



FOR LEASE



SANDY 34 - RESTAURANT SPACE

2nd-Gen Restaurant Space

1,338 RSF + Outdoor Patio | \$32 psf + NNN

3434 NE Sandy Blvd, Portland, OR 97232

- 2nd-Gen Restaurant
- 2018-Redeveloped Retail / Office Building
- Significant Infrastructure Left In Place
- Restaurant FFE Available
- Patio Space Available
- **Do Not Disturb Tenant** - Available With 30 Days Notice

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PROPERTY SUMMARY

FOR LEASE



Kitchen



Kitchen

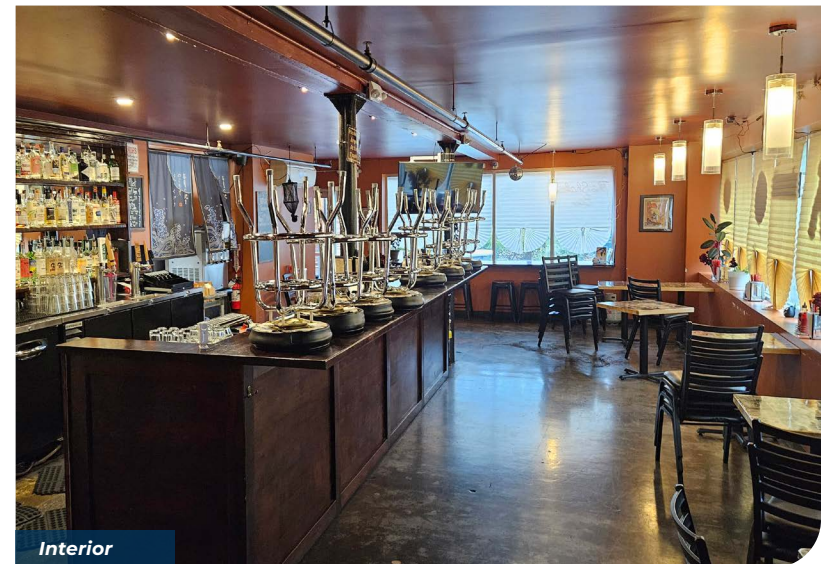
PROPERTY DETAILS	
Address	3434 NE Sandy Blvd, Portland OR 97232
Available Space	1,338 RSF + Outdoor Patio
Suite Available	2nd-Generation Restaurant Space
Lease Rate	\$32 psf + NNN
Use Type	Builtout Restaurant
Availability	30 Days Do Not Disturb Tenant

Location Features

- Prime Location on Corner of NE Imperial Ave. & Sandy Blvd.
- Quick Access to the Hollywood District
- Part of Sandy Blvd. Revitalization Project
- Building Co-tenants include Petite Provence and TapTap PDX

Nearby Highlights

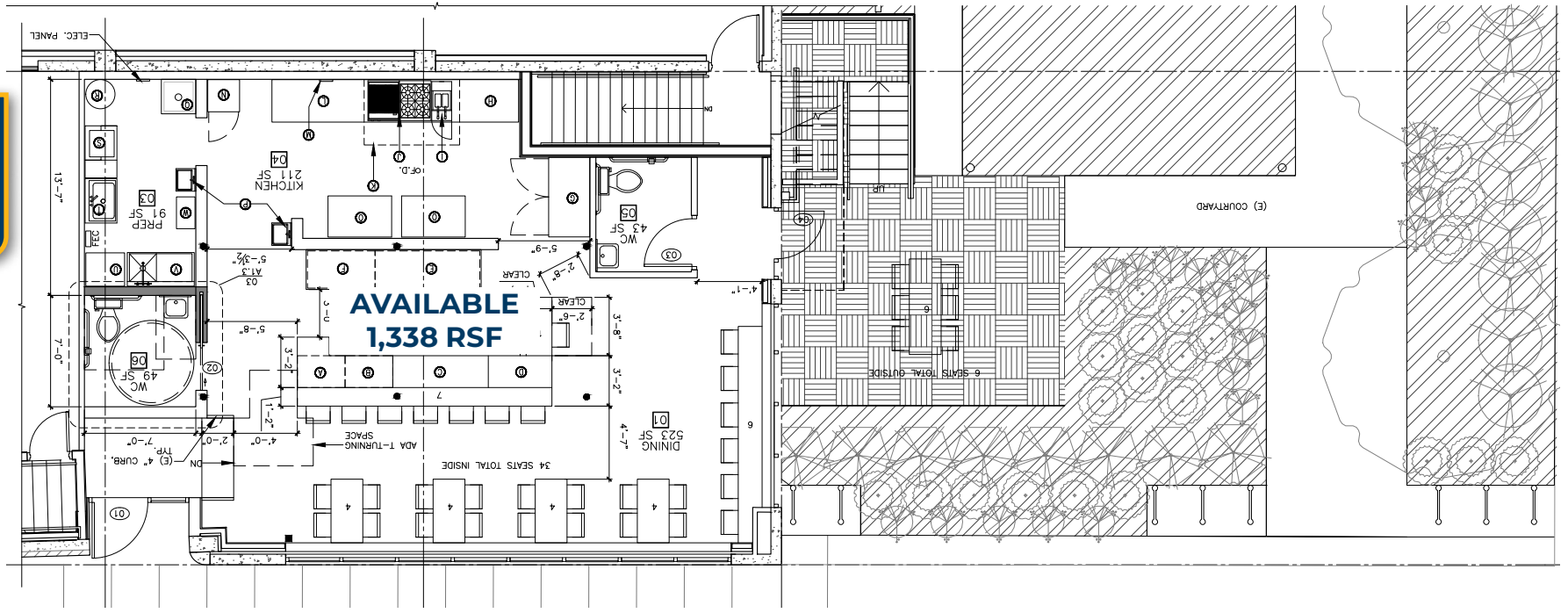
- Petit Provence
- TapTap PDX
- Fred Meyer
- Starbucks
- Chopsticks
- The UPS Store
- Nectar
- Standard TV & Appliance
- Timberline Tire Factory
- Breslin & Wallace
- Wasabi Sushi PDX
- Inner Beast Strength & Conditioning
- Domino's Pizza
- Jiffy Lube
- Hollywood Beverage



