

SANDY RETAIL/SHOWROOM



FOR SALE ► PORTLAND, OR

LOCATION

7421 NE Beech Street, Portland, OR
Corner of Sandy Blvd, 75th and Beech

SIZE

Main Floor: 9,000 SF
Basement: 620 SF
2nd Level Office: 1,991 SF
Total: 11,611 SF

PRICE

\$1,850,000

ZONING

CM2hm

PARKING

Approx 12 spaces

TRAFFIC COUNTS

NE Sandy Blvd – 15,280 ADT ('20)

HIGHLIGHTS

- Building is located in NE Portland just off NE Sandy Blvd with close proximity to 82nd Ave, I-205, and the Portland International Airport.
- Nearby tenants and attractions include Safeway, AFC Urgent Care, Xfinity, Walgreens, US Bank, U-Haul, Ed's House of Gems, the Grotto, Rose City Golf Course, Roseway Heights Middle School, and Madison High School.
- Building includes double glass entry doors and large roll-up door.
- Substantial power to building including 240 3-phase.
- New LED lighting throughout.
- Ground floor ceiling height generally 12 feet.
- Excellent owner / user opportunity with long term investment potential.



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SANDY RETAIL/SHOWROOM
7421 NE BEECH STREET
PORTLAND, OR

IMAGES



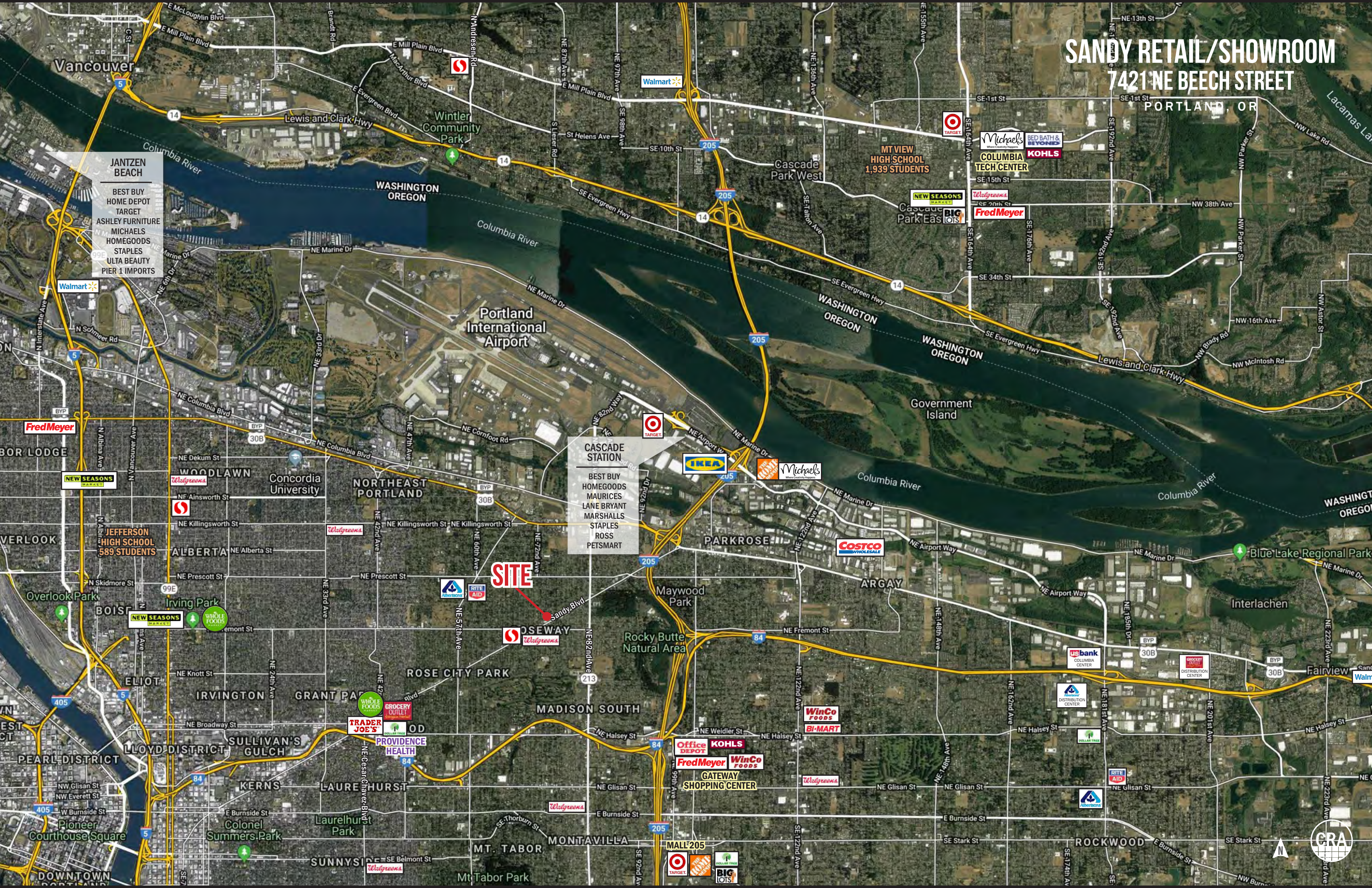
SANDY RETAIL/SHOWROOM

7421 NE BEECH STREET

- JANTZEN BEACH
- BEST BUY
- HOME DEPOT
- TARGET
- ASHLEY FURNITURE
- MICHAELS
- HOME GOODS
- STAPLES
- ULTA BEAUTY
- PIER 1 IMPORTS

