

# Fred Meyer® SANDY SHOPS

## US HWY 26 & 362ND DRIVE

### SANDY, OR



—FOR LEASE—



#### AVAILABLE SPACE

- 1,210 SF

#### TRAFFIC COUNTS

US Hwy 26 – 31,517 ADT ('26)

SE 362nd Dr – 9,553 ADT ('26)

#### 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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**Fred Meyer SANDY SHOPS**  
US HWY 26 & 362ND DRIVE  
SANDY, OR



**TSC TRACTOR SUPPLY CO**

**ARCO ampm**

**USDA** United States Department of Agriculture  
**Forest Service**

**CHAMPION COLLISION**  
COLLISION REPAIR EXPERTS

**BURGER KING**  
**Subway**  
**Great Clips**

**SITE**

**MURPHY'S**

**Fred Meyer**

**Fred Meyer**

**Starbucks**

**PLATT**

**vca**

**SCOOT 'N SWIRL**

**GROCERY OUTLET**  
Bargain Market

**Pizza Hut**

**BI-MART**

**DOLLAR TREE**

**Mr. Hood Athletic Club**

**NAPA**

**EMBOLD**  
CREDIT UNION

**WILMAN**  
CAR WAXES AUTO SPA

**PANDA EXPRESS**  
CHINESE RESTAURANT

**Starbucks**

**CHEVROLET**

**Ford**

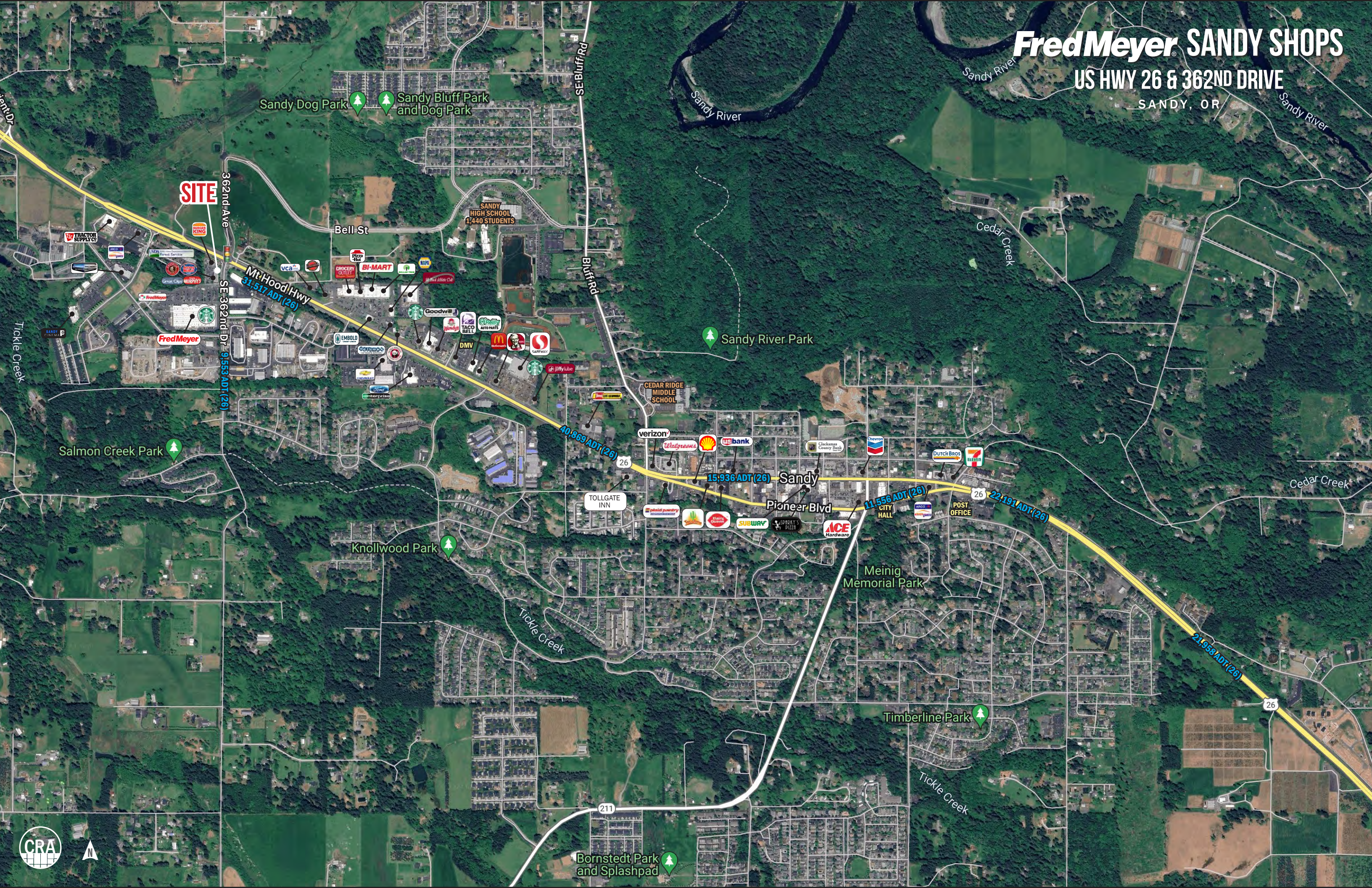
**enterprise**

Sandy Regional  
Transit Facility

# Fred Meyer SANDY SHOPS

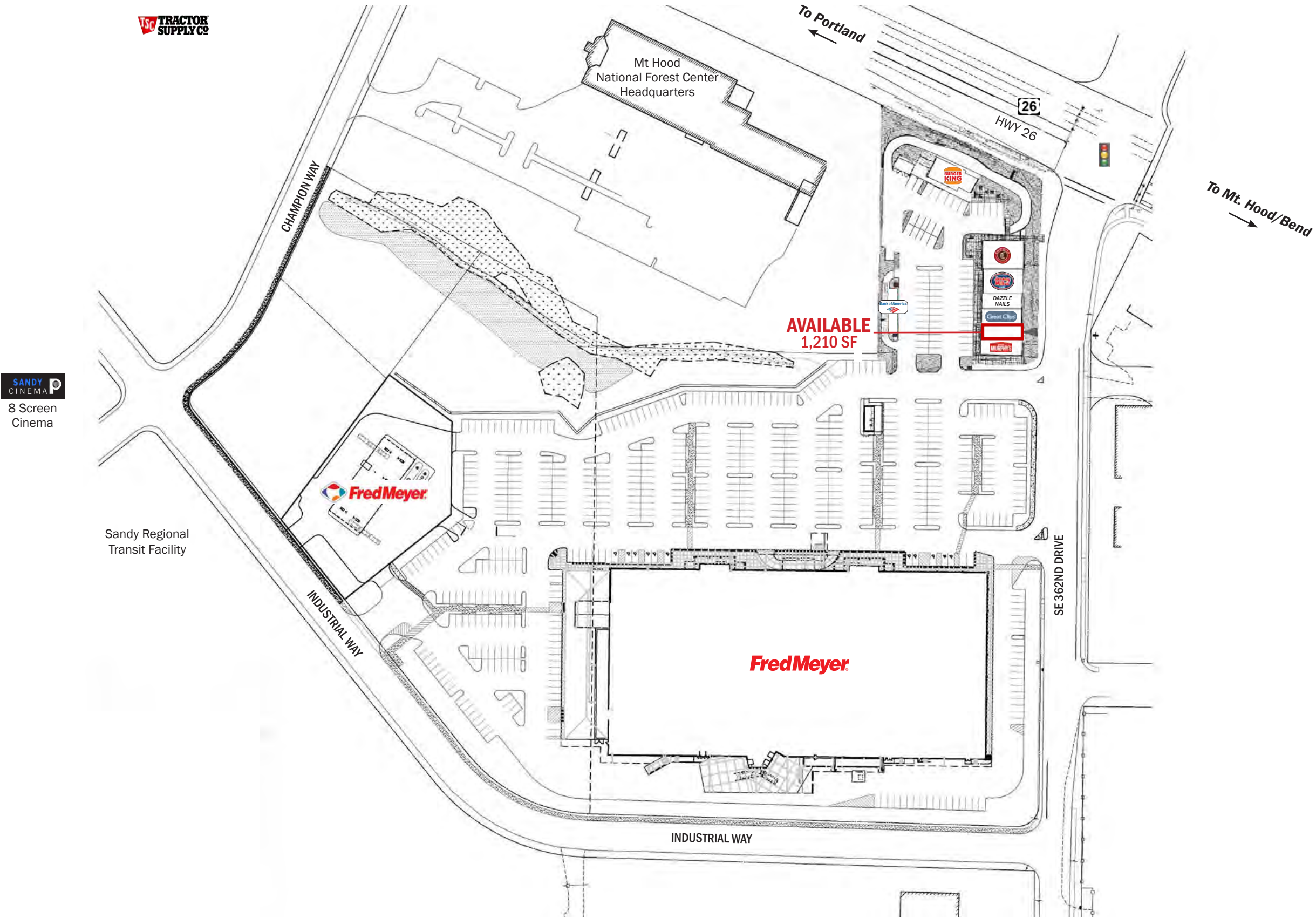
US HWY 26 & 362ND DRIVE

SANDY, OR



OVERALL SITE PLAN

**FredMeyer** SANDY SHOPS  
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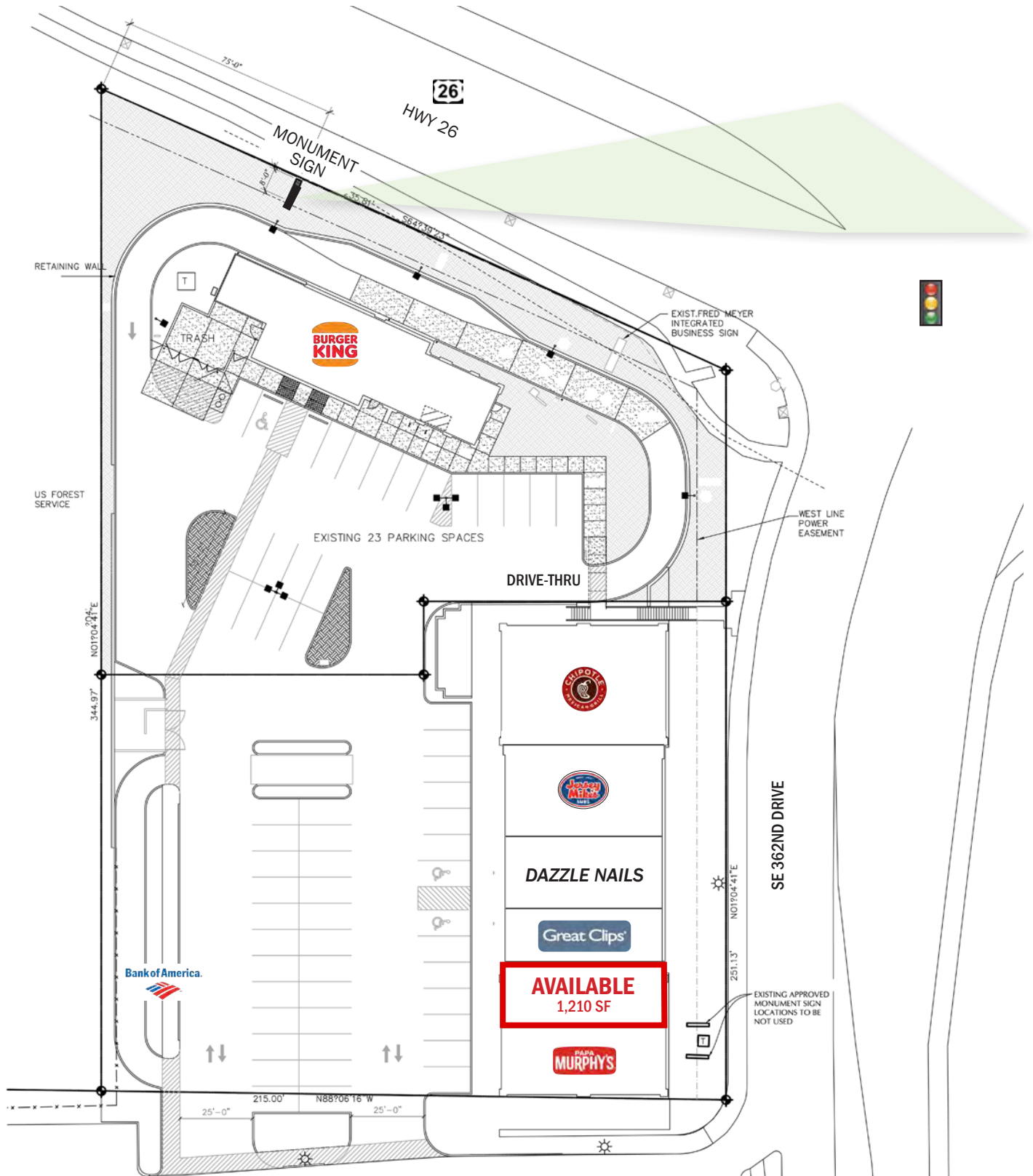


