

**FOR SALE / FOR LEASE**

**2510 NE Sandy Boulevard - Portland Oregon 97232**



COMMERCIAL  
**BLACK**

John Gibson  
Licensed Oregon Principal Broker  
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503-860-3267  
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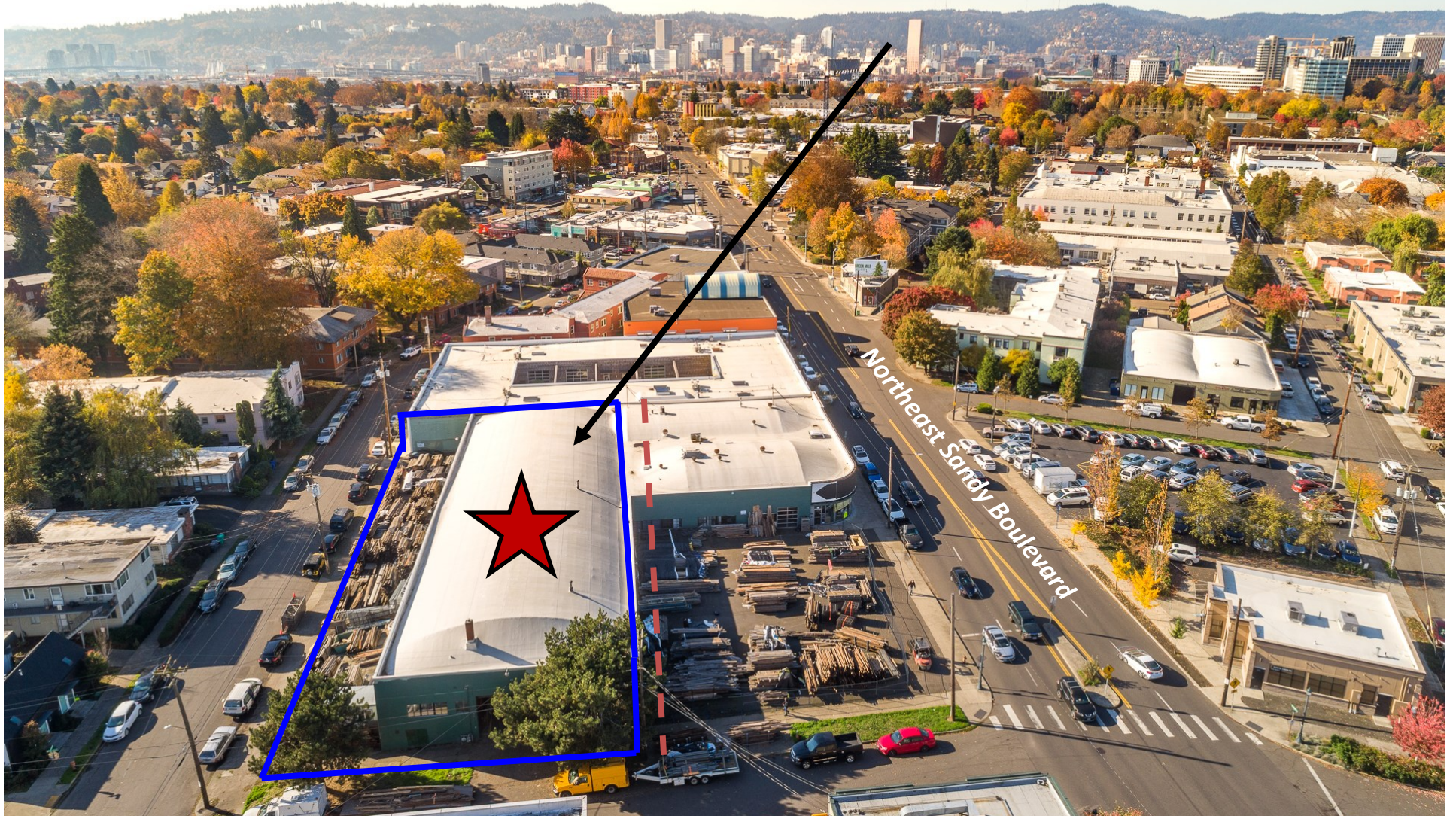
623 NE 23rd Avenue,  
Portland, OR 97232

