



**FOR SALE** | Turnkey Restaurant Building with Income

**5824-5846 NE SANDY BLVD | PORTLAND, OREGON 97213**



# Ethos Commercial Advisors LLC

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Licensed in Oregon,  
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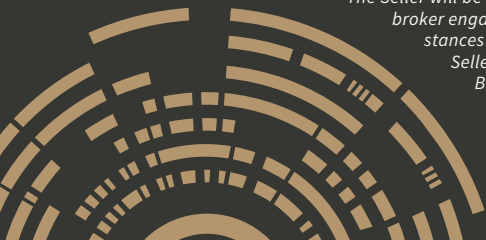
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# Property Summary

Turnkey corner  
owner-user  
restaurant space

Income from  
existing tenant

Two lots totaling  
9,670 SF with dedicated  
surface parking

CM2 zoning with  
strong long-term  
development value

Established  
neighborhood with  
excellent demographics

## *This exceptional 6,400 SF two-tenant restaurant building*

occupies a highly visible position on NE Sandy Boulevard adjacent to Portland's desirable Alameda neighborhood. Originally constructed in 1940, the building has undergone comprehensive renovations, bringing it to modern standards while preserving its established character.

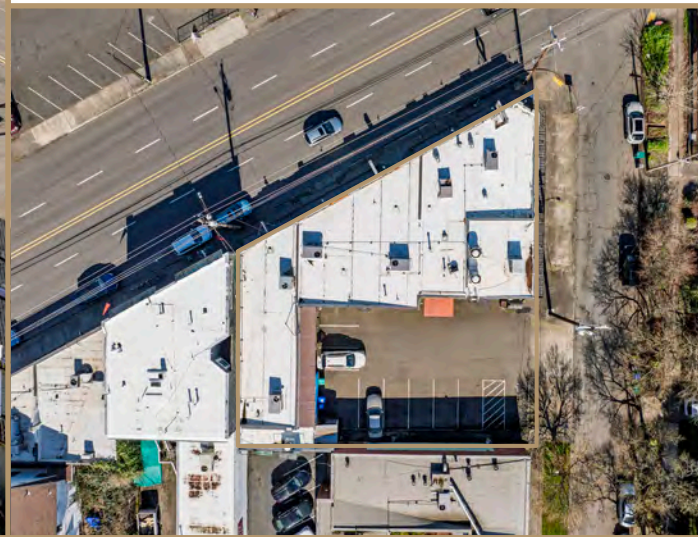
The property sits on two lots totaling 9,670 SF, with a dedicated surface lot providing convenient on-site parking, a premium asset on Sandy Blvd. The building is currently home to two restaurant tenants: Thai Seasons, which occupies approximately 1,800 SF under a Commercial Double-Net lease through March 2028, and a fully built-out corner +/-4,600 SF restaurant space available for an owner-user. That space features a 20' Type 1 commercial hood, walk-in coolers, a fully built-out bar, and a separate corner space adaptable for production, brewery, or private events. It is available and ready for immediate occupancy with no TI required.

Located directly on NE Sandy Boulevard with 115' of frontage and 11,000 vehicles per day, this prime position delivers exceptional street visibility and signage opportunities. The surrounding Alameda corridor is one of Portland's most sought-after neighborhoods, characterized by strong residential density, high household incomes, and consistent pedestrian traffic.

