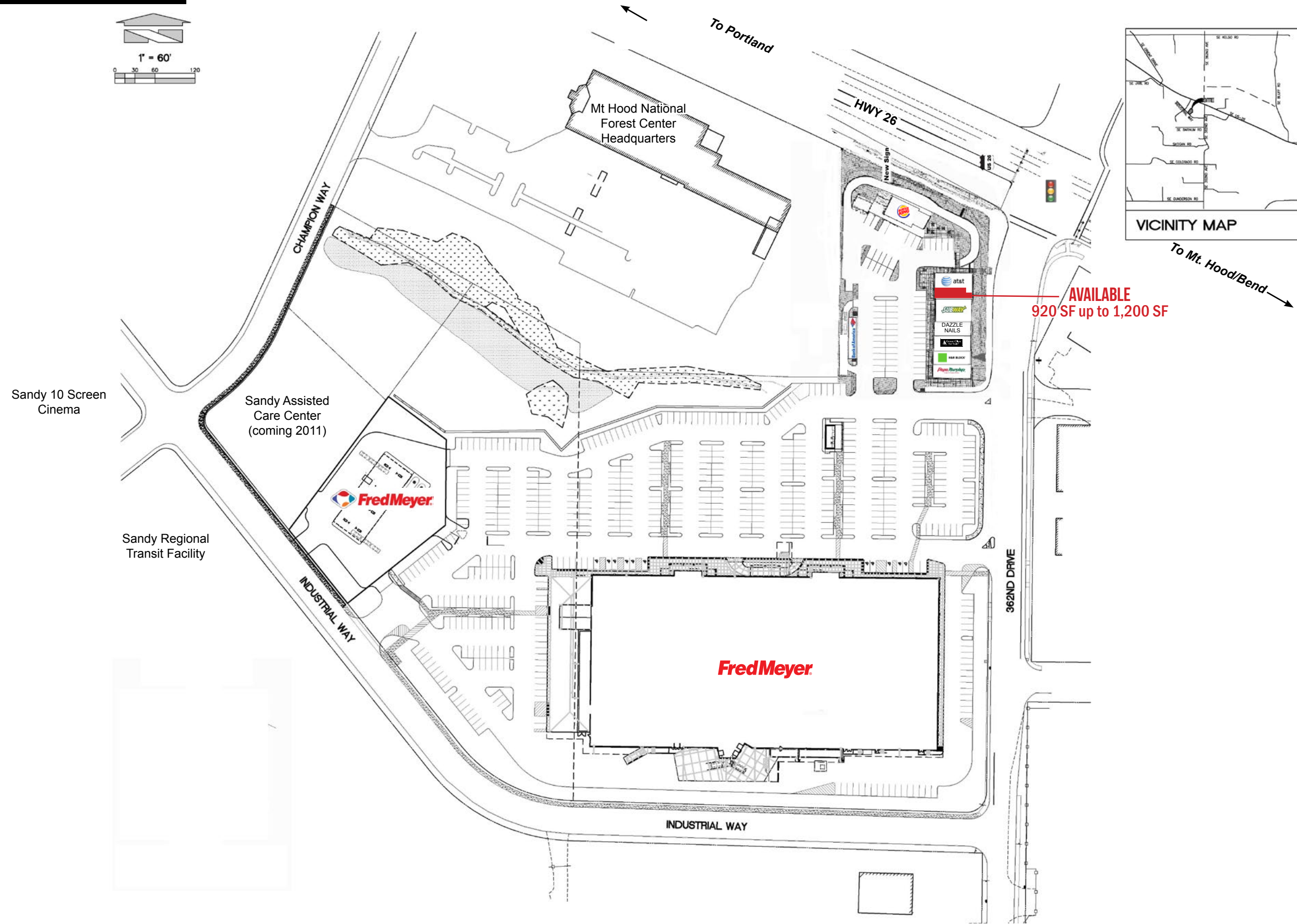
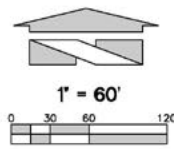
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# OVERALL SITE PLAN

