



CITY

HOME IMPROVEMENT BUILDING

8811 NE Sandy Blvd
Portland, OR 97220



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TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Property Photos	4	Executive Summary	8
1st Year Income and Expense	10	Population Trends	11
Business Key Facts	14	Custom_map	16
Aerial & Location Report	17	Traffic_Count_Map_Clo	19



City

Home Improvement Building

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CITY HOME IMPROVEMENT BUILDING

PROPERTY INFORMATION

Purchase Price
\$1,090,000.00

Property Address
*8811 NE Sandy Blvd
Portland, OR 97220*

Year Built
1947

Property Size
7,903 Sq. Ft.

Land Size
7,405.00 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

Command attention on NE Sandy Blvd with this high-exposure CMU building—perfect for an owner-user ready to elevate their business. The main floor offers a flexible showroom/office ideal for customer engagement, while two upstairs apartments generate reliable income. CM2 zoning, on-site parking, and unbeatable visibility deliver powerful presence and long-term value. Owner financing may be available for qualified buyers—making it easier to secure your position on one of Portland's most trafficked corridors and start building equity on your own terms.

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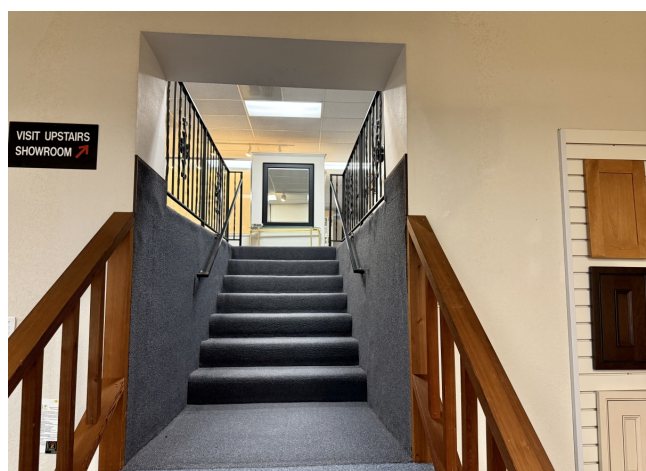
PROPERTY PHOTOS



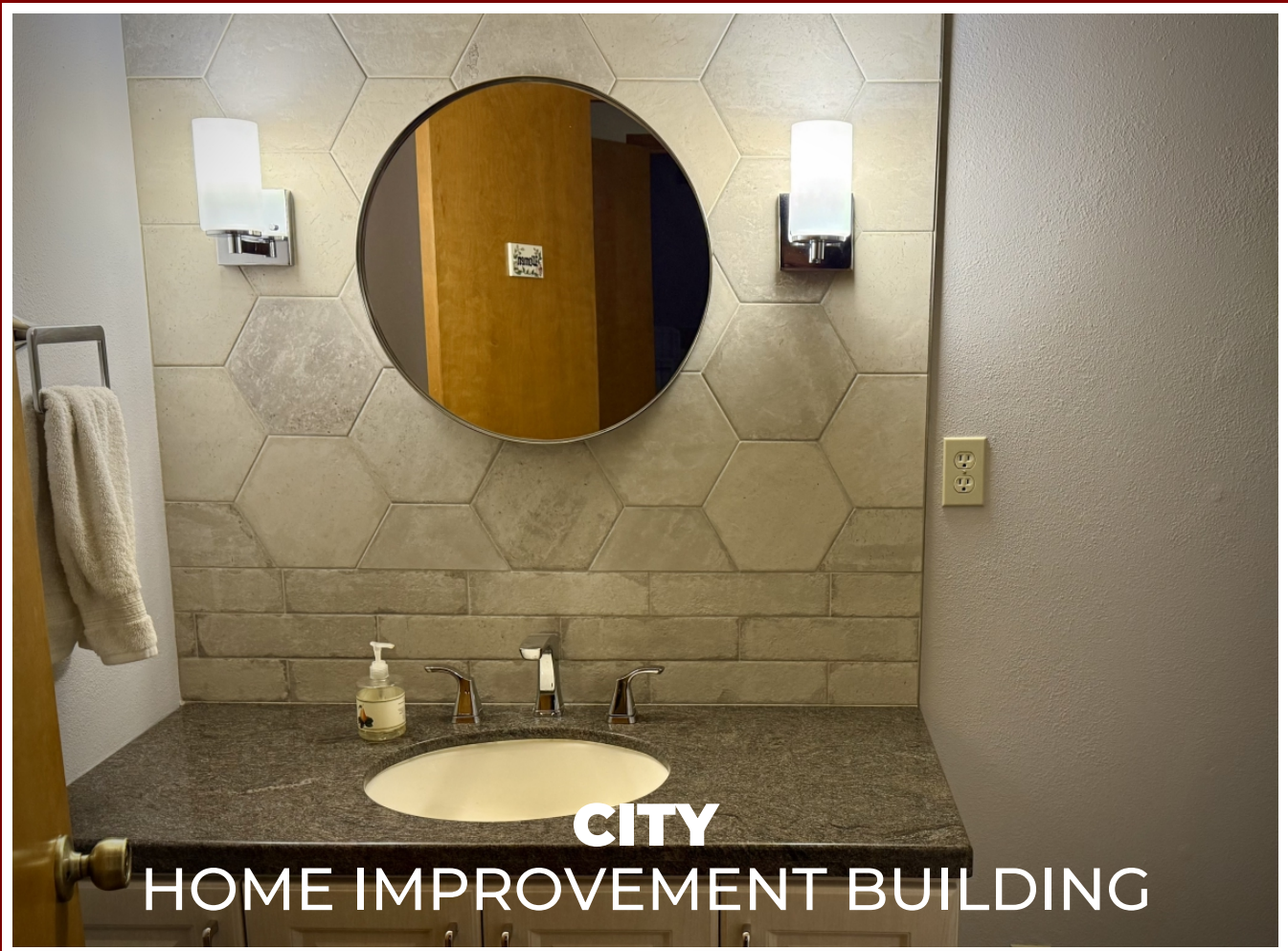
PROPERTY PHOTOS



CITY
HOME IMPROVEMENT BUILDING



PROPERTY PHOTOS



PROPERTY PHOTOS



CITY HOME IMPROVEMENT BUILDING

8811 NE Sandy Blvd, OR 97220

Property Description: This property is improved with a **two-story CMU (concrete masonry unit) building** that provides a functional mix of **commercial and residential space**. The **main level** consists primarily of **retail/office space**, offering a flexible layout suitable for a wide range of business uses. A **smaller portion of commercial area** is also located on the **second floor**, providing additional workspace or storage capacity as needed.

The balance of the second floor is configured as **two residential apartment units**, creating an attractive mixed-use component and offering potential supplemental income.

According to county records, the building contains an estimated **7,903 square feet** in total. This figure is provided for reference only, is **not guaranteed**, and should be **independently verified** by prospective purchasers. Current information suggests that the **second-floor residential area comprises approximately 2,200 square feet**, with the remaining **approximately 5,703 square feet** allocated to the commercial portion of the building—**the majority of which is situated on the ground floor**, where visibility and customer access are maximized.

