

For Sale - NE Portland Owner User Building with Parking

\$1,500,000.00

5132 - 5142 NE Sandy Boulevard - Portland Oregon 97213



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Maximizing Value with Market Knowledge

Property Overview: 5132 - 5142 NE Sandy Boulevard : 1 tax lot +/- 4,356 SF Building +/- 8,875 SF Land



5132 - 5142 NE Sandy Boulevard



5132 - 5142 NE Sandy Boulevard



Owner User Proforma

PROPERTY TYPE	Office/ Retail		Variable: Cost to Own per Sq. Ft.		
ZONING	Mixed Use Commercial 2				
RENTABLE SQ. FT.	4,356				
VACANT SQ. FT.	3,606				
OPTION	I	II	III	IV	V
SALE PRICE	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
% DOWN	10%	11%	12%	13%	14%
DOWN PAYMENT	\$150,000	\$165,000	\$180,000	\$195,000	\$210,000
LOAN AMOUNT	\$1,350,000	\$1,335,000	\$1,320,000	\$1,305,000	\$1,290,000
INTEREST RATE	4.00%	4.00%	4.00%	4.00%	4.00%
TERM (Months)	300	300	300	300	300
MONTHLY PAYMENT	(\$7,126)	(\$7,047)	(\$6,967)	(\$6,888)	(\$6,809)
ANNUAL DEBT SERVICE	(\$85,510)	(\$84,559)	(\$83,609)	(\$82,659)	(\$81,709)
ANNUAL INCOME FROM TENANTS	\$19,200	\$19,200	\$19,200	\$19,200	\$19,200
BALANCE AFTER INCOME	(\$66,310)	(\$65,359)	(\$64,409)	(\$63,459)	(\$62,509)
COST TO OWN VACANCY SF (NNN)	-\$18.39	-\$18.13	-\$17.86	-\$17.60	-\$17.33
PRICE PER SQ. FT.	\$344	\$344	\$344	\$344	\$344
<small>The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. 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.</small>					

Fixed rate equals **\$18.39** per square foot with a 10% down payment

VS.

\$20.00 Per SF Market Average Leasing Rate

Ideal opportunity for an owner user to control their cost of occupancy with historically low SBA financing rates

Commercial Mixed Use 2 (CM2)



The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.



BUILDING INFORMATION—

- +/- 4,356 Square Feet
- +/-3,606 SF Available for a user - Open Layout with larger window line
- +/- 750 SF Leased through December 2021—Corner Suite 5142 NE Sandy
- +/- 8,875 Square Foot Lot—[Zoned CM2 \(Mixed Use Commercial\)](#)
- Additional from tenant to subsidize mortgage
 - \$1,350.00 Gross Per Month - Christian Science Reading Room (5142)
 - \$250.00 Per Month - Clear Channel Billboard—MTM
- Parking: +/- 10 Stalls
- Corner Lot - Great Exposure—Rare with parking
- Additional ceiling height above the drop grid—exposed rafter potential

This is a unique opportunity to own an aesthetically pleasing office building along the high traffic NE Sandy Boulevard Corridor. This building is ideal for almost any potential use. Flexible and adaptive but move in ready as well.

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Demographics

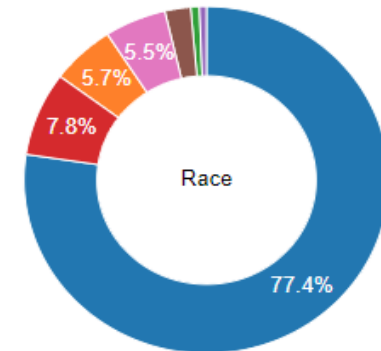
Portland Population by Race

Source: US Census 2017 ACS 5-Year Survey (Table B03002)

Population by Race ?