*Please do not disturb existing Tenant.*

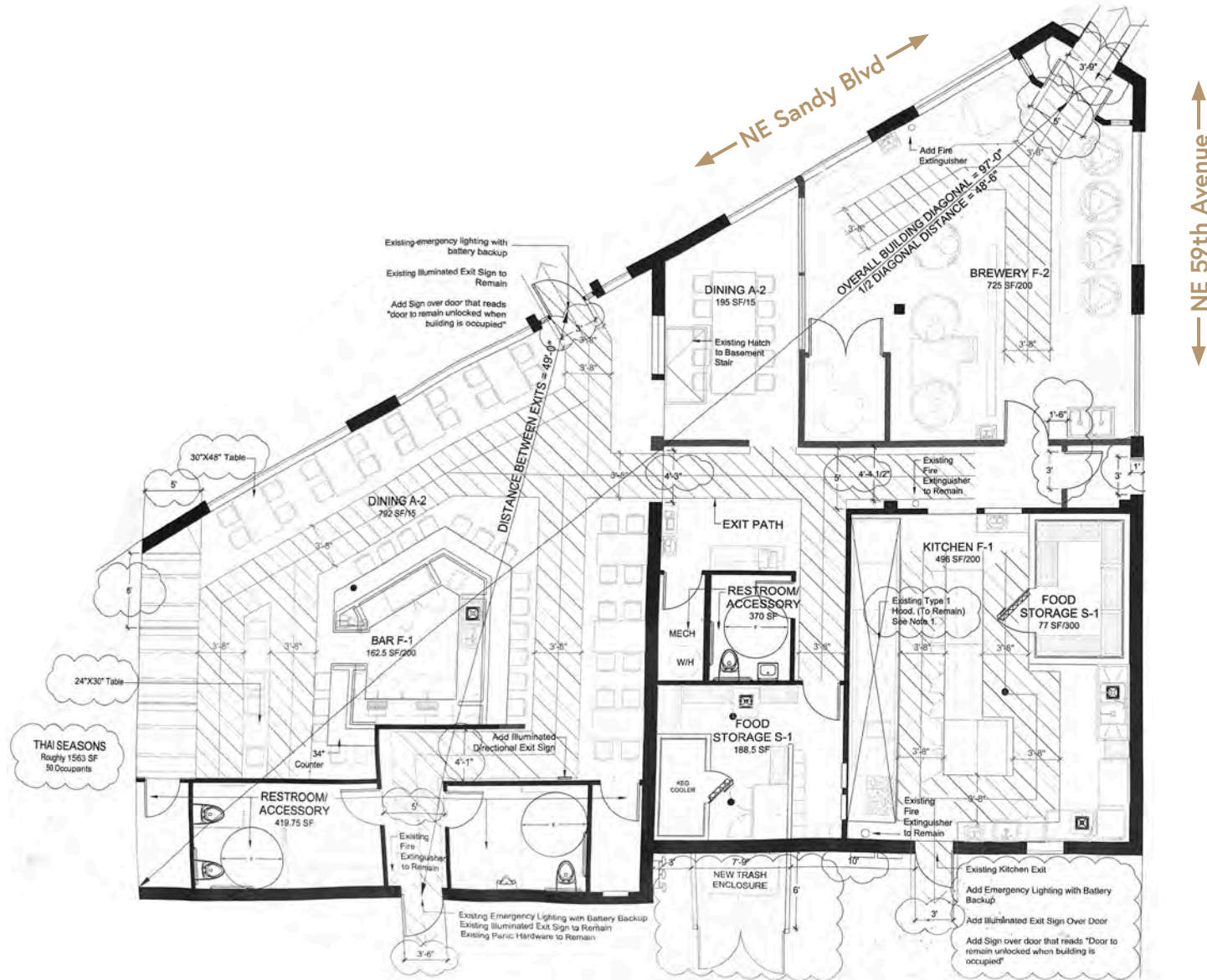
# Property Summary

5824–5846 NE Sandy Blvd | Portland, Oregon 97213 | *Offering Price* \$1,395,000



Year Built	1940
Renovated	2025
Zoning	CM2
Total Land	9,670 SF (Two Lots)
Building Size	+/-6,400 SF
FAR	0.89
Frontage	115' on NE Sandy Blvd
Traffic Count	11,000 ADT

# Floor Plan for Vacant Restaurant Space +/-4,600 SF



This drawing is not to scale and is for illustrative purposes only.