# Fred Meyer SANDY SHOPS

## US HWY 26 & 362ND DRIVE

### CLOSE-IN SITE PLAN

SANDY, OR



Fred Meyer

# Fred Meyer SANDY SHOPS

## US HWY 26 & 362ND DRIVE

SANDY, OR

### DEMOGRAPHIC SUMMARY

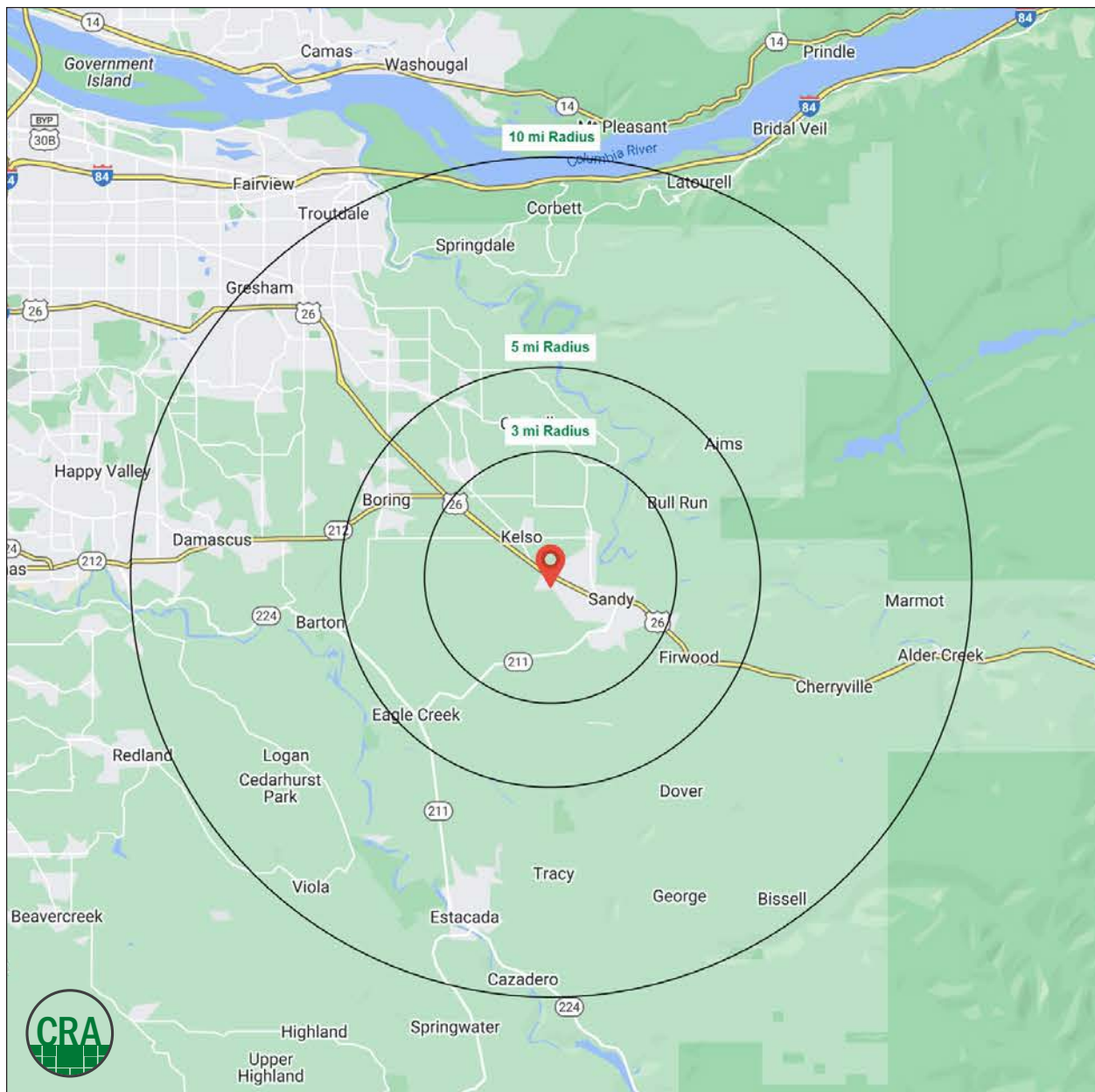
| Source: Regis - SitesUSA (2026) | 3 MILE    | 5 MILE    | 10 MILE   |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2026       | 18,938    | 28,110    | 131,208   |
| Average HH Income               | \$133,005 | \$132,859 | \$127,162 |
| Median HH Income                | \$122,987 | \$119,380 | \$106,628 |
| Median Home Value               | \$562,082 | \$603,903 | \$579,679 |
| Daytime Demographics 16+        | 10,666    | 17,462    | 72,108    |
| Some College or Higher          | 69.3%     | 67.3%     | 65.6%     |