- Built in 1904
- Zoned Mixed Use Commercial (CM3)
- Retail and / or office use allowable
- Land SF:  
+/- 20,000
- Building SF: +/- 13,000
- Potential for owner user to occupy entire building or occupy portion with a new tenant
- For Sale Price: \$3,950,000.00
- Lease Rate: \$14.00 PSF NNN (as is)
- Landlord willing to provide turnkey improvement for up to 1/3 of rentable area to accommodate an office / retail use. Additional lease terms and rates to be determined.
- Rare opportunity to own a building on NE Sandy Boulevard, a continually evolving area with new and proposed residential, retail space, offices, and live work spaces.
- Please contact Listing Broker for details.

*Maximizing Value with Market Knowledge*

# KERNS NEIGHBORHOOD - CLOSE IN EASTSIDE - PORTLAND - OR

**NOTE: FOR POTENTIAL BUYER: SELLER TO RETAIN NORTH HALF OF BLOCK AND TO CREATE A 180' X 10' LOT SEPARATION AND NO BUILD EASEMENT REQUIRED FOR WINDOWS AND CODE EXITING IN EXISTING FOR SALE BUILDING.**



# PEPSI DEVELOPMENT ACROSS FROM SITE APPROVED BY DESIGN COMMISSION



**NEW NEW CRUSHER COURT**

**PEPSI BLOCKS DEVELOPMENT**

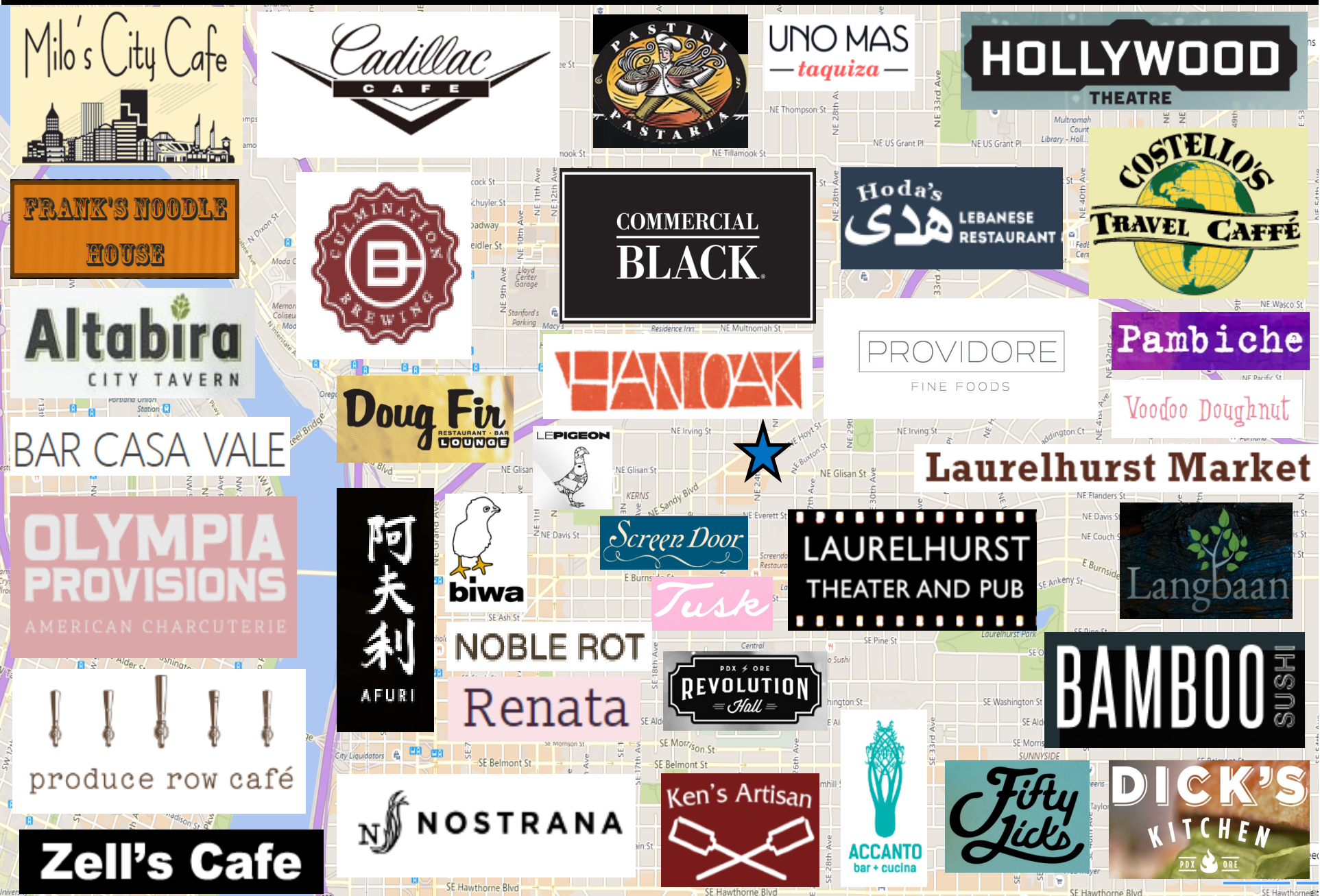
