

Fred Meyer® SANDY SHOPS

US HWY 26 & 362ND DRIVE

SANDY, OR



—FOR LEASE—



AVAILABLE SPACE

- 1,780 SF

TRAFFIC COUNTS

US Hwy 26 – 33,605 ADT ('22)

SE 362nd Dr – 8,710 ADT ('22)

HIGHLIGHTS

- Strong regional trade area serving approximately 40,000 customers with over \$122,000 Average Household Income
- Fred Meyer Superstore and Sandy 8 Screen Cinema Multiplex anchor new shops at signalized main entrance
- Fred Meyer averages 6,703 visits per day in the past 12 months (AlphaMap)



[Click to View Drone Video](#)



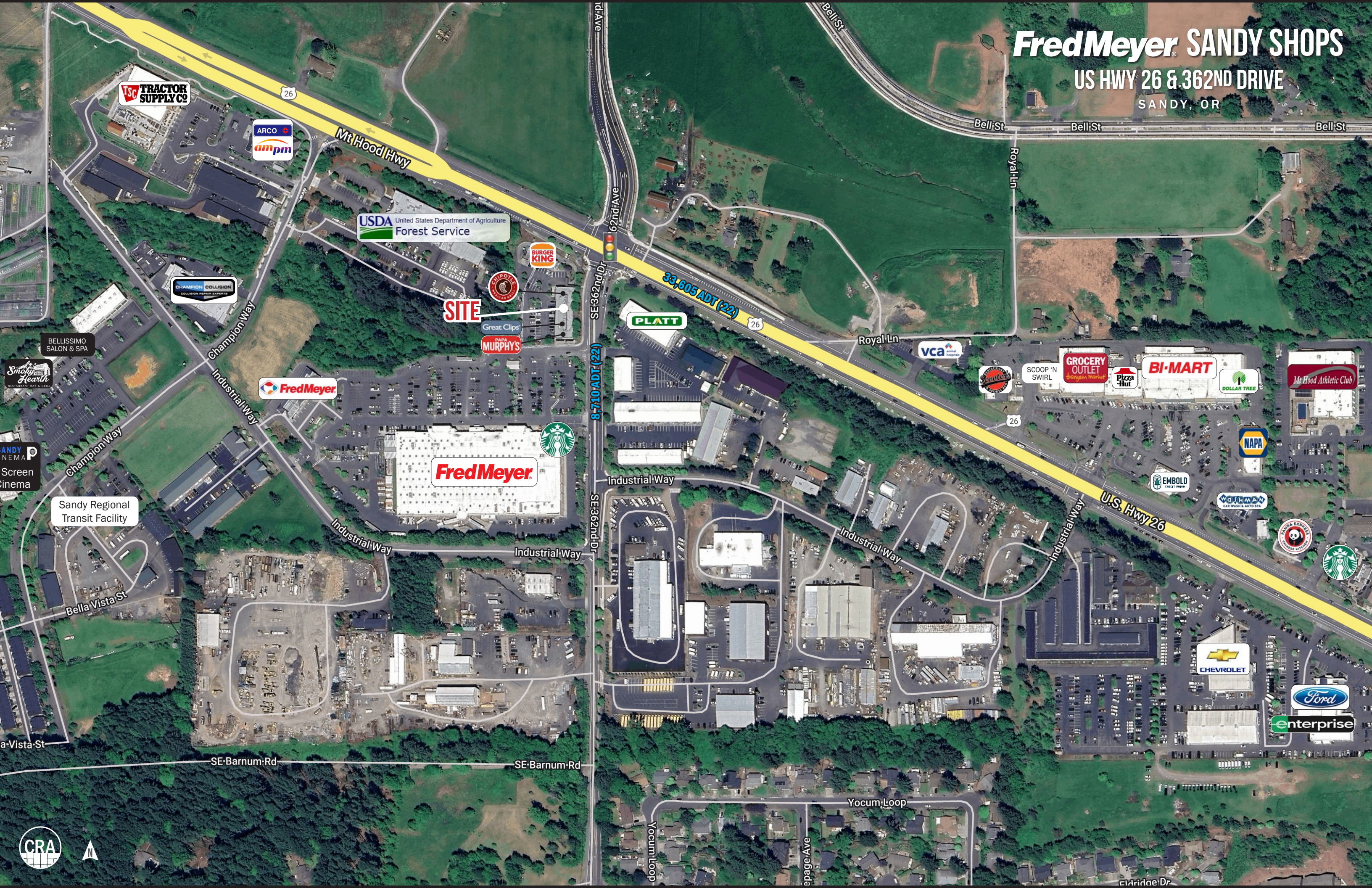
