

DO NOT DISTURB TENANT

PARKROSE RETAIL



FOR LEASE > PORTLAND, OR

ADDRESS

10721 NE Sandy Blvd,
Portland, OR 97220

AVAILABLE SPACE

- 14,280 SF

RENTAL RATE

\$18.00 PSF/YR plus NNN



HIGHLIGHTS

- Parkrose Retail center sits at the core of the Parkrose commercial business area in NE Portland and is ideally situated on NE Sandy Blvd near 105th, close to I-205 and within minutes of I-84. Adjacent Shopping Center Tenants include Parkrose Hardware, Dollar Tree, Wells Fargo (ATM) and more.
- The junior box space features open floor plan, exposed, expansive ceiling heights and generous window lines fronting NE Sandy. High visibility signage and branding opportunities available.
- The property has shared drive aisle access with the long-time neighborhood anchor, Parkrose Hardware and includes 158 spaces in off-street parking field, and shared loading/delivery staging for all tenants.
- Available Sept. 1, 2026.

TRAFFIC COUNTS

NE Sandy Blvd – 24,152 ADT ('25)



ASHLEY HEICHELBECH
ashley@cra-nw.com
Commercial Realty Advisors NW LLC
503.274.0211

KEVIN VANDENBRINK
kevinv@macadamforbes.com
Macadam Forbes Commercial Real Estate Services
503.227.2500



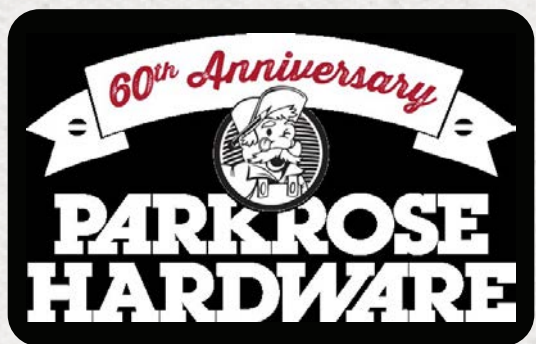


==== **JOIN A TRUE NE PORTLAND ORIGINAL** =====

A fixture of Northeast Portland for generations, Parkrose Hardware represents the kind of retail legacy that cannot be manufactured. Its decades-long presence along NE Sandy Boulevard speaks to the strength, stability, and authenticity of this trade area.

This retail opportunity offers tenants the ability to operate alongside one of Portland's most enduring independent retailers, benefiting from the consistent traffic and local residents.

“A neighborhood business district built on generations of local loyalty.”



Parkrose Hardware has served Northeast Portland for decades and remains one of the area's most recognized independent retailers.



PARKROSE RETAIL
10721 NE SANDY BLVD
PORTLAND, OR

NE 105th Ave

NE Killingsworth St

PARKROSE HARDWARE

Sandy-O's
LIQUOR STORE, BEER AND BOTTLES

NE Killingsworth St

DOLLAR TREE

AVAILABLE
14,280 SF

WELLS FARGO

BYP
30B

24,152 ADT (25)

