

10534 & 10602 NE SANDY BLVD

Portland, OR 97220

FOR LEASE



RETAIL/OFFICE SPACE AND ADJACENT PARKING LOT FOR LEASE

DETAILS

- Space available: $\pm 9,897$ SF
- Total lot size: ± 0.35 AC
- Lease rate: Call for rate/details/NNN
- Zoning: CM2

FEATURES

- Two floors with multiple office and large to medium sized training/meeting rooms
- Ground floor roll-up door
- Plenty of off-street parking on separate lot
- Signage on NE Sandy Blvd with $\pm 13,100$ VPD



DEMOGRAPHICS

	1 MILE	3 MILES
Population	9,129	88,355
Households	3,471	36,380
Median Age	38.3	39.8
Median Household Income	\$69,646	\$80,344
Daytime Employees	10,381	57,953



10.30.2024

For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@norris-stevens.com

LUIS MARTIN DEL CAMPO

503.416.8422

LuisM@norris-stevens.com

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

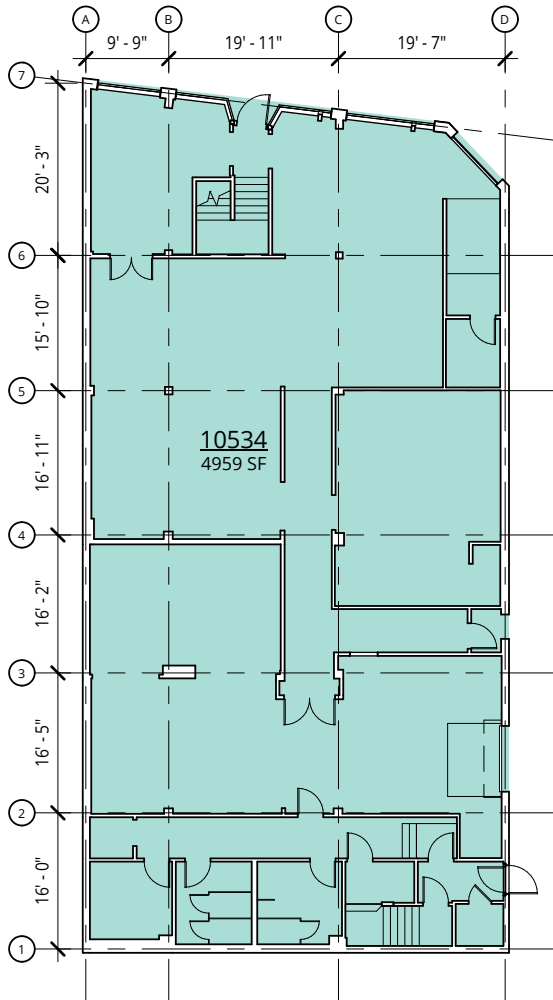
900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

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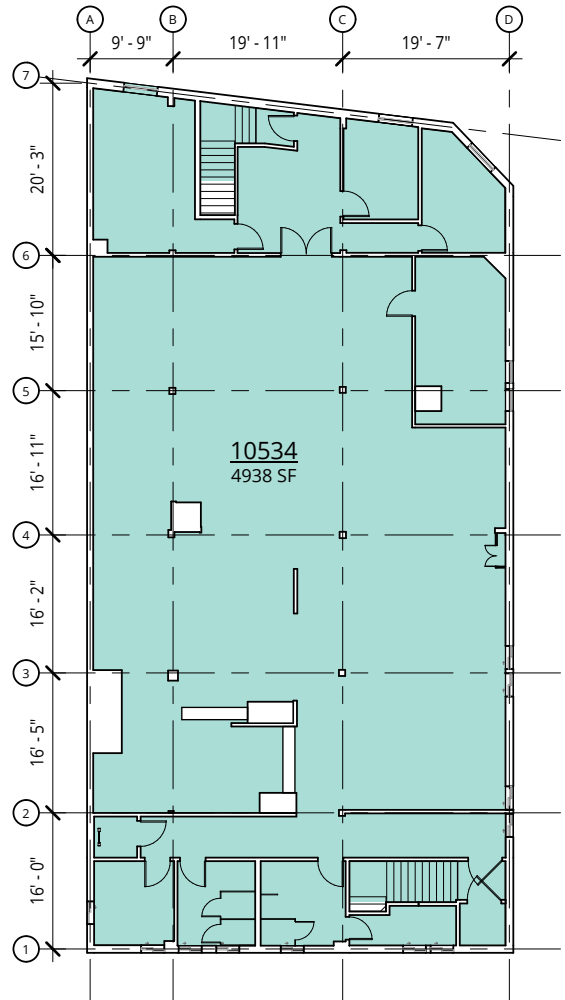
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FLOOR PLAN



LEVEL 1



LEVEL 2

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PROPERTY PHOTOS



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MAP



WALK SCORE
75

BIKE SCORE
77

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