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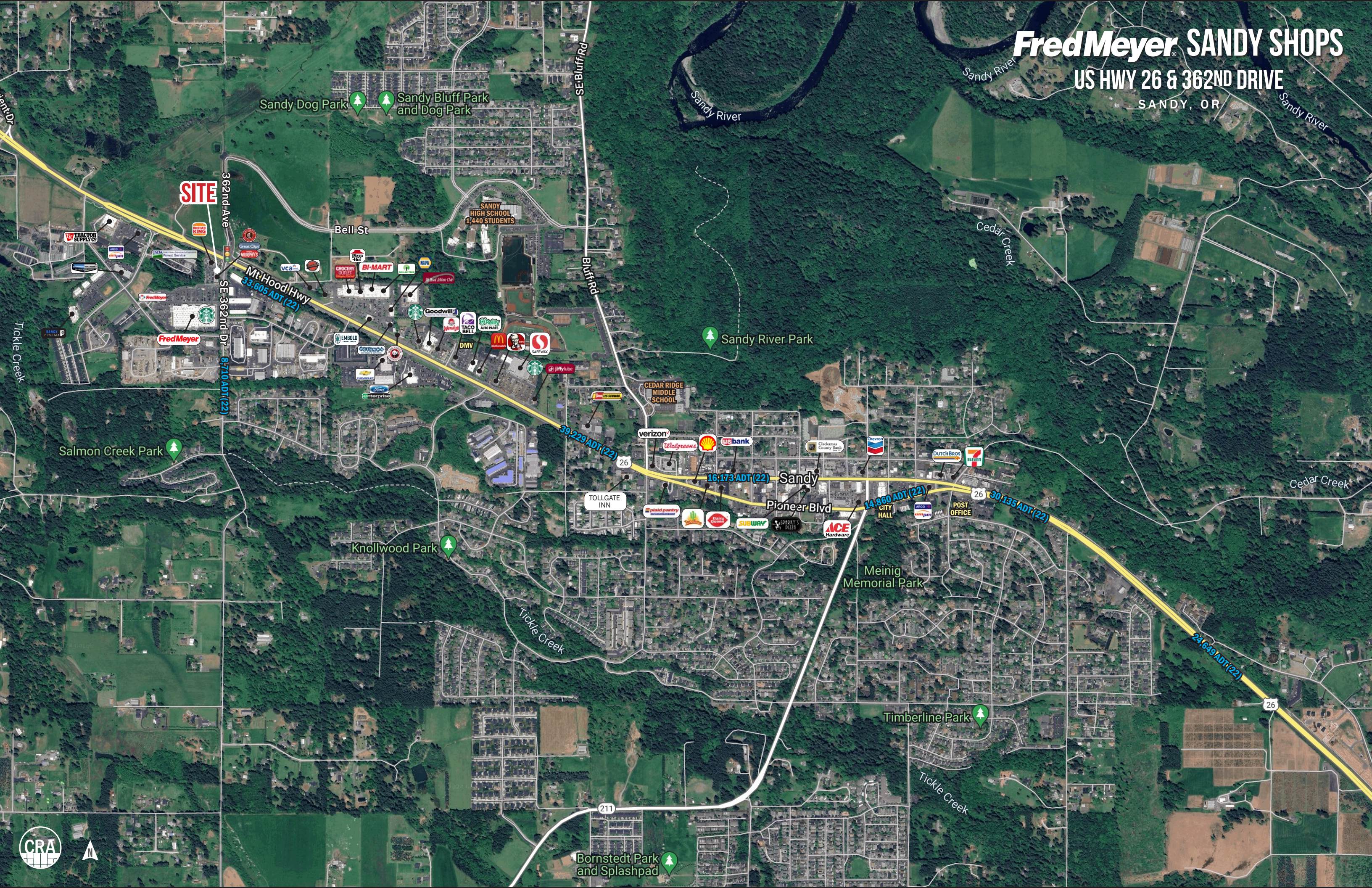
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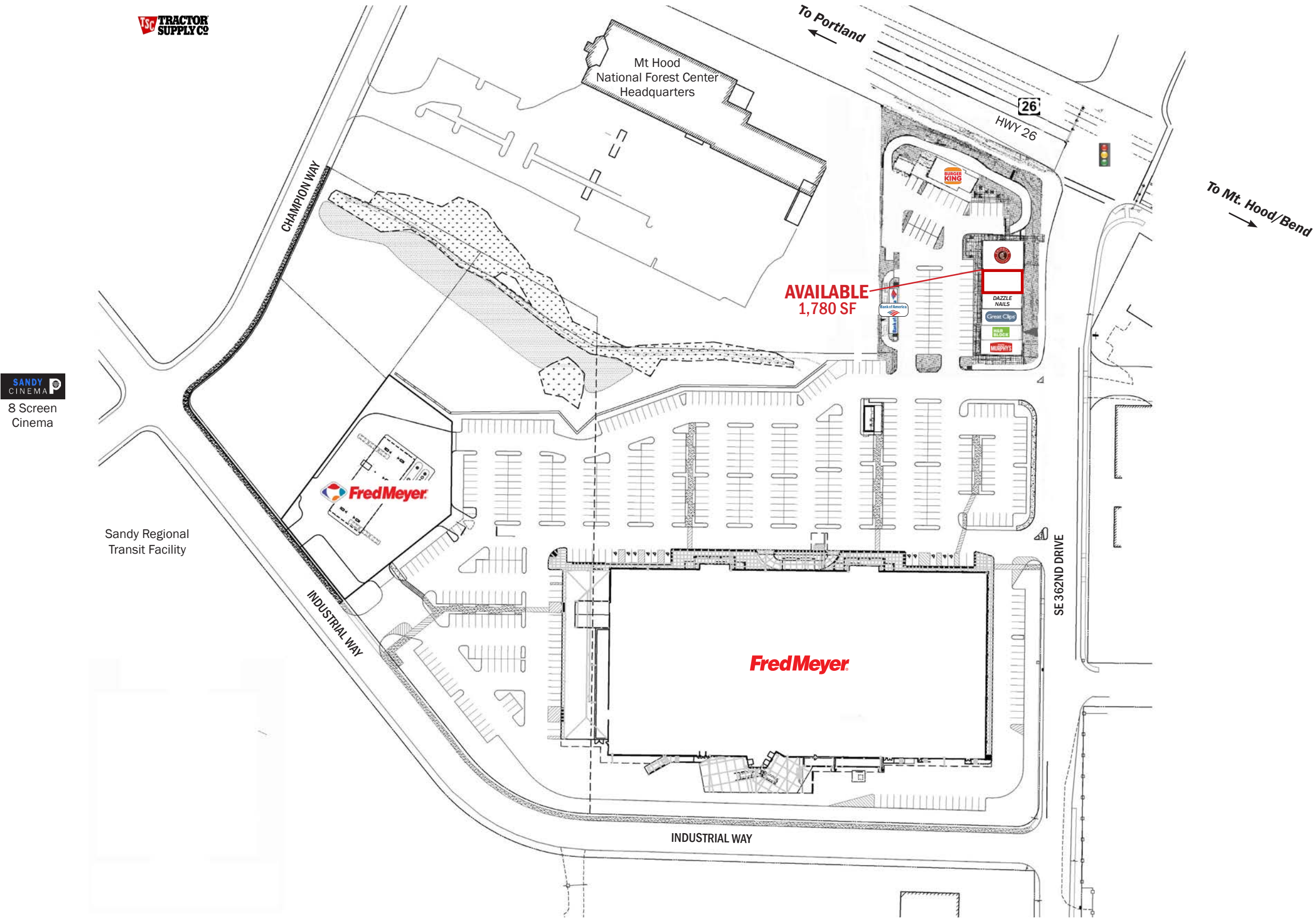
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OVERALL SITE PLAN