- CASCADE STATION
- BEST BUY
- HOME GOODS
- MAURICES
- LANE BRYANT
- MARSHALLS
- STAPLES
- ROSS
- PETSMART

SITE

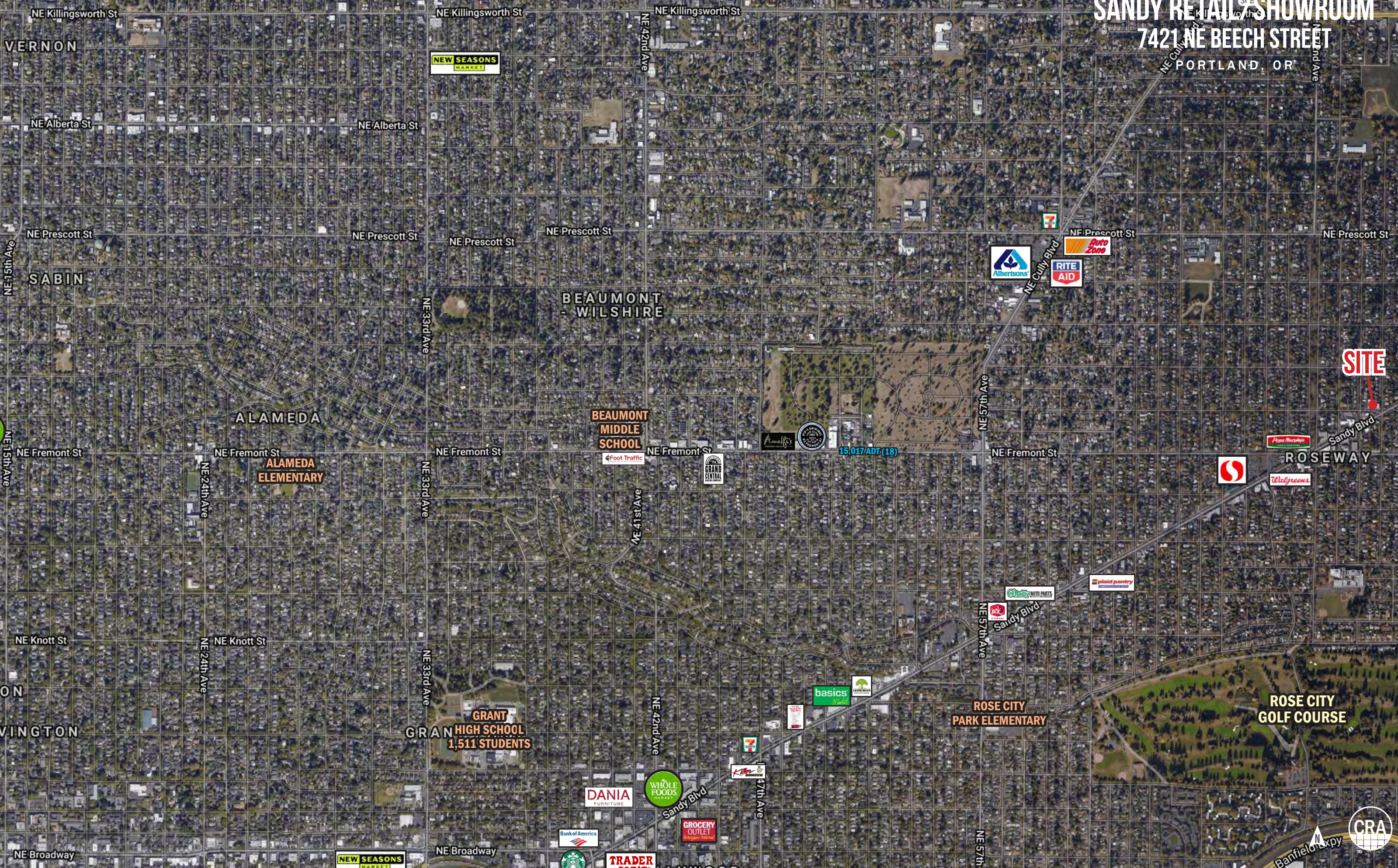


SANDY RETAIL SHOWROOM

7421 NE BEECH STREET
PORTLAND, OR

SITE

15,017 ADT (18)