DANCEWELL PDX
PARKROSE

TONY'S TAVERN

NE 106th Ave

DISC GOLF DEPOT



NE 107th Ave

NE 108th Ave

O'DEAR BAR & GRILL

BE VAN SPORTS BAR

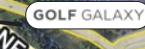
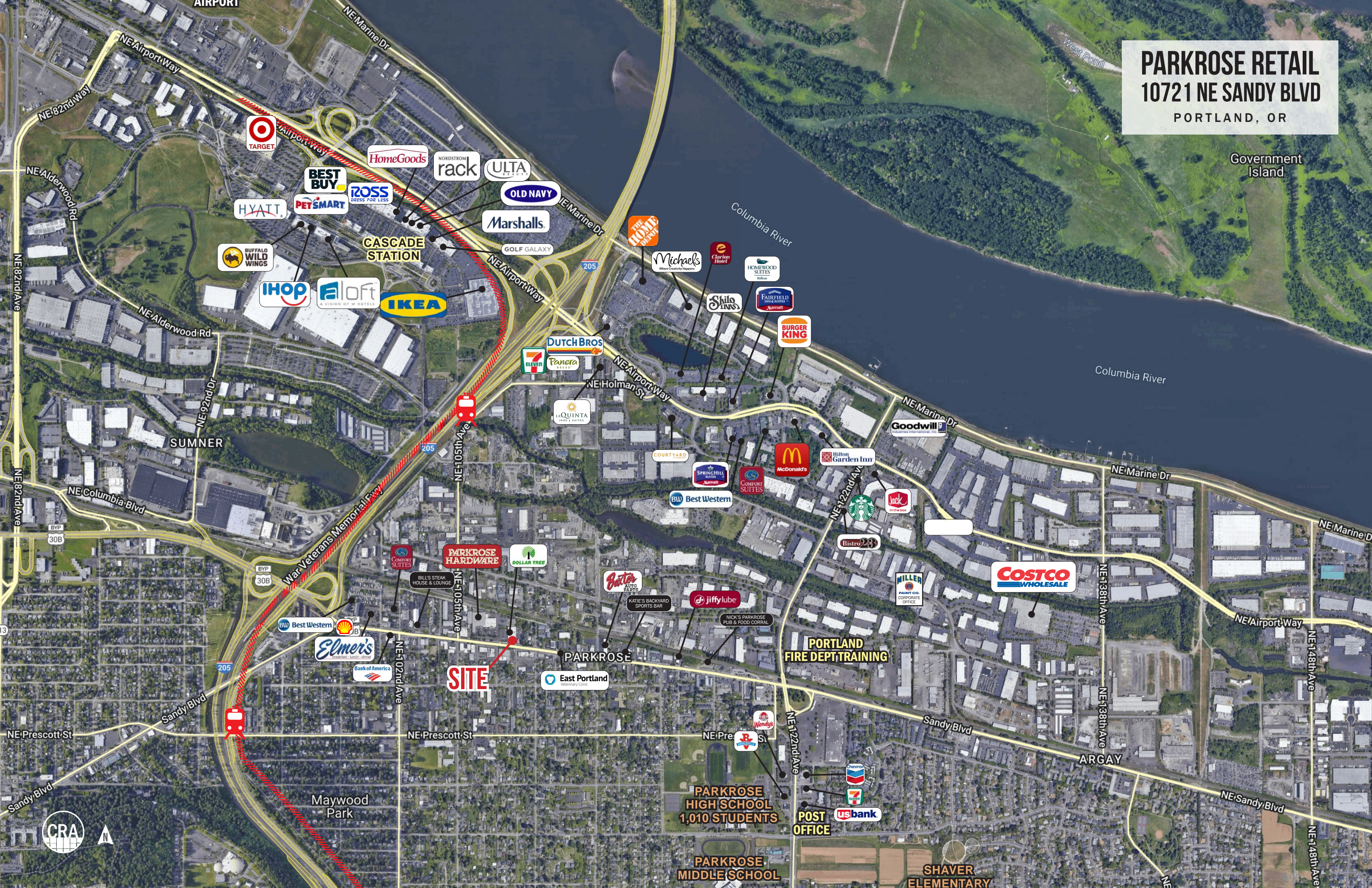
NE 109th Ave

PHO LE NGUYEN



PARKROSE RETAIL

10721 NE SANDY BLVD
PORTLAND, OR



PARKROSE RETAIL

10721 NE SANDY BLVD

PORTLAND, OR

SITE PLAN



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

PARKROSE RETAIL 10721 NE SANDY BLVD

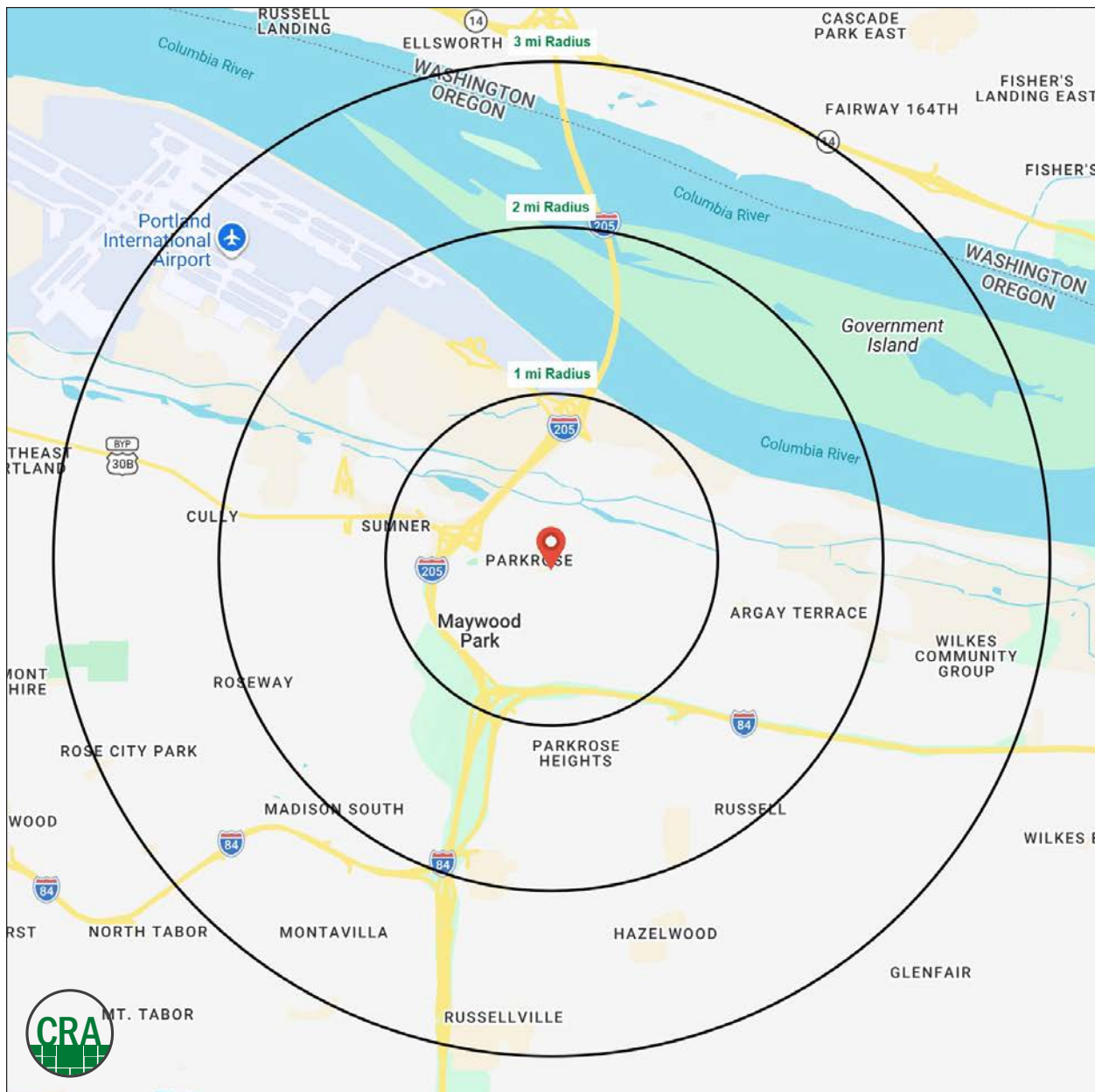
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	8,771	33,590	86,563
Projected Population 2030	8,180	31,479	82,747
Average HH Income	\$103,222	\$108,795	\$111,092
Median Home Value	\$459,302	\$472,205	\$492,340
Daytime Demographics 16+	13,079	39,194	83,822
Some College or Higher	62.1%	68.8%	70.9%