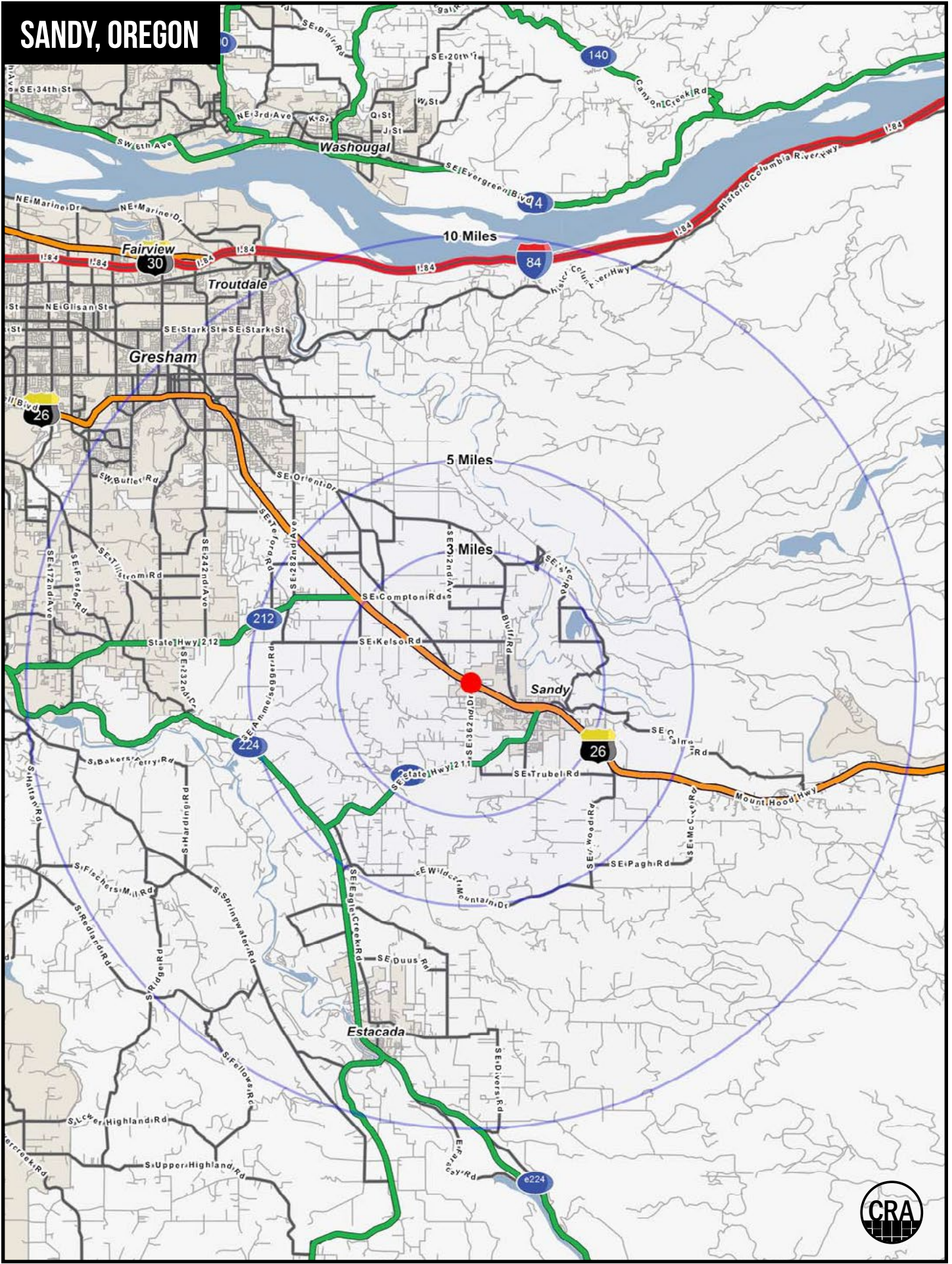








# SANDY, OREGON



# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4048/-122.2909

RF1

SE 362nd Ave & Mt Hood Hwy		3 Miles	5 Miles	10 Miles
Sandy, OR				
POPULATION	2015 Estimated Population	15,826	24,975	121,971
	2020 Projected Population	16,570	26,222	127,599
	2010 Census Population	15,280	24,233	117,898
	2000 Census Population	11,426	20,338	103,600
	Projected Annual Growth 2015 to 2020	0.9%	1.0%	0.9%
	Historical Annual Growth 2000 to 2015	2.6%	1.5%	1.2%
HOUSEHOLDS	2015 Estimated Households	6,015	9,436	45,041
	2020 Projected Households	6,353	9,990	47,159
	2010 Census Households	5,755	9,074	43,303
	2000 Census Households	4,120	7,331	37,415
	Projected Annual Growth 2015 to 2020	1.1%	1.2%	0.9%
	Historical Annual Growth 2000 to 2015	3.1%	1.9%	1.4%
AGE	2015 Est. Population Under 10 Years	12.2%	11.1%	12.3%
	2015 Est. Population 10 to 19 Years	13.6%	13.3%	14.0%
	2015 Est. Population 20 to 29 Years	12.5%	11.1%	11.3%
	2015 Est. Population 30 to 44 Years	19.1%	18.0%	19.3%
	2015 Est. Population 45 to 59 Years	20.4%	22.1%	21.7%
	2015 Est. Population 60 to 74 Years	15.8%	18.1%	16.3%
	2015 Est. Population 75 Years or Over	6.3%	6.4%	5.1%
	2015 Est. Median Age	38.4	41.3	39.3
MARITAL STATUS & GENDER	2015 Est. Male Population	49.6%	50.1%	49.7%
	2015 Est. Female Population	50.4%	49.9%	50.3%
	2015 Est. Never Married	22.2%	21.2%	27.0%
	2015 Est. Now Married	55.9%	58.4%	52.1%
	2015 Est. Separated or Divorced	15.8%	14.3%	15.8%
	2015 Est. Widowed	6.2%	6.1%	5.0%
INCOME	2015 Est. HH Income \$200,000 or More	1.7%	2.0%	2.5%
	2015 Est. HH Income \$150,000 to \$199,999	2.4%	3.7%	4.6%
	2015 Est. HH Income \$100,000 to \$149,999	16.2%	16.6%	16.9%
	2015 Est. HH Income \$75,000 to \$99,999	15.3%	15.8%	14.9%
	2015 Est. HH Income \$50,000 to \$74,999	21.7%	21.0%	20.3%
	2015 Est. HH Income \$35,000 to \$49,999	15.5%	14.5%	12.6%
	2015 Est. HH Income \$25,000 to \$34,999	13.1%	11.6%	9.6%
	2015 Est. HH Income \$15,000 to \$24,999	8.5%	8.3%	9.6%
	2015 Est. HH Income Under \$15,000	5.6%	6.5%	9.0%
	2015 Est. Average Household Income	\$71,373	\$73,381	\$72,221
	2015 Est. Median Household Income	\$58,995	\$61,394	\$62,693
	2015 Est. Per Capita Income	\$27,138	\$27,737	\$26,743
	2015 Est. Total Businesses	612	922	3,851