# Restaurant Features and Equipment Highlights



20' Type 1 Commercial Hood



Lottery Capability



Grease Interceptor



Separate Corner Event /  
Production Space



Walk-In Coolers



All FF&E Included



Fully Built-Out Bar



Outdoor / Patio Potential



Within 1 Mile of the Property

 21,849  
*Population*


 \$128,058  
*Average Household Income*

 9,433  
*Households*

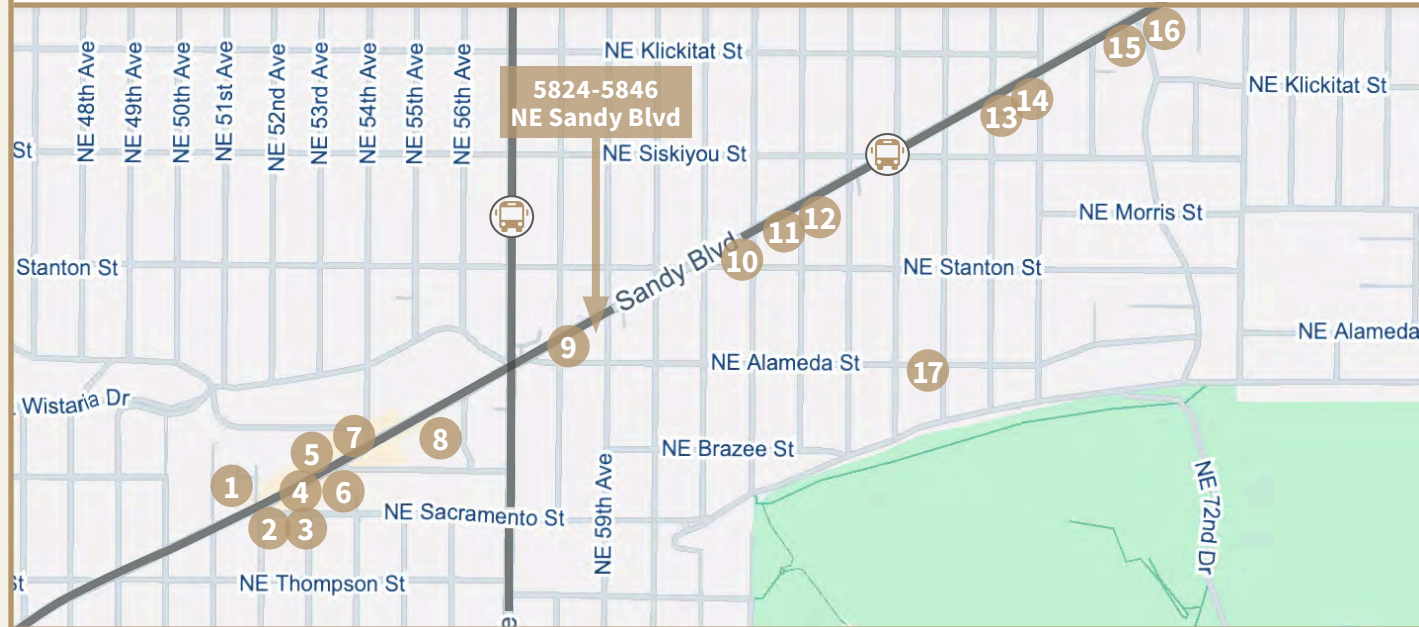
Within 3 Miles of the Property

 181,726  
*Population*

 \$112,480  
*Average Household Income*

 79,557  
*Households*

# Neighborhood Amenities



- |                        |                               |
|------------------------|-------------------------------|
| 1. Black Water         | 9. Cha'Ba Thai                |
| 2. Cabezon             | 10. Pho Korner                |
| 3. Vincenzo's Pizza    | 11. Javi's Breakfast Cafe     |
| 4. The Lift Off Lounge | 12. Ohana Dessert & Shave Ice |
| 5. Rose City Food Park | 13. Pizzeria Otto             |
| 6. Zien Hong           | 14. El Burrito Azteca         |
| 7. Du's Grill          | 15. MeKha Noodle              |
| 8. Clyde's Prime Rib   | 16. Denizens Cafe             |

 85  
*Walk Score*


 45  
*Transit Score*

 96  
*Bike Score*



Downtown Portland

5824-5846  
NE Sandy Blvd

  
11,000  
CARS/DAY

NE SANDY BLVD



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## Investment Sales Advisors

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