\$103,222
Average Household Income
1 MILE RADIUS

38.4
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5589/-122.5519

10721 NE Sandy Blvd Portland, OR 97220	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	8,771	33,590	86,563
2030 Projected Population	8,180	31,479	82,747
2020 Census Population	9,508	37,013	92,264
2010 Census Population	9,264	36,162	87,709
Projected Annual Growth 2025 to 2030	-1.3%	-1.3%	-0.9%
Historical Annual Growth 2010 to 2025	-0.4%	-0.5%	-
2025 Median Age	38.4	39.8	40.0
Households			
2025 Estimated Households	3,345	13,482	35,750
2030 Projected Households	3,127	12,709	34,358
2020 Census Households	3,527	14,172	36,537
2010 Census Households	3,430	13,879	34,909
Projected Annual Growth 2025 to 2030	-1.3%	-1.1%	-0.8%
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	0.2%
Race and Ethnicity			
2025 Estimated White	60.2%	63.1%	64.1%
2025 Estimated Black or African American	11.5%	9.7%	9.6%
2025 Estimated Asian or Pacific Islander	11.0%	11.5%	11.0%
2025 Estimated American Indian or Native Alaskan	1.3%	1.1%	1.1%
2025 Estimated Other Races	16.1%	14.6%	14.1%
2025 Estimated Hispanic	16.5%	14.6%	14.2%
Income			
2025 Estimated Average Household Income	\$103,222	\$108,795	\$111,092
2025 Estimated Median Household Income	\$78,144	\$84,683	\$86,774
2025 Estimated Per Capita Income	\$39,661	\$43,977	\$46,230
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.5%	5.0%	4.1%
2025 Estimated Some High School (Grade Level 9 to 11)	9.7%	6.1%	5.4%
2025 Estimated High School Graduate	21.8%	20.1%	19.7%
2025 Estimated Some College	21.6%	20.4%	19.5%
2025 Estimated Associates Degree Only	6.9%	8.8%	8.8%
2025 Estimated Bachelors Degree Only	24.5%	27.5%	28.9%
2025 Estimated Graduate Degree	9.1%	12.1%	13.6%
Business			
2025 Estimated Total Businesses	967	2,797	5,865
2025 Estimated Total Employees	10,186	28,787	57,996
2025 Estimated Employee Population per Business	10.5	10.3	9.9
2025 Estimated Residential Population per Business	9.1	12.0	14.8

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KEVIN VANDENBRINK 503.972.7289 | kevinv@macadamforbes.com



KNOWLEDGE


RELATIONSHIPS

EXPERIENCE




**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Pkwy, Suite 198
Portland, Oregon 97224

 www.cra-nw.com  **503.274.0211**



 2 Centerpointe Drive, #500
Lake Oswego, Oregon 97035

 www.macadamforbes.com  **503.227.2500**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.