Office/Showroom: This layout is ideal for companies that need a professional workspace combined with a dedicated area for product display. Its versatile design supports a wide range of uses, making it especially attractive for businesses in construction, home décor, design, or any industry that benefits from showcasing materials and products. This space offers the functionality and presentation quality needed to elevate customer experience and support daily operations.

Condition: The main floor office/showroom space is in excellent condition and includes a small partial second level that adds additional usable area. The second-floor apartments, while fully functional, have not been recently updated. The exterior of the building appears to be in good overall condition. Buyers are encouraged to verify all conditions during their due-diligence inspections.

HVAC: The building is heated with natural gas, including the apartments. There are three heating units and one was replaced in 2022. The retail space does have electric air-conditioning.

Zoning: The property is zoned **CM2, Commercial Mixed Use**, City of Portland. This zoning allows for a range of uses including retail with residential attached.

Lot Size: The lot is approximately 7,405 square feet, or .17 Acres.

Executive Summary



Parking: There is approximately 6 onsite parking spaces and plenty of on-street parking on Sandy Boulevard

Topography: The property is sloped with the higher elevation towards the back North of the lot).

Frontage: The property has approximately 75 lineal feet of frontage on NE Sandy Blvd, 200 feet on NE 88th Ave, and a very small amount of frontage on NE Prescott Street.

Access: Is directly off of NE 88th Ave from either NE Sandy Blvd or NE Prescott Street.

Utilities: The property is currently served by public water, sewer, electricity and Natural Gas. **The apartment tenants have their own meters for electricity and Natural gas and pay these items directly. Water and sewer are paid 2/3 by the the apartment tenants and 1/3 by the retail space occupant.**

Location: Prominent visibility on NE Sandy Boulevard, with excellent access to mass transit (bus and light rail) and I-205 access just a little over 1/2 mile away..

Current Tenancy: The retail space is currently occupied by City Home Improvement, and will be delivered vacant at closing. The two second-floor apartments are month-to-month tenancies with long-term tenants. **Current total residential rent is \$1,875/month for both units.** The apartments are currently managed by the owner. Please see the attached income and expense statement for the whole property.

Price: \$1,090,000, or \$138.00/SF

Terms: Cash or **owner will consider owner financing for a qualified buyer with a minimum of 30% down.**

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City Home Improvements Building

8811 NE Sandy Blvd
Portland, OR 97220



1-Year Proforma Cash Flow Summary

Fiscal Year Beginning January 2026

CASH FLOW

For the Year Ending	Year 1 Dec-2026
POTENTIAL RENTAL INCOME (PRI)	\$22,500
- Vacancy / Credit Loss	\$450
EFFECTIVE RENTAL INCOME	\$22,050
+ Other Income	\$1,652
GROSS OPERATING INCOME (GOI)	\$23,702
- Operating Expenses	\$25,587
NET OPERATING INCOME (NOI)	(\$1,885)
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	(\$1,885)

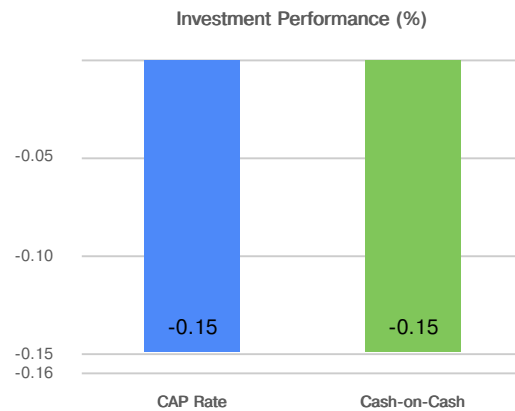
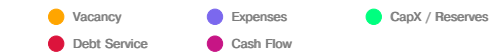
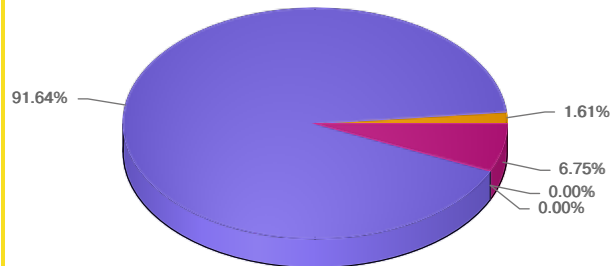
EXPENSE DETAIL

Real Estate Taxes	\$7,887
Property Insurance	\$6,105
Repairs And Maintenance	\$3,588
Utilities : Water & Sewer	\$2,502
Utilities : Natural Gas	\$1,508
Utilities : Electric	\$3,363
Utilities: Trash	\$634
TOTAL OPERATING EXPENSES	\$25,587
NET OPERATING INCOME (NOI)	(\$1,885)

INITIAL INVESTMENT

Purchase Price	\$1,270,000
+ Acquisition Costs	\$25,400
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$1,295,400

INVESTMENT PERFORMANCE

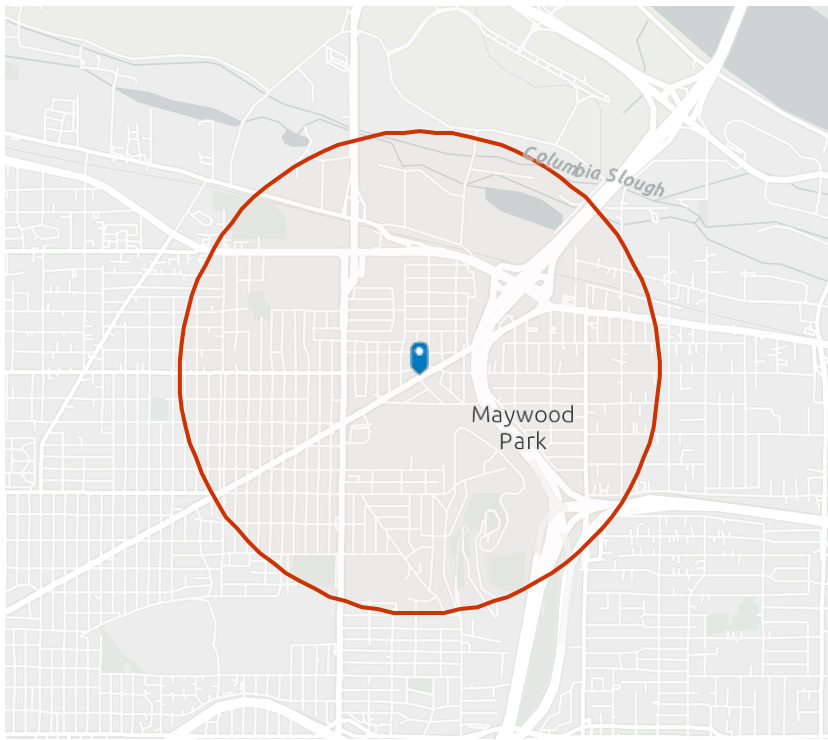


TheAnalyst® App
<http://TheAnalystPRO.com>
support@CREtm.com

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither NW Equities Investment Real Estate Services, Inc. nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