# PEPSI DEVELOPMENT ACROSS FROM SITE APPROVED BY DESIGN COMMISSION



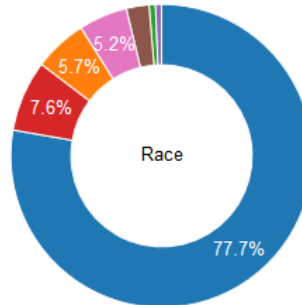
# NEW NEW CRUSHER COURT



# NEIGHBORHOOD MAP



# Portland Oregon - Demographics



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

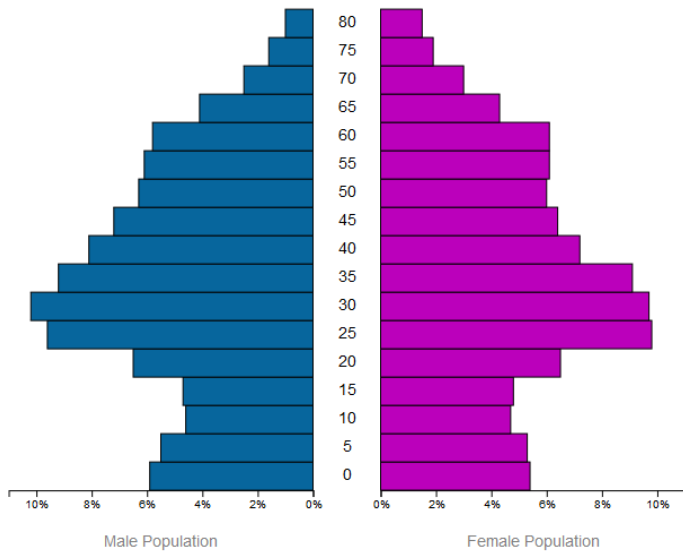
METROS IN 2040

## 24. Portland-Vancouver-Hillsboro, OR-WA

2017 population: 2,453,168  
 2017 rank: 25  
 Current annual growth rate: 1.36%  
 2040 population (at constant rate): 3,347,096  
 2040 rank: 24

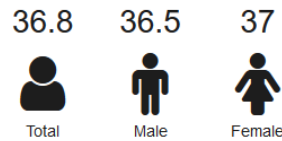
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Portland Population Pyramid 2018



Data via US Census (2018 ACS 5-Year Survey): Table S0101

### Portland Median Age



### Portland Adults

There are 506,401 adults, (71,988 of which are seniors) in Portland.

### Portland Age Dependency

- 43 Age Dependency Ratio [?](#)
- 16.6 Old Age Dependency Ratio [?](#)
- 26.3 Child Dependency Ratio [?](#)

### Portland Sex Ratio

Female	314,181	50.63%
Male	306,408	49.37%

Name	Median	Mean
Households	\$58,423	\$81,308
Families	\$75,394	\$99,832
Married Families	\$91,758	\$117,761
Non Families	\$40,643	\$58,230

- 69.6% Labor Force Participation
- 64.3% Employment Rate
- 7.5% Unemployment Rate