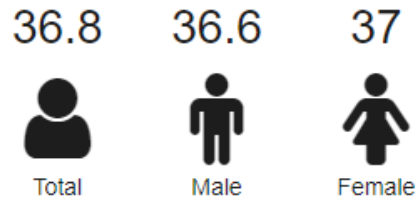
Total	Hispanic	Non-Hispanic
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Race	Population
White	487,660
Asian	49,200
Black or African American	35,929
Two or More Races	34,358
Some Other Race	14,399
American Indian and Alaska Native	4,871
Native Hawaiian and Other Pacific Islander	3,914



- White
- Black or African American
- American Indian and Alaska Native
- Asian
- Native Hawaiian and Other Pacific Islander
- Some Other Race
- Two or More Races

Portland Median Age



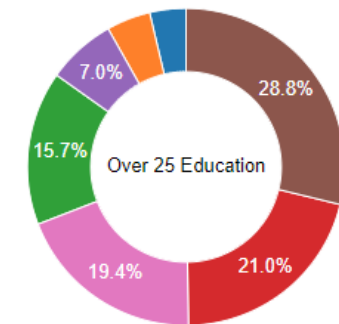
Portland Adults

There are 515,078 adults, (75,602 of whom are seniors) in Portland.

Portland Household Types

Type	Owner	Renter
Married	76.1%	23.9%
All	53.4%	46.6%
Male	48.8%	51.2%
Female	45.3%	54.7%
Non Family	37.3%	62.7%

53.4% Rate of Home Ownership



- Less Than 9th Grade
- Ninth To 12th Grade
- High School Grad
- Some College
- Associates Degree
- Bachelors Degree
- Graduate Degree

Neighborhood

5132 NE Sandy Blvd

Rose City Park, Portland, 97213

Commute to **Downtown Portland**

15 min 27 min 27 min 60+ min [View Routes](#)

- Favorite**
- Map**
- Nearby Apartments**

[Looking for a home for sale in Portland?](#)

Walk Score
82

Very Walkable

Most errands can be accomplished on foot.

Transit Score
58

Good Transit

Many nearby public transportation options.

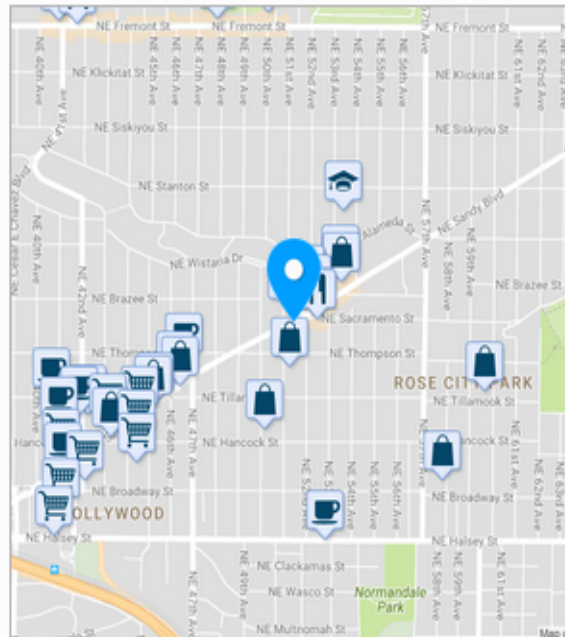
Bike Score
90

Biker's Paradise

Mostly flat, excellent bike lanes.

[About your score](#)

[Add scores to your site](#)



Crime Grade ^{BETA}

5132 NE Sandy Blvd compared to all of Portland.

A **Personal Crime Grade**
Lowest crime area.



B **Property Crime Grade**
Lower crime area.



A **Lowest crime area.**

Safest 25% of neighborhoods

B **Lower crime area.**

Safer than average neighborhood

C **Average crime area.**

Talk to the neighbors to learn more

D **Higher crime area.**

Least safe 10% of neighborhoods

THE LOCATION

The Rose City & Hollywood District serve as high traffic commercial corridors and shopping district to the adjacent neighborhoods of Grant Park, Beaumont Wilshire, and Laurelhurst. It is conveniently located close to the MAX Light Rail System and will be the home to new deliveries of office and multifamily developments. Millions of private sector dollars are being invested into this historic Portland area.