Population Trends and Key Indicators

8811 NE Sandy Blvd, Portland, Oregon, 97220 2
Ring of 1 mile



13,634	5,601	2.39	41.2	\$86,119	\$548,474	79	59	70
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$11,880

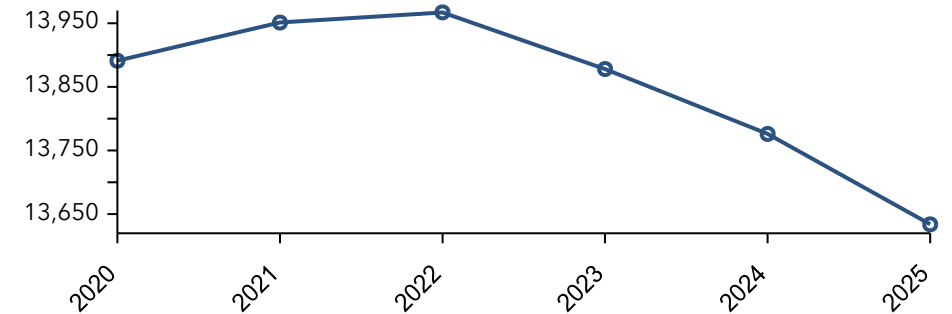
Avg Spent on Mortgage & Basics



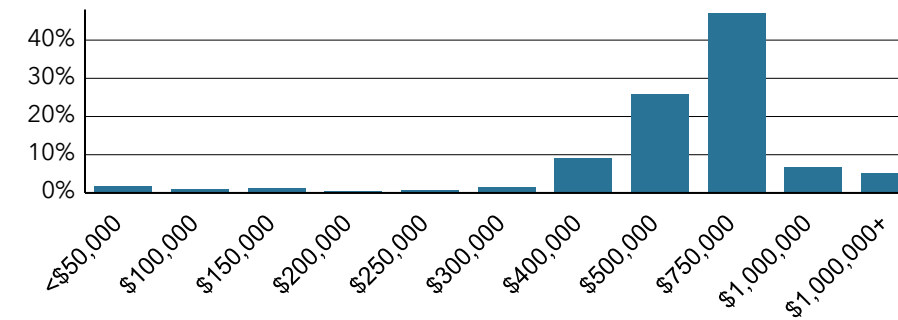
39.9%

Percent of Income for Mortgage

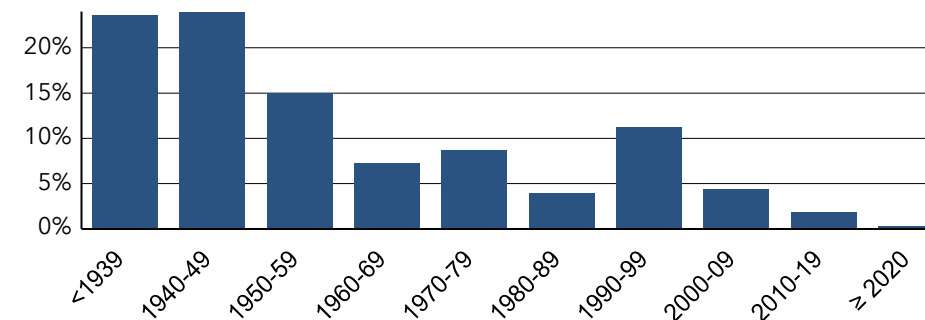
Historical Trends: Population



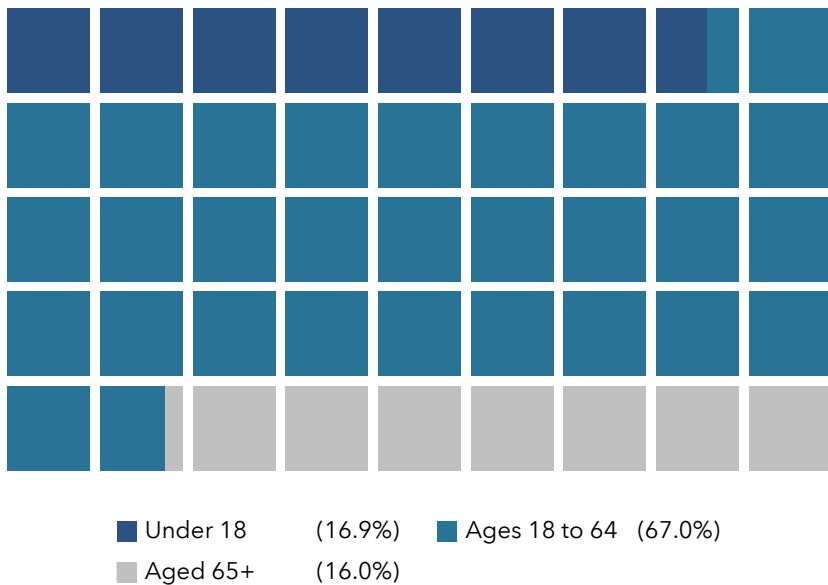
Home Value



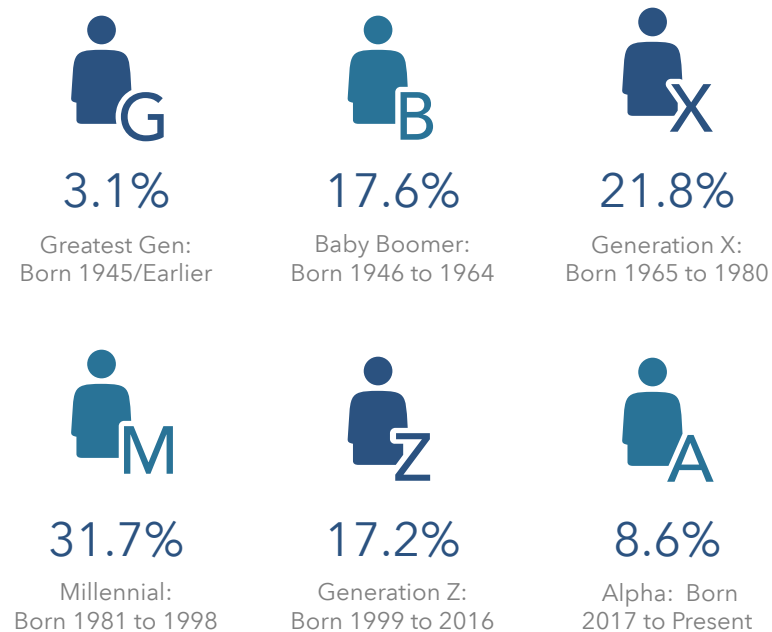
Housing: Year Built



POPULATION BY AGE



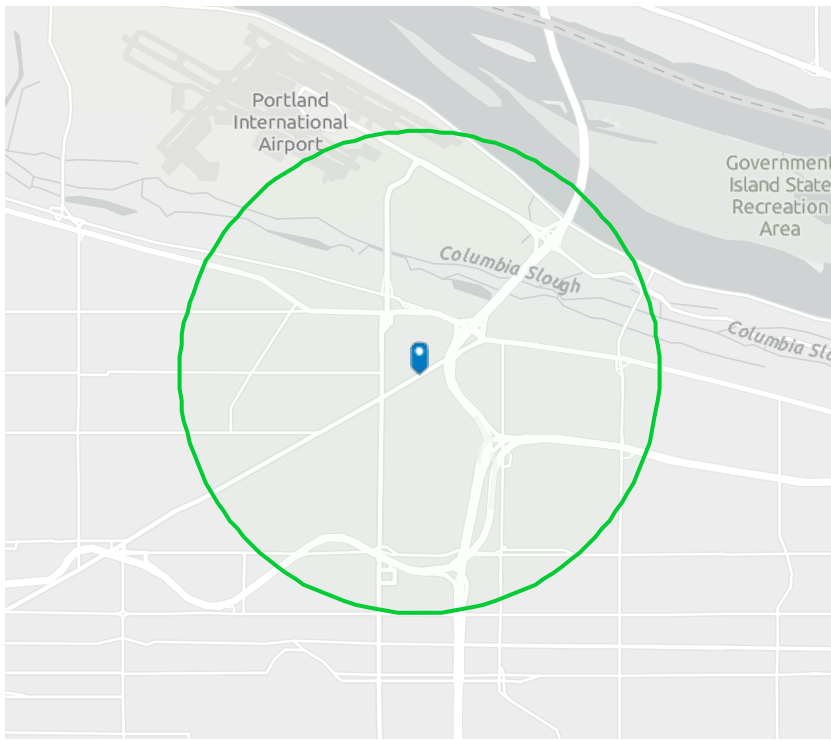
POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

Population Trends and Key Indicators

8811 NE Sandy Blvd, Portland, Oregon, 97220 2
Ring of 2 miles



50,309	20,141	2.43	40.3	\$83,987	\$565,500	87	56	70
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$12,352

