

4515 NE Sandy Blvd

PORTLAND, OR 97213



OWNER/USER OPPORTUNITY FOR SALE

CONTACT

Mike Mayer

503 686 0599 / 503 224 6791 / mmayer@naielliott.com

Chris Lio

503 804 2929 / 503 224 6791 / clio@naielliott.com

NAI Elliott

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Property snapshot

This well-maintained, stand-alone building commands an entire city block at Sandy and Tillamook on one of Portland's highest-traffic commercial routes. The 819 SF two-story office space offers exceptional visibility, abundant street parking, and direct TriMet access. Flexible layout accommodates diverse commercial uses and is positioned near major retailers.

Priced at \$450,000, this corner position delivers investor-ready potential with inherent visibility and accessibility advantages in a thriving, active commercial corridor.

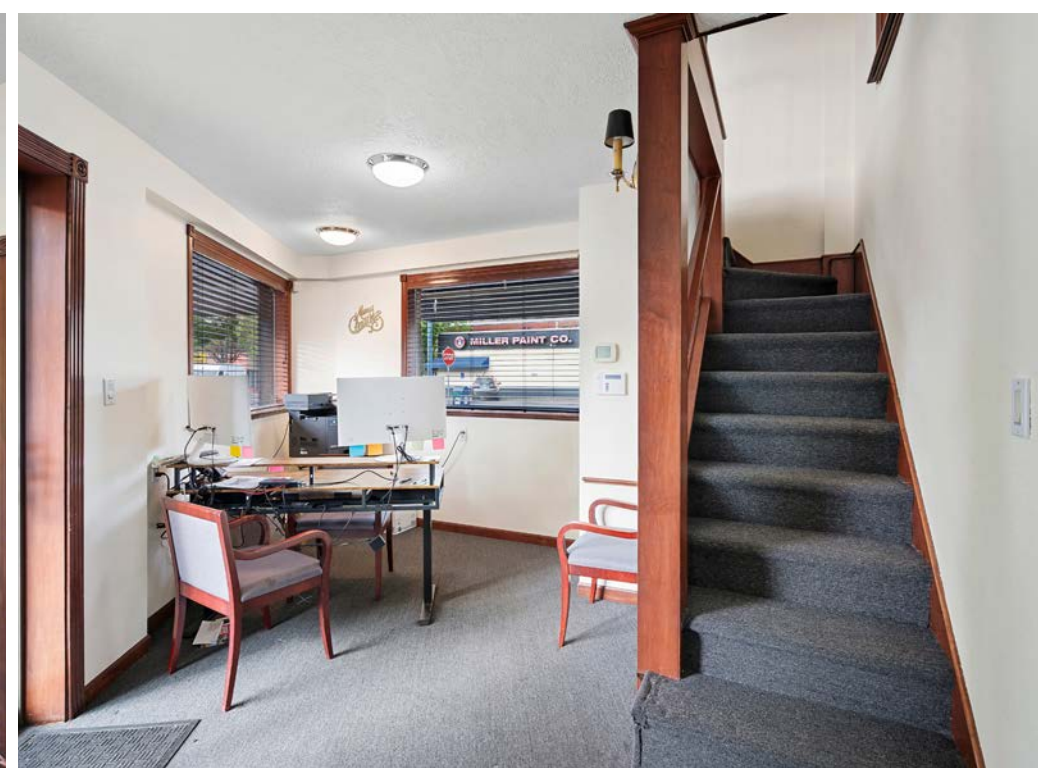
FOR SALE

- **Standalone mixed-use building / 819 SF**
Price: \$450,000

HIGHLIGHTS

- **Corner Lot Visibility:** Stand-alone building occupying entire city block at Sandy and Tillamook intersection with exceptional drive-by and foot traffic exposure
- **Prime Transit Access:** Located directly on TriMet bus line with abundant street parking for customers and employees
- **Flexible Commercial Space:** 819 SF of well-maintained two-story office with diverse use potential
- **Investor-Ready Asset:** Turnkey property in active mixed-use corridor showing strong development momentum and commercial demand
- **Owner-Occupant Friendly:** Ideal for business owners seeking branded storefront visibility and walk-in customer accessibility