PORTLAND NE | SANDY BLVD CLOSE-IN

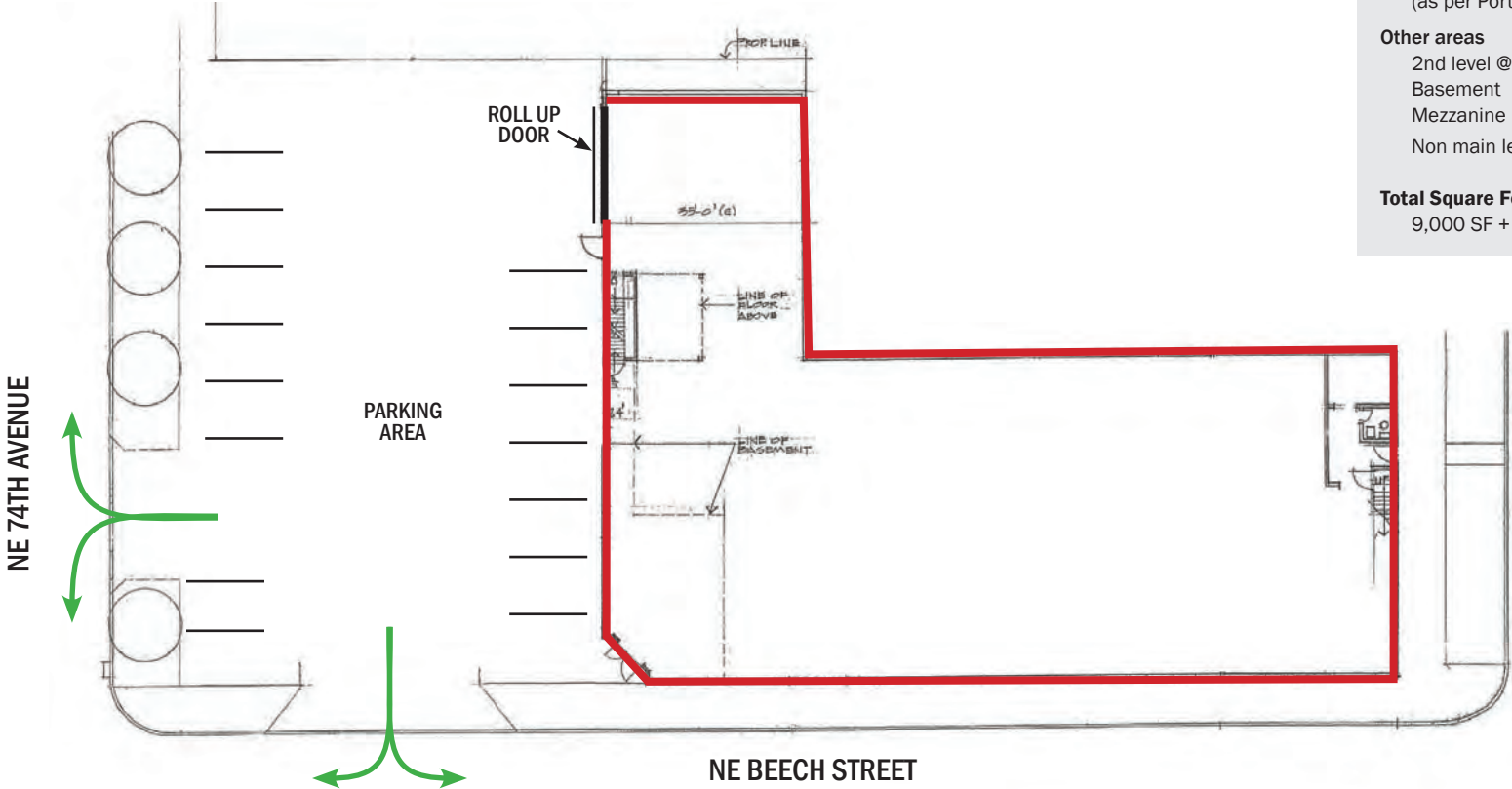


SANDY RETAIL/SHOWROOM

7421 NE BEECH STREET

PORTLAND, OR

SITE PLAN | FLOOR PLAN



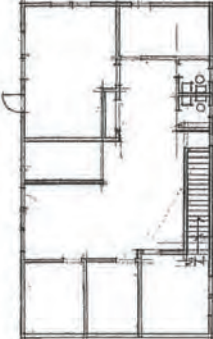
Floor Areas

Main level area
 Total main level floor area 9,000 SF
 (as per Portland Maps)

Other areas
 2nd level @ east end of bldg 1,760 SF
 Basement 620 SF
 Mezzanine 231 SF
 Non main level area totals 2,611 SF

Total Square Footage
 9,000 SF + 2,611 SF 11,611 SF