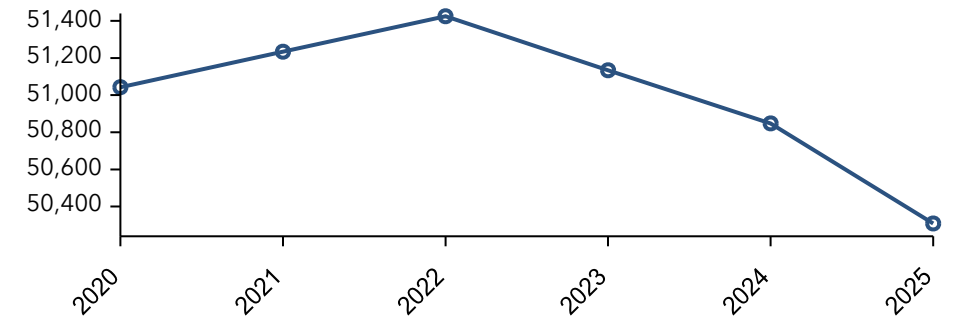
Avg Spent on Mortgage & Basics



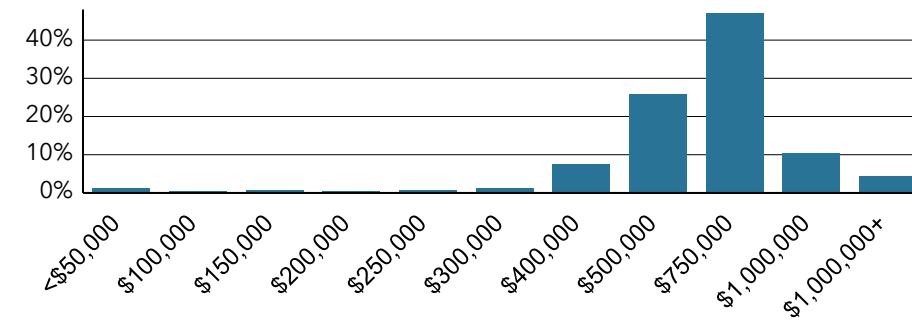
42.1%

Percent of Income for Mortgage

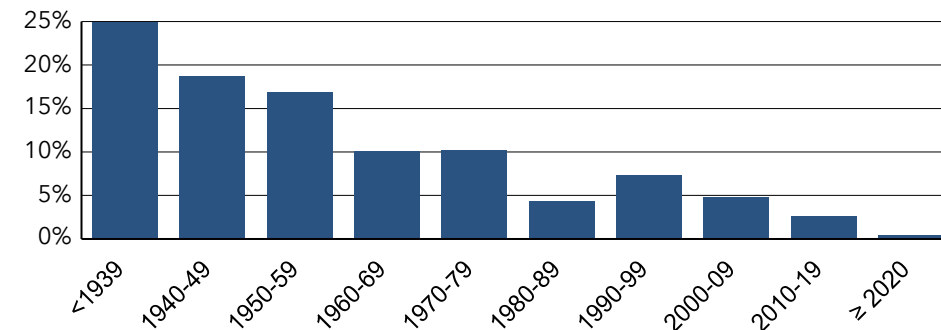
Historical Trends: Population



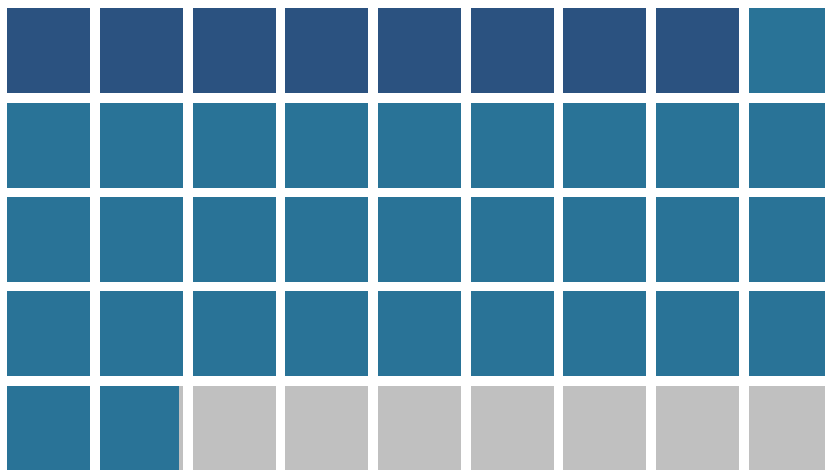
Home Value



Housing: Year Built

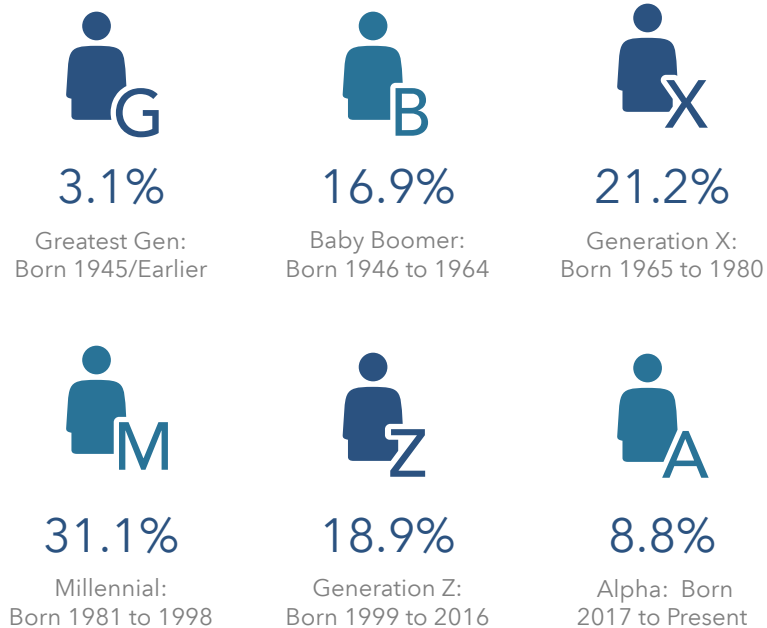


POPULATION BY AGE



■ Under 18 (17.8%)
 ■ Ages 18 to 64 (66.6%)
■ Aged 65+ (15.6%)

POPULATION BY GENERATION

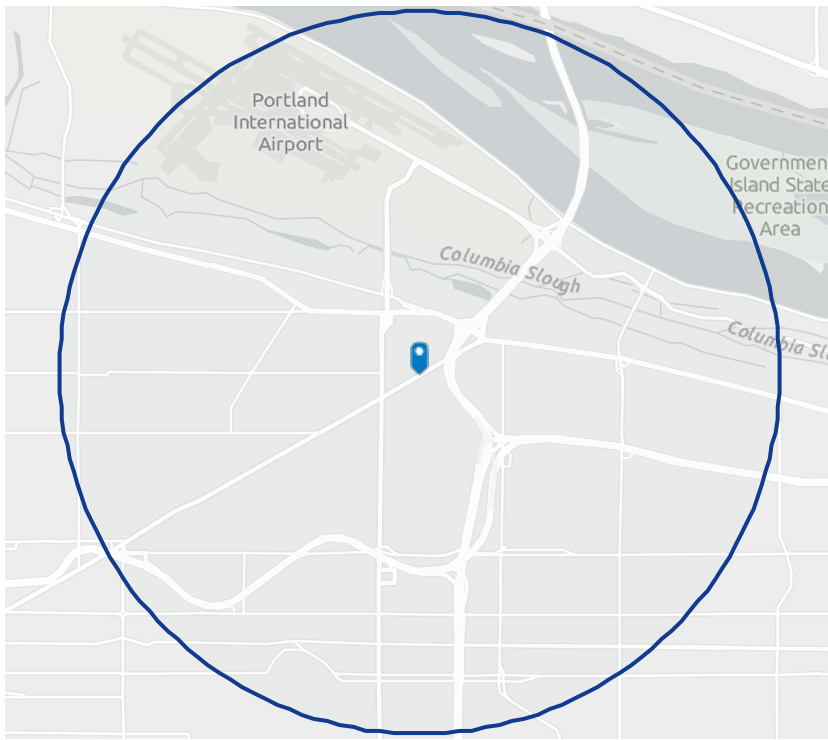


Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri



Population Trends and Key Indicators