Interior



FLOOR PLAN: RETAIL 2



Do Not Disturb Tenant

NE SANDY BLVD - 10,080 ADTV*



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



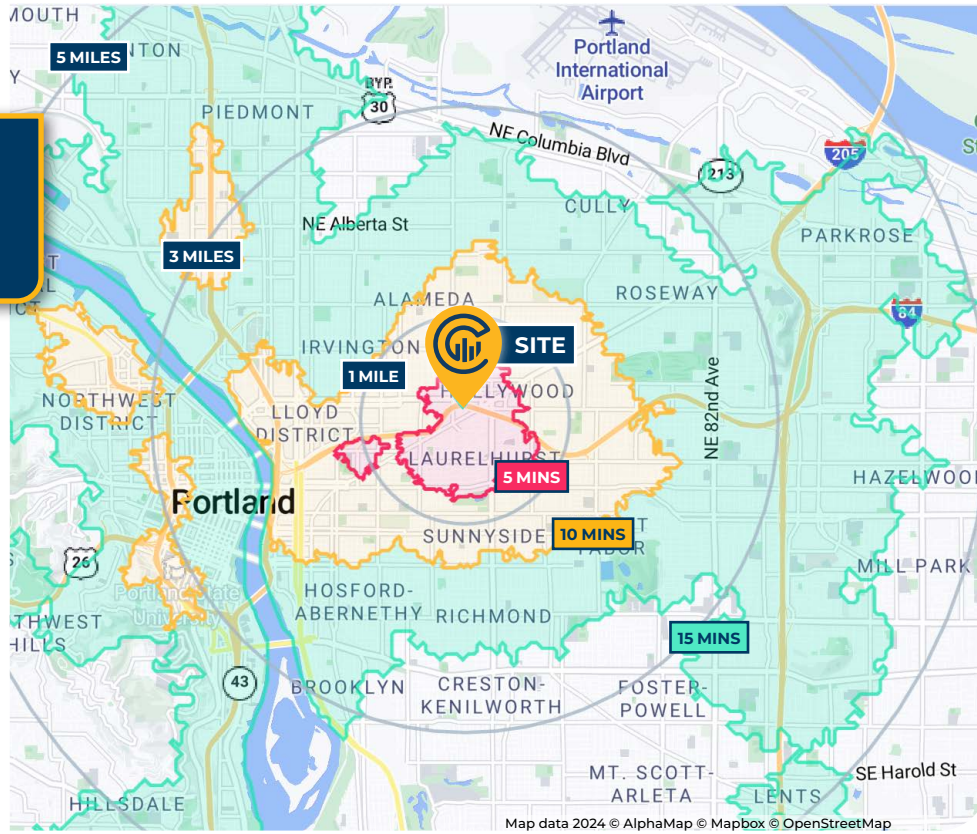
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	28,