2ND FLOOR OFFICE



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

SANDY RETAIL/SHOWROOM

7421 NE BEECH STREET

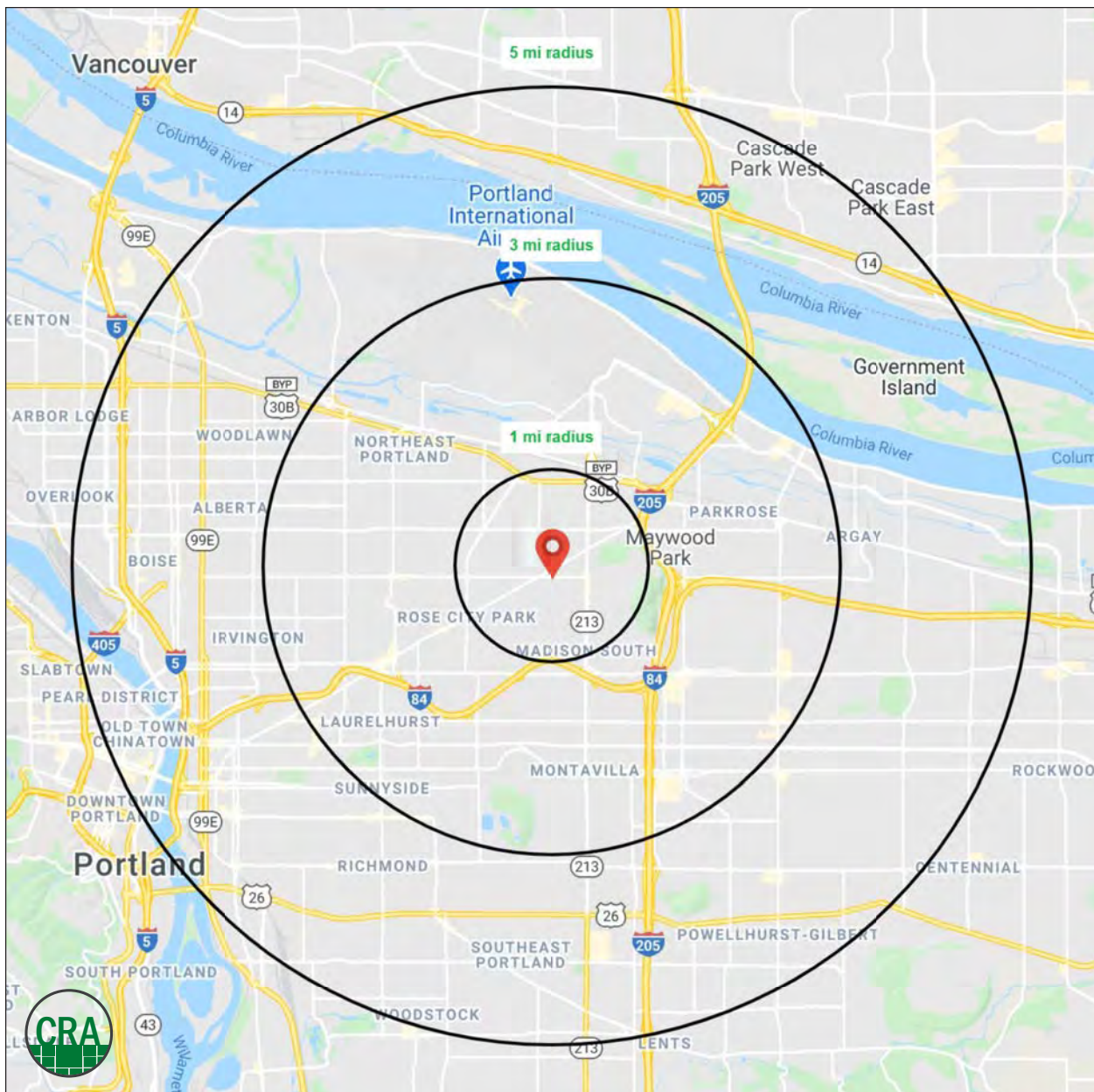
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	20,465	147,318	427,312
Projected Population 2025	20,540	149,316	434,726
Average HH Income	\$89,865	\$103,274	\$92,467
Median Home Value	\$387,800	\$470,618	\$444,185
Daytime Demographics 16+	9,194	119,478	366,440
Some College or Higher	71.3%	77.5%	75.0%