8811 NE Sandy Blvd, Portland, Oregon, 97220 2
Ring of 3 miles



115,276	46,834	2.39	41.1	\$91,342	\$597,847	103	57	65
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$13,655

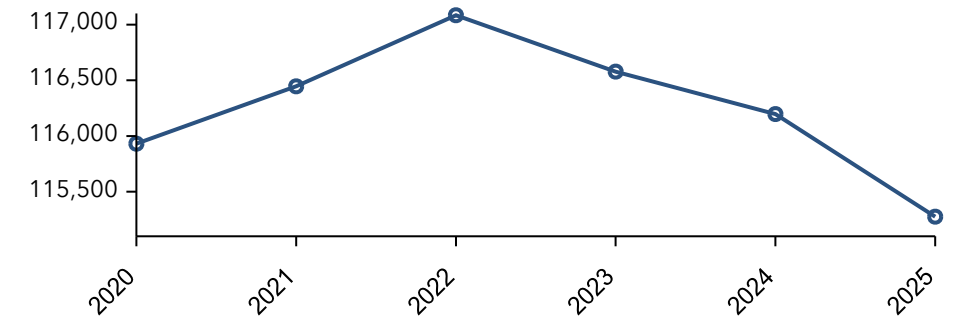
Avg Spent on Mortgage & Basics



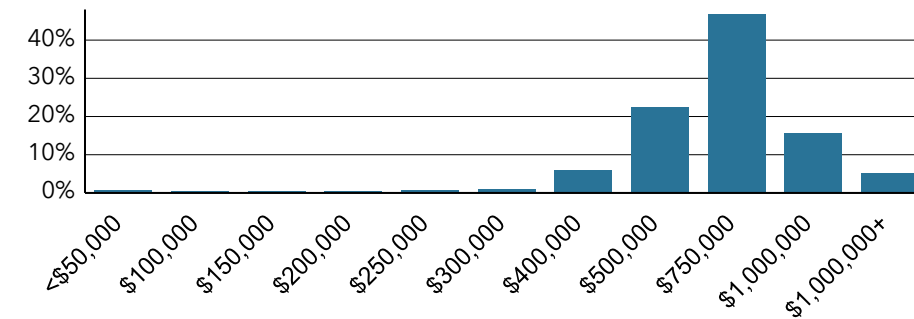
41.0%

Percent of Income for Mortgage

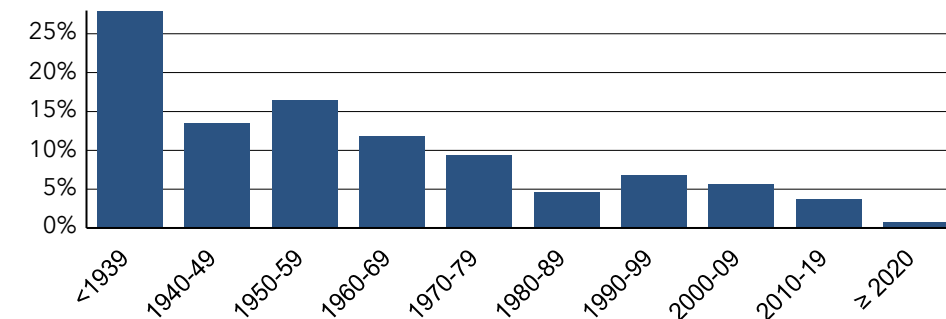
Historical Trends: Population



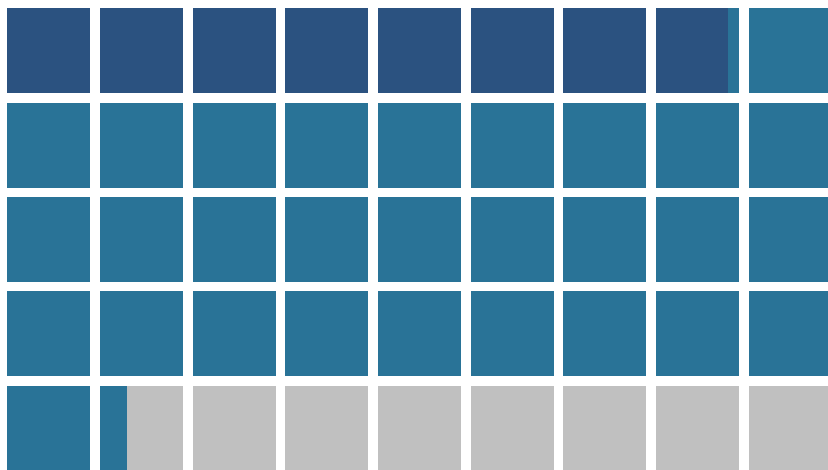
Home Value



Housing: Year Built



POPULATION BY AGE



■ Under 18 (17.5%)
 ■ Ages 18 to 64 (65.5%)
 ■ Aged 65+ (17.1%)