2015 Est. Total Employees	5,467	7,596	30,837	

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## SE 362nd Ave & Mt Hood Hwy

### Sandy, OR

		3 Miles	5 Miles	10 Miles
<b>RACE</b>	2015 Est. White	90.5%	90.8%	86.1%
	2015 Est. Black	0.4%	0.4%	1.3%
	2015 Est. Asian or Pacific Islander	1.6%	1.7%	2.9%
	2015 Est. American Indian or Alaska Native	1.1%	0.9%	0.9%
	2015 Est. Other Races	6.4%	6.1%	8.8%
<b>HISPANIC</b>	2015 Est. Hispanic Population	1,222	1,799	13,384
	2015 Est. Hispanic Population	7.7%	7.2%	11.0%
	2020 Proj. Hispanic Population	8.5%	7.9%	12.1%
	2010 Hispanic Population	7.3%	6.8%	10.5%
<b>EDUCATION (Adults 25 or Older)</b>	2015 Est. Adult Population (25 Years or Over)	12,104	19,784	96,577
	2015 Est. Elementary (Grade Level 0 to 8)	3.4%	3.1%	5.8%
	2015 Est. Some High School (Grade Level 9 to 11)	8.0%	8.1%	9.7%
	2015 Est. High School Graduate	29.6%	28.2%	24.0%
	2015 Est. Some College	26.8%	27.1%	26.1%
	2015 Est. Associate Degree Only	9.8%	8.9%	8.4%
	2015 Est. Bachelor Degree Only	11.4%	12.2%	13.1%
	2015 Est. Graduate Degree	11.0%	12.4%	12.9%
<b>HOUSING</b>	2015 Est. Total Housing Units	6,264	9,935	46,724
	2015 Est. Owner-Occupied	68.8%	72.1%	66.4%
	2015 Est. Renter-Occupied	27.2%	22.9%	30.0%
	2015 Est. Vacant Housing	4.0%	5.0%	3.6%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	11.2%	10.6%	7.3%
	2010 Homes Built 2000 to 2004	15.4%	12.0%	9.4%
	2010 Homes Built 1990 to 1999	16.5%	16.5%	19.5%
	2010 Homes Built 1980 to 1989	10.3%	9.6%	11.8%
	2010 Homes Built 1970 to 1979	23.4%	24.6%	26.6%
	2010 Homes Built 1960 to 1969	6.5%	7.8%	8.4%
	2010 Homes Built 1950 to 1959	5.8%	5.8%	5.5%
	2010 Homes Built Before 1949	10.9%	13.1%	11.5%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	1.0%	2.1%	1.6%
	2010 Home Value \$500,000 to \$999,999	8.7%	11.9%	9.3%
	2010 Home Value \$400,000 to \$499,999	9.0%	10.5%	8.2%
	2010 Home Value \$300,000 to \$399,999	17.8%	18.6%	20.4%
	2010 Home Value \$200,000 to \$299,999	37.0%	32.2%	37.0%
	2010 Home Value \$150,000 to \$199,999	13.3%	11.0%	11.5%
	2010 Home Value \$100,000 to \$149,999	3.4%	3.7%	4.2%
	2010 Home Value \$50,000 to \$99,999	1.4%	2.0%	1.8%
	2010 Home Value \$25,000 to \$49,999	1.6%	2.0%	1.5%
	2010 Home Value Under \$25,000	6.8%	6.2%	4.7%
	2010 Median Home Value	\$273,641	\$292,426	\$282,480
	2010 Median Rent	\$835	\$833	\$753