\$103,274
Average Household Income
3 MILE RADIUS

38.4
Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5498/-122.5863

RS1

7421 NE Beech St		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97213				
POPULATION	2020 Estimated Population	20,465	147,318	427,312
	2025 Projected Population	20,540	149,316	434,726
	2010 Census Population	19,055	135,070	376,781
	2000 Census Population	18,890	131,161	349,237
	Projected Annual Growth 2020 to 2025	-	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	0.4%	0.6%	1.1%
	2020 Median Age	38.4	38.7	37.5
HOUSEHOLDS	2020 Estimated Households	8,548	62,309	186,252
	2025 Projected Households	8,996	65,796	196,742
	2010 Census Households	7,824	55,788	158,388
	2000 Census Households	7,472	53,029	143,734
	Projected Annual Growth 2020 to 2025	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	0.7%	0.9%	1.5%
RACE AND ETHNICITY	2020 Estimated White	68.2%	72.7%	70.7%
	2020 Estimated Black or African American	7.9%	7.6%	8.0%
	2020 Estimated Asian or Pacific Islander	11.9%	9.6%	9.8%
	2020 Estimated American Indian or Native Alaskan	1.1%	0.9%	1.1%
	2020 Estimated Other Races	10.9%	9.2%	10.5%
	2020 Estimated Hispanic	11.4%	9.8%	11.9%
INCOME	2020 Estimated Average Household Income	\$89,865	\$103,274	\$92,467
	2020 Estimated Median Household Income	\$68,334	\$81,063	\$72,416
	2020 Estimated Per Capita Income	\$37,641	\$43,954	\$40,619
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.9%	3.0%	3.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.9%	3.8%	4.8%
	2020 Estimated High School Graduate	18.9%	15.7%	16.4%
	2020 Estimated Some College	21.6%	20.3%	21.5%
	2020 Estimated Associates Degree Only	7.9%	7.7%	7.7%
	2020 Estimated Bachelors Degree Only	26.1%	29.7%	28.5%
	2020 Estimated Graduate Degree	15.7%	19.8%	17.3%
BUSINESS	2020 Estimated Total Businesses	614	8,288	26,000
	2020 Estimated Total Employees	3,846	80,066	252,506
	2020 Estimated Employee Population per Business	6.3	9.7	9.7
	2020 Estimated Residential Population per Business	33.3	17.8	16.4

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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