POPULATION BY GENERATION



3.8%

Greatest Gen:
Born 1945/Earlier



17.6%

Baby Boomer:
Born 1946 to 1964



21.5%

Generation X:
Born 1965 to 1980



29.8%

Millennial:
Born 1981 to 1998



18.7%

Generation Z:
Born 1999 to 2016



8.6%

Alpha: Born
2017 to Present

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri



Business Key Facts

8811 NE Sandy Blvd, Portland, Oregon, 97220 2 | Rings: 1, 2, 3 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

1 mile

539

Total Businesses

5,223

Total Employees

\$983M

Total Sales

4.0%

Unemployment Rate

Daytime Population

1 mile



13,634

Total Population



11,938

Total Daytime Population

Ratio of daytime to total population:

0.88

Values > 1.0 mean that more people come to the area during the day than live there.



Urban Vicinity

Dominant Urbanicity Type

1 mile



12.9

Avg Number of Employees



171.7 ↑

Total Business Per Sq Mi
This is 87.6% higher than
Multnomah County

1 mile

Top 25 Largest Businesses in Area



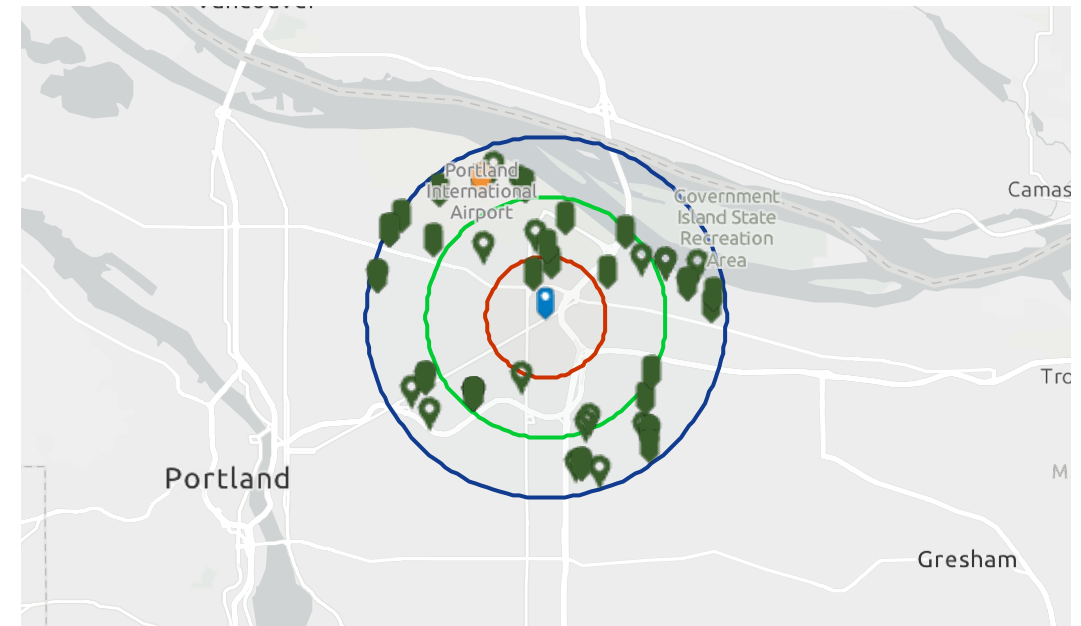
25*

100 or More Employees



25*

\$10M+ Annual Sales Vol



Highest sales volume

Portland International Airport-PDX

Independent

\$589M

Most Employees

Portland International Airport-PDX

Independent

4,000

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

About the Workforce

1 mile



19.9%

Services



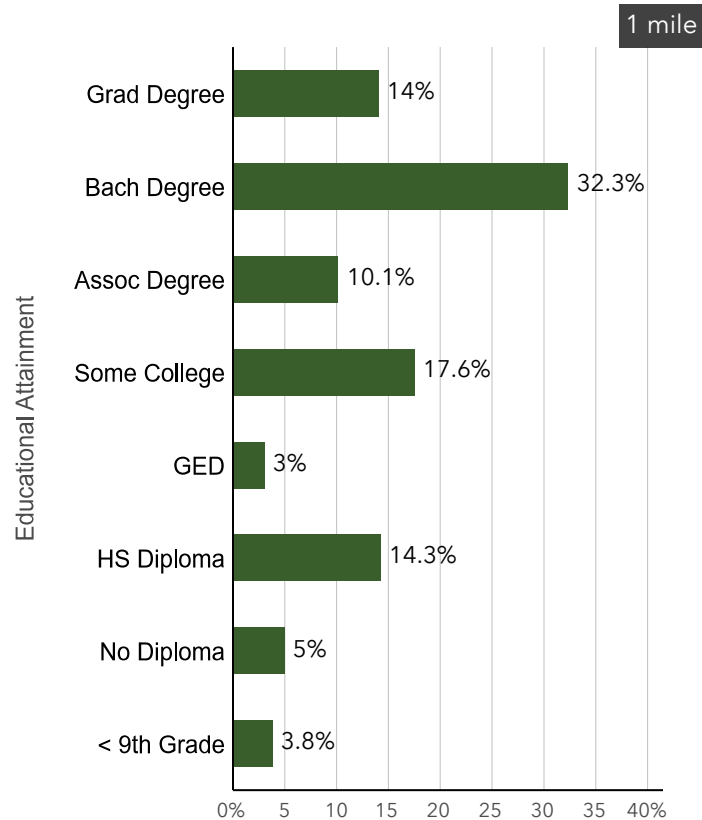
19.0%

Trades/Skilled Labor



61.2%

Office Based



1 mile

Tapestry

Top 3 segments by household count

1 mile



K5 Dreambelt > 1,645 | 29.4%

K6 City Greens > 1,100 | 19.6%

C5 Diverse Horizons > 956 | 17.1%

Other 1,900 | 33.9%

[View comparison table](#)