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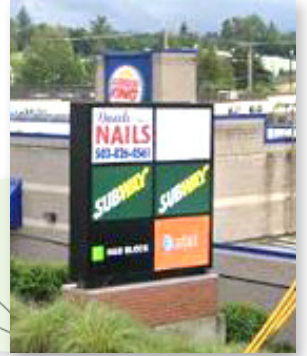


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CLOSE-IN SITE PLAN

SANDY, OR



Fred Meyer

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DEMOGRAPHIC SUMMARY

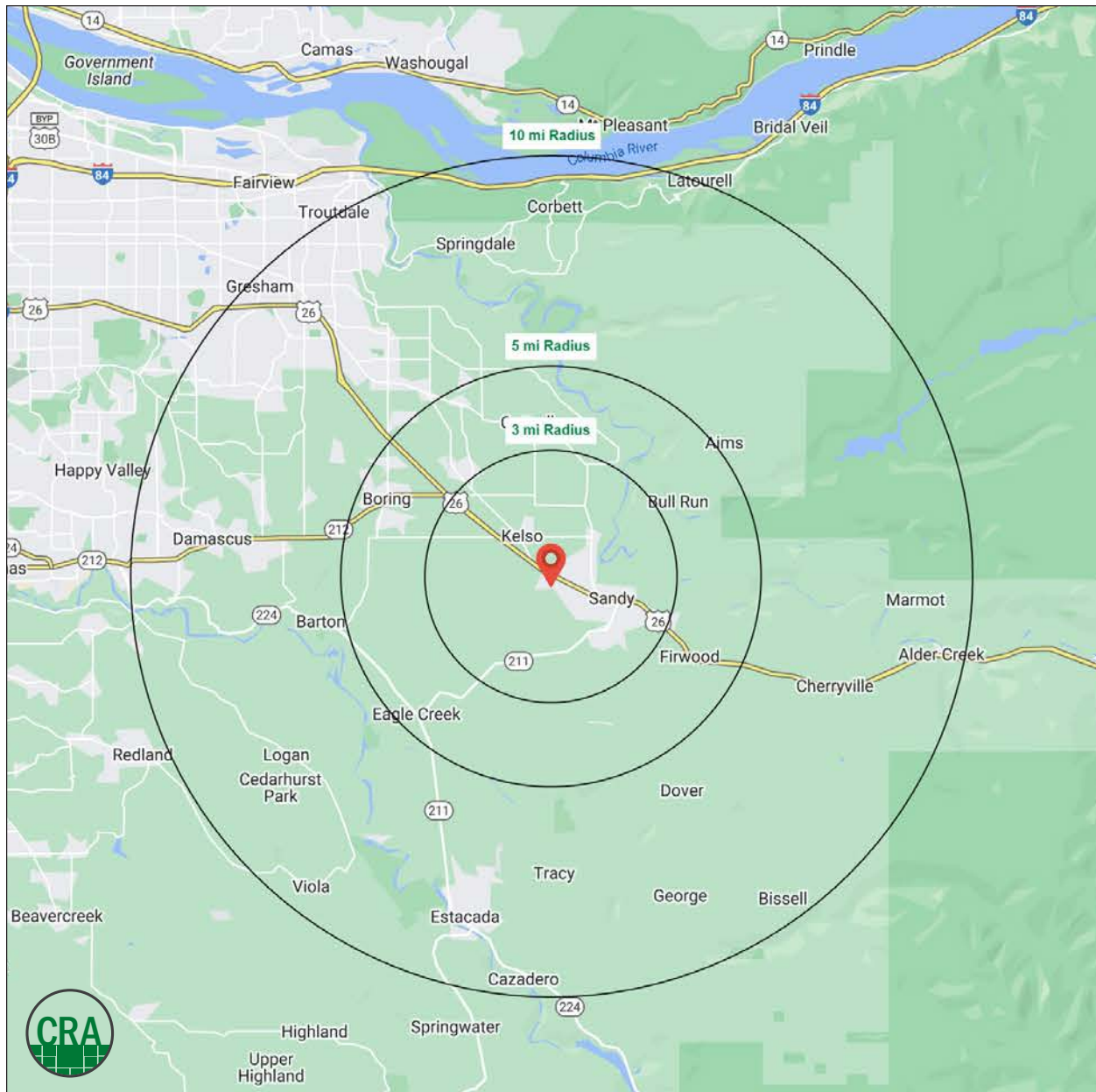
Source: Regis - SitesUSA (2024)	3 MILE	5 MILE	10 MILE
Estimated Population 2024	18,806	28,580	128,314
Average HH Income	\$122,806	\$125,584	\$122,610
Median HH Income	\$110,616	\$110,224	\$97,228
Median Home Value	\$554,996	\$591,640	\$545,701
Daytime Demographics 16+	10,173	17,039	71,761
Some College or Higher	67.2%	63.4%	63.6%