## \$133,005

Average Household Income  
3 MILE RADIUS

## 39.4

Median Age  
3 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.4045/-122.2916

| Fred Meyer Sandy Shops<br>Sandy, OR 97055             | 3 mi<br>radius | 5 mi<br>radius | 10 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|-----------------|
| <b>Population</b>                                     |                |                |                 |
| 2026 Estimated Population                             | 18,938         | 28,110         | 131,208         |
| 2031 Projected Population                             | 18,902         | 27,832         | 130,460         |
| 2020 Census Population                                | 18,531         | 27,981         | 131,439         |
| 2010 Census Population                                | 15,366         | 24,253         | 118,385         |
| Projected Annual Growth 2026 to 2031                  | -              | -0.2%          | -0.1%           |
| Historical Annual Growth 2010 to 2026                 | 1.5%           | 1.0%           | 0.7%            |
| 2026 Median Age                                       | 39.4           | 41.6           | 40.9            |
| <b>Households</b>                                     |                |                |                 |
| 2026 Estimated Households                             | 7,039          | 10,443         | 48,762          |
| 2031 Projected Households                             | 7,082          | 10,418         | 48,436          |
| 2020 Census Households                                | 6,738          | 10,149         | 47,262          |
| 2010 Census Households                                | 5,786          | 9,081          | 43,467          |
| Projected Annual Growth 2026 to 2031                  | 0.1%           | -              | -0.1%           |
| Historical Annual Growth 2010 to 2026                 | 1.4%           | 0.9%           | 0.8%            |
| <b>Race and Ethnicity</b>                             |                |                |                 |
| 2026 Estimated White                                  | 84.4%          | 84.5%          | 77.2%           |
| 2026 Estimated Black or African American              | 0.9%           | 0.8%           | 2.5%            |
| 2026 Estimated Asian or Pacific Islander              | 3.4%           | 3.4%           | 5.7%            |
| 2026 Estimated American Indian or Native Alaskan      | 0.9%           | 0.9%           | 1.0%            |
| 2026 Estimated Other Races                            | 10.3%          | 10.3%          | 13.7%           |
| 2026 Estimated Hispanic                               | 10.5%          | 10.3%          | 13.6%           |
| <b>Income</b>                                         |                |                |                 |
| 2026 Estimated Average Household Income               | \$133,005      | \$132,859      | \$127,162       |
| 2026 Estimated Median Household Income                | \$122,987      | \$119,380      | \$106,628       |
| 2026 Estimated Per Capita Income                      | \$49,506       | \$49,419       | \$47,383        |
| <b>Education (Age 25+)</b>                            |                |                |                 |
| 2026 Estimated Elementary (Grade Level 0 to 8)        | 1.3%           | 1.7%           | 2.7%            |
| 2026 Estimated Some High School (Grade Level 9 to 11) | 4.4%           | 4.8%           | 4.9%            |
| 2026 Estimated High School Graduate                   | 25.1%          | 26.3%          | 26.8%           |
| 2026 Estimated Some College                           | 25.8%          | 26.0%          | 25.3%           |
| 2026 Estimated Associates Degree Only                 | 12.5%          | 11.5%          | 11.4%           |
| 2026 Estimated Bachelors Degree Only                  | 19.5%          | 19.3%          | 18.7%           |
| 2026 Estimated Graduate Degree                        | 11.5%          | 10.4%          | 10.2%           |
| <b>Business</b>                                       |                |                |                 |
| 2026 Estimated Total Businesses                       | 790            | 1,415          | 5,562           |
| 2026 Estimated Total Employees                        | 4,880          | 8,254          | 31,146          |
| 2026 Estimated Employee Population per Business       | 6.2            | 5.8            | 5.6             |
| 2026 Estimated Residential Population per Business    | 24.0           | 19.9           | 23.6            |

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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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