About the Community

1 mile



-0.3% ↓

Pop Growth Rate is 166.7% lower than United States



79

Wealth Index Below 100 = low Above 100 = high



-0.5% ↓

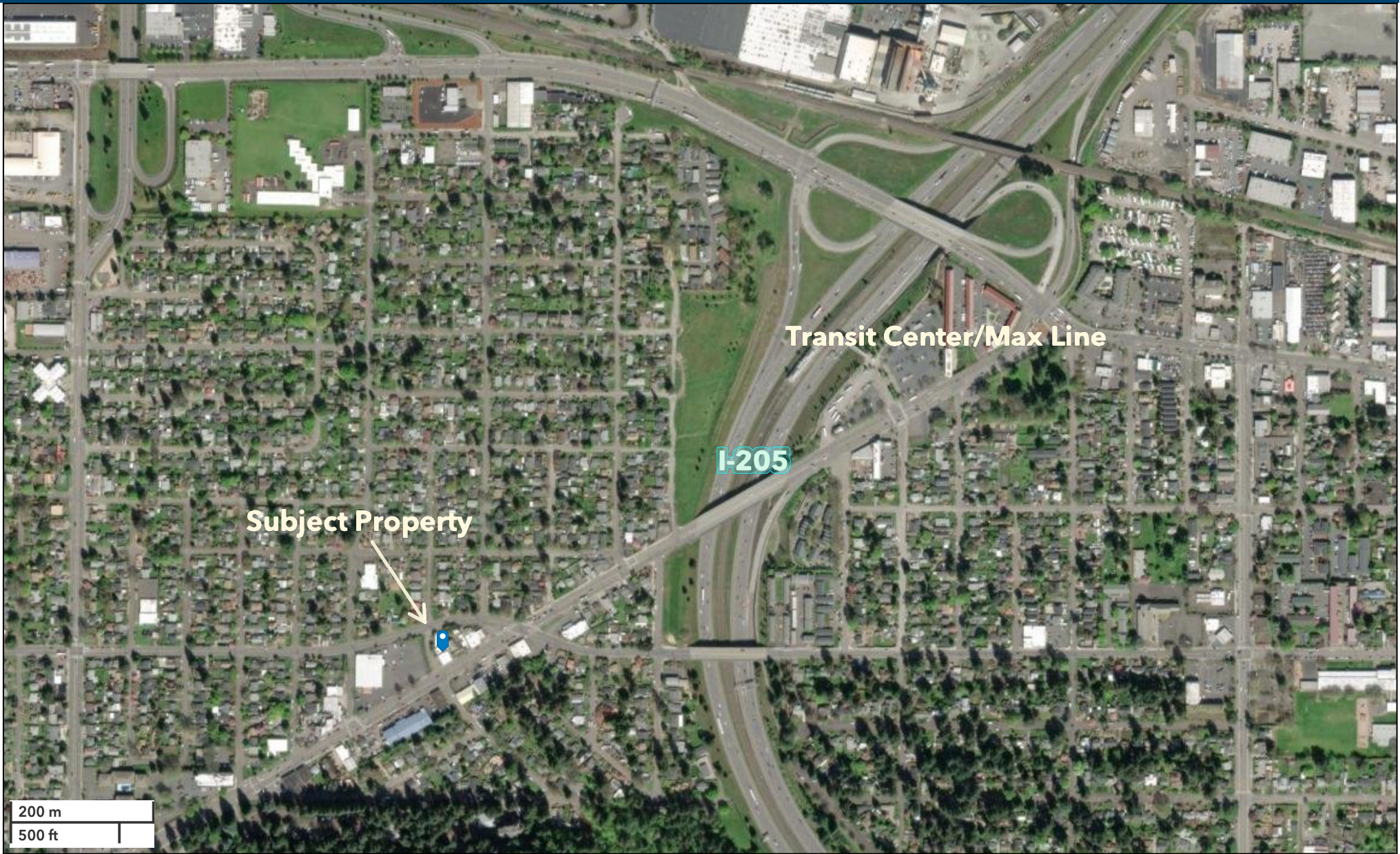
Housing Units Growth Rate is 157% lower than United States.

1 mile

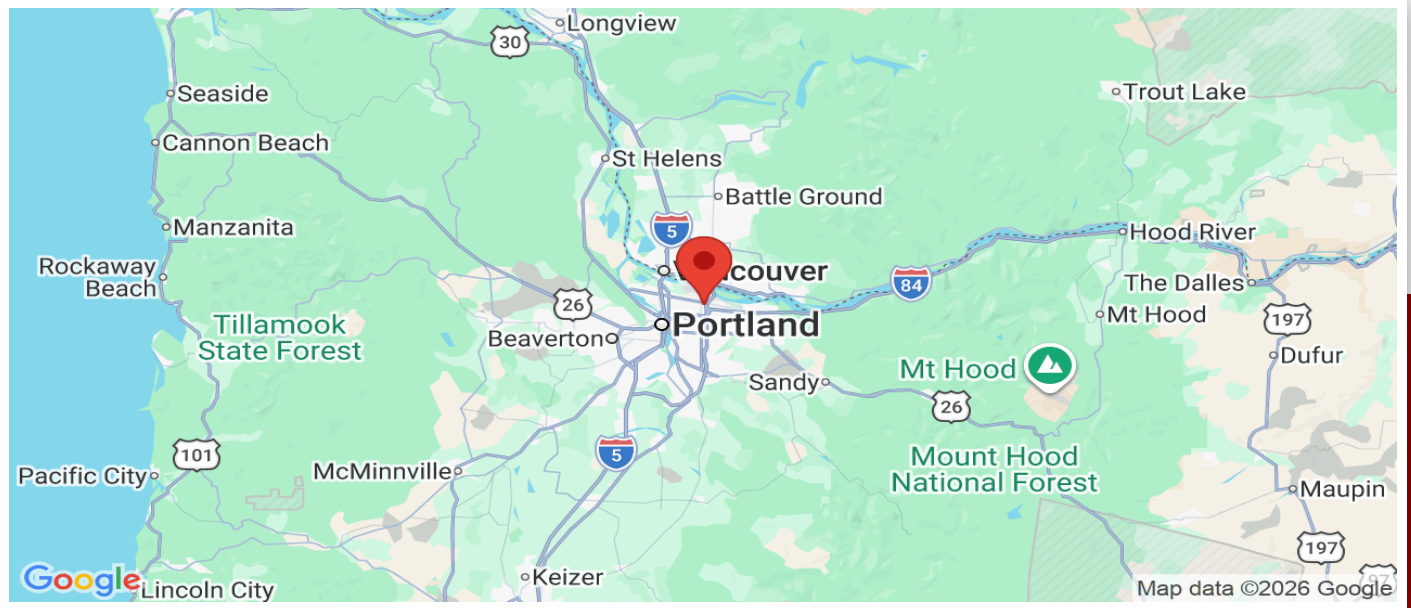
Businesses Per 1,000 Population

Business Categories	1 mile	2 miles	3 miles	ZIP Codes 97220 (Portland)	States Oregon	United States of America United States
Restaurants	3.96	4.29	4.30	4.39	2.85	2.45
Health Care & Social Assistance	3.08	4.25	6.80	6.54	4.02	3.76
Retail	5.35	6.66	6.29	7.43	4.96	4.59
Manufacturing	1.76	2.44	2.09	2.31	1.66	1.32
Finance & Insurance	0.95	1.17	1.49	1.30	1.60	1.79
Professional & Tech Services	2.93	3.76	4.34	4.01	3.53	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