\$122,806

Average Household Income
3 MILE RADIUS

38.8

Median Age
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.4041/-122.292

Fred Meyer Sandy Shops Sandy, OR 97055	3 mi radius	5 mi radius	10 mi radius
Population			
2024 Estimated Population	18,806	28,580	128,314
2029 Projected Population	18,997	28,694	124,802
2020 Census Population	18,452	28,209	131,703
2010 Census Population	15,285	24,464	118,482
Projected Annual Growth 2024 to 2029	0.2%	-	-0.5%
Historical Annual Growth 2010 to 2024	1.6%	1.2%	0.6%
2024 Median Age	38.8	41.3	41.1
Households			
2024 Estimated Households	6,929	10,521	47,171
2029 Projected Households	7,066	10,657	46,293
2020 Census Households	6,709	10,228	47,360
2010 Census Households	5,755	9,157	43,501
Projected Annual Growth 2024 to 2029	0.4%	0.3%	-0.4%
Historical Annual Growth 2010 to 2024	1.5%	1.1%	0.6%
Race and Ethnicity			
2024 Estimated White	86.4%	86.0%	75.6%
2024 Estimated Black or African American	0.8%	0.8%	4.7%
2024 Estimated Asian or Pacific Islander	2.6%	2.8%	6.6%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
2024 Estimated Other Races	9.3%	9.5%	12.2%
2024 Estimated Hispanic	9.3%	9.4%	11.8%
Income			
2024 Estimated Average Household Income	\$122,806	\$125,584	\$122,610
2024 Estimated Median Household Income	\$110,616	\$110,224	\$97,228
2024 Estimated Per Capita Income	\$45,305	\$46,283	\$45,191
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.1%	2.9%
2024 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.3%	5.5%
2024 Estimated High School Graduate	26.3%	29.1%	28.0%
2024 Estimated Some College	30.5%	28.3%	25.8%
2024 Estimated Associates Degree Only	13.5%	11.9%	10.7%
2024 Estimated Bachelors Degree Only	14.9%	15.1%	17.7%
2024 Estimated Graduate Degree	8.3%	8.1%	9.3%
Business			
2024 Estimated Total Businesses	778	1,400	5,476
2024 Estimated Total Employees	4,619	7,990	30,861
2024 Estimated Employee Population per Business	5.9	5.7	5.6
2024 Estimated Residential Population per Business	24.2	20.4	23.4

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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.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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