

FOR SALE - or - LEASE

# 6,750 SF OWNER / USER OPPORTUNITY

3902 NE SANDY BLVD, PORTLAND, OR 97232



**NEW RATE! \$15/SF/Yr NNN**

**For Sale - \$2,595,000**

**Motivated Landlord - \$15/SF/Yr NNN**

Building Area: ± 6,750 RSF

Land Area: ± 12,197 SF (0.28 Acres)

Zoning: CM3 Commercial Mixed Use

Land Use: Retail, Office, Residential

• Turn Key Owner / User Potential

- Opportunity for Single Tenant or Demised Suites
- High Exposure Location in the Hollywood
- Large Fenced 19 Stall Parking Lot
- ± 24k ADT on Sandy / ± 11k ADT on 39th
- I-84 Access: Exit 2 On/Off Ramps within 0.2 Miles
- Nearby Retail: Whole Foods, Trader Joe's, New Seasons, Grocery Outlet, Fred Meyer & more

**GRANT GUERNSEY**

Vice President

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LEASING

SALES

**JIM LEWIS**

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**km Kidder Mathews**

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cushmanwakefield.com

**CUSHMAN & WAKEFIELD**

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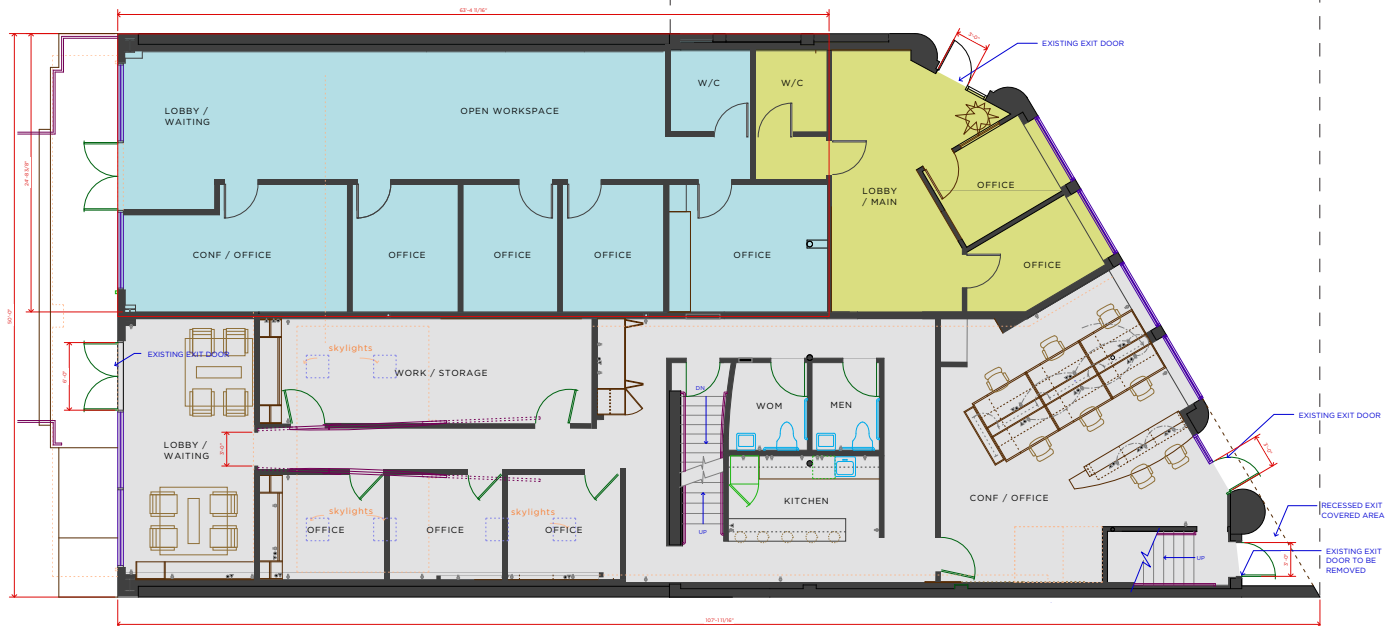
## FLOOR PLAN

**Suite 1 | Ground & Upper Floor**  
± 4,760 Total SF  
± 2,860 SF (Ground) / ± 1,900 SF (Upper)  
Available

**Suite 2 | Ground Floor**  
± 1,500 SF  
Floor: Ground  
Available

**Suite 3 | Ground Floor**  
± 490 SF  
Floor: Ground  
Available

Upper Floor



Ground Floor

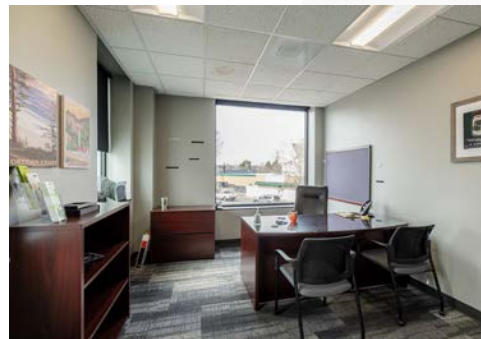


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## PHOTOS



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## MAJOR RETAIL & EMPLOYERS