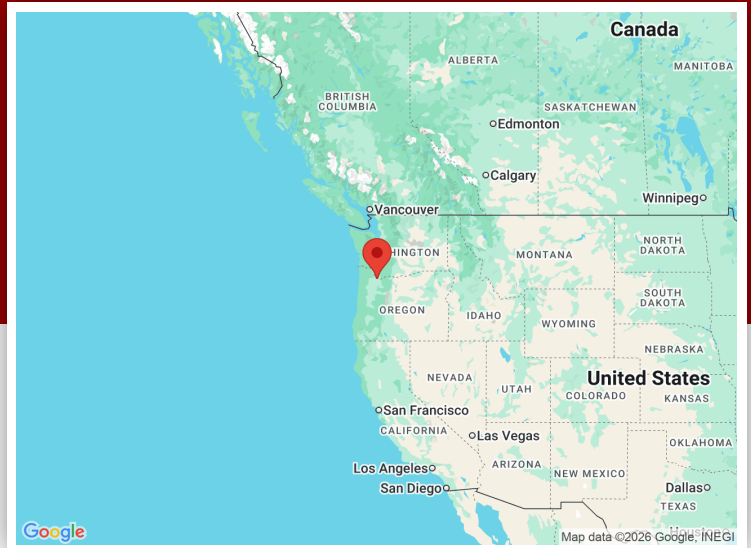
AREA LOCATION MAP



CITY

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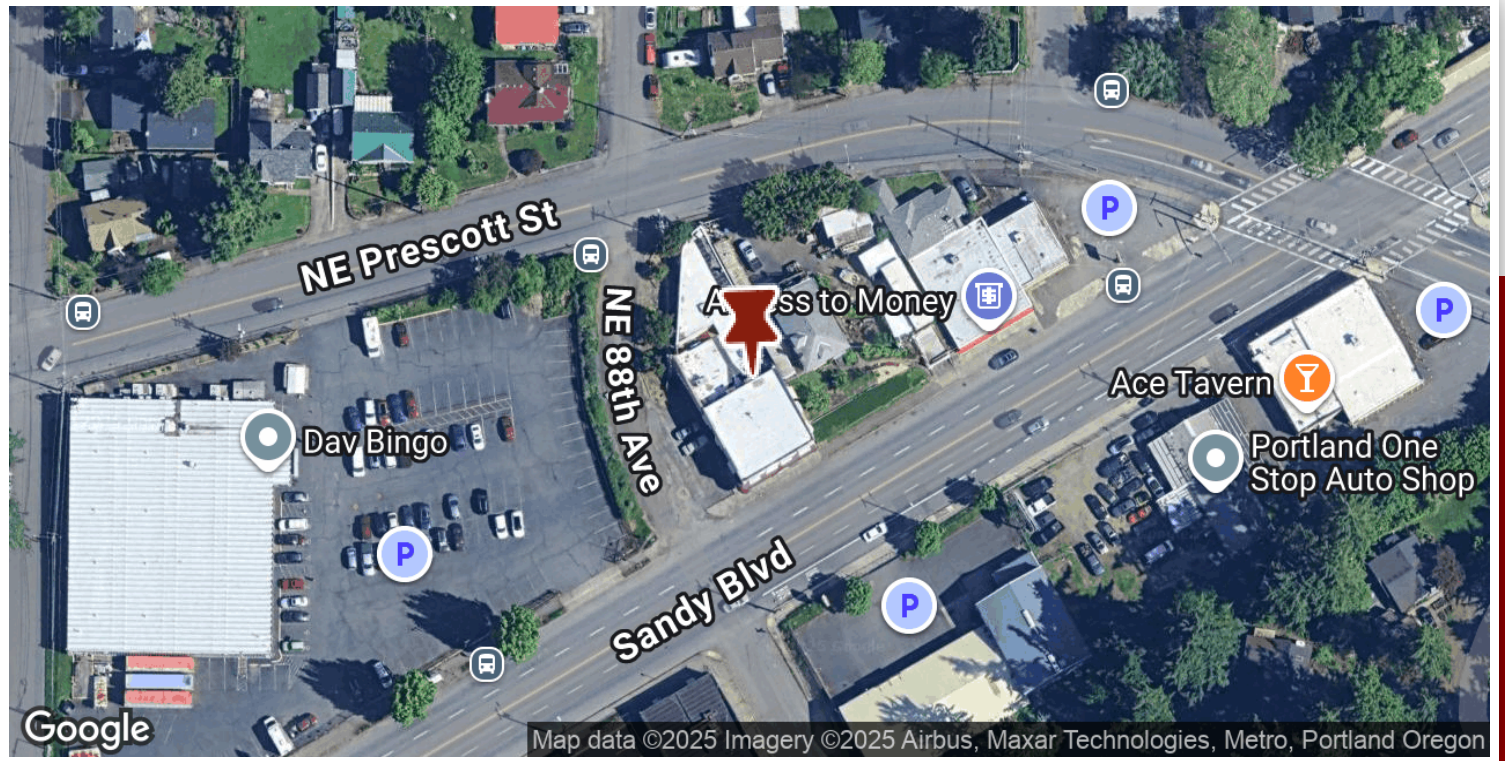
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AERIAL ANNOTATION MAP



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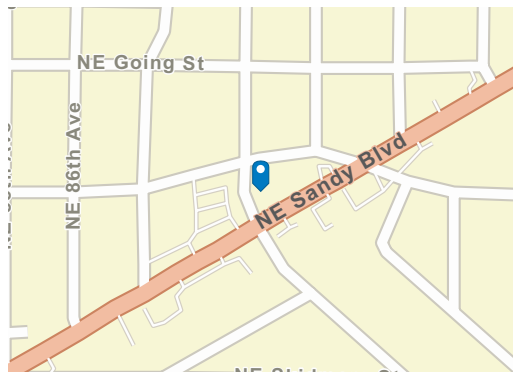
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Traffic Count Map - Close Up

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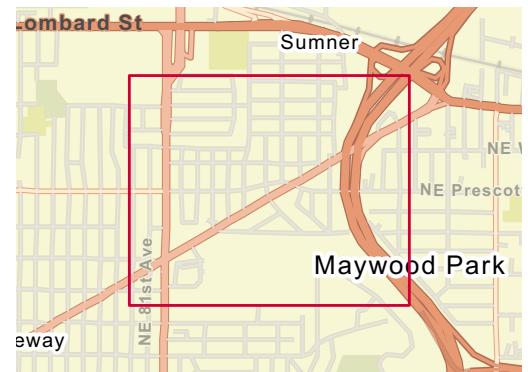
8811 NE Sandy Blvd, Portland, Oregon, 97220

Rings: 1, 2, 3 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



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