Photos



Aerial



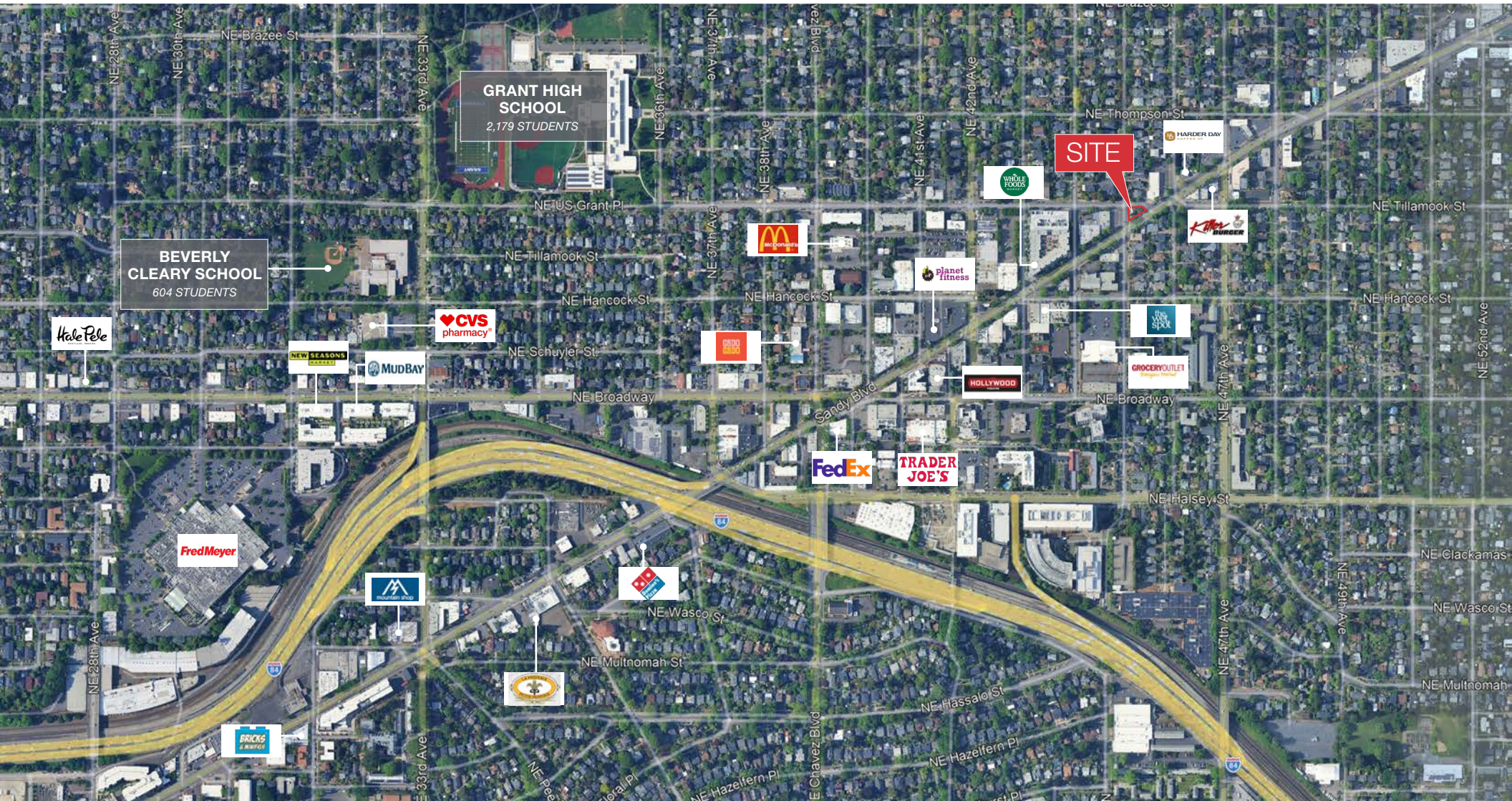
NE 45TH AVE

SANDY BLVD

TILLAMOOK AVE

NE 45TH AVE

Location map



4515 NE SANDY BLVD

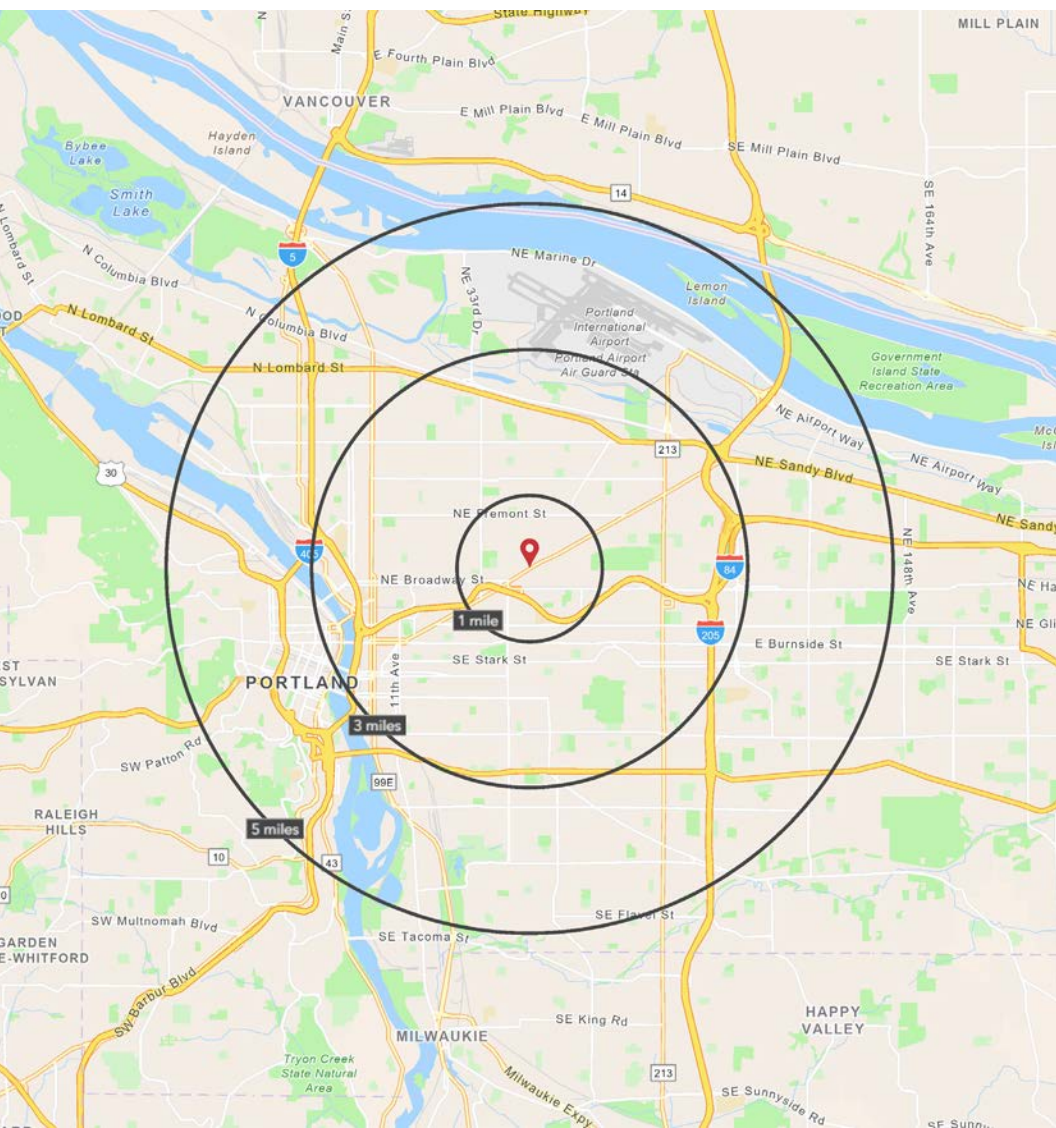
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Demographics — Radius rings



| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|-----------|-----------|-----------|
| 2025 TOTAL DAYTIME POPULATION | 26,065 | 212,317 | 467,173 |
| 2030 EST. TOTAL POPULATION | 26,260 | 215,273 | 476,433 |
| 2025 AVG HOUSEHOLD INCOME | \$174,176 | \$135,705 | \$129,177 |
| 2025 MEDIAN HOME VALUE | \$773,417 | \$677,210 | \$643,669 |
| 2025 TOTAL HOUSEHOLDS | 11,217 | 95,994 | 211,839 |
| 2025 DAYTIME POPULATION | 19,592 | 145,692 | 425,035 |
| 2025 SOME COLLEGE OR HIGHER | 90% | 85% | 82% |

Source: ©2025 Esri

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