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<b>LABOR FORCE</b>	2015 Est. Labor Population Age 16 Years or Over	12,630	20,273	96,670
	2015 Est. Civilian Employed	60.1%	58.7%	60.7%
	2015 Est. Civilian Unemployed	4.1%	4.1%	4.2%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	35.8%	37.2%	35.0%
	2015 Labor Force Males	49.1%	49.7%	49.3%
	2015 Labor Force Females	50.9%	50.3%	50.7%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	6,823	10,904	53,061
	2010 Mgmt, Business, & Financial Operations	14.7%	15.0%	14.1%
	2010 Professional, Related	14.8%	15.8%	17.5%
	2010 Service	17.2%	16.7%	18.0%
	2010 Sales, Office	26.2%	25.8%	26.9%
	2010 Farming, Fishing, Forestry	1.8%	1.8%	1.5%
	2010 Construction, Extraction, Maintenance	12.2%	11.1%	9.3%
	2010 Production, Transport, Material Moving	13.2%	13.8%	12.8%
	2010 White Collar Workers	55.7%	56.6%	58.5%
	2010 Blue Collar Workers	44.3%	43.4%	41.5%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	72.5%	72.0%	75.9%
	2010 Drive to Work in Carpool	12.2%	12.1%	10.5%
	2010 Travel to Work by Public Transportation	2.0%	2.1%	3.4%
	2010 Drive to Work on Motorcycle	0.6%	0.4%	0.2%
	2010 Walk or Bicycle to Work	3.4%	3.2%	3.2%
	2010 Other Means	0.4%	0.6%	0.7%
	2010 Work at Home	9.0%	9.5%	6.2%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	24.4%	23.0%	24.1%
	2010 Travel to Work in 15 to 29 Minutes	27.0%	26.7%	30.4%
	2010 Travel to Work in 30 to 59 Minutes	35.6%	37.7%	37.3%
	2010 Travel to Work in 60 Minutes or More	13.0%	12.6%	8.3%
	2010 Average Travel Time to Work	27.6	28.4	26.3
<b>CONSUMER EXPENDITURE</b>	2015 Est. Total Household Expenditure	\$336 M	\$538 M	\$2.53 B
	2015 Est. Apparel	\$11.7 M	\$18.7 M	\$88.1 M
	2015 Est. Contributions, Gifts	\$21.1 M	\$34.5 M	\$165 M
	2015 Est. Education, Reading	\$11.9 M	\$19.5 M	\$95.0 M
	2015 Est. Entertainment	\$18.8 M	\$30.1 M	\$142 M
	2015 Est. Food, Beverages, Tobacco	\$52.3 M	\$83.2 M	\$390 M
	2015 Est. Furnishings, Equipment	\$11.4 M	\$18.4 M	\$86.9 M
	2015 Est. Health Care, Insurance	\$29.9 M	\$47.6 M	\$222 M
	2015 Est. Household Operations, Shelter, Utilities	\$104 M	\$166 M	\$782 M
	2015 Est. Miscellaneous Expenses	\$4.99 M	\$7.94 M	\$37.4 M
	2015 Est. Personal Care	\$4.38 M	\$7.00 M	\$32.9 M
	2015 Est. Transportation	\$65.5 M	\$104 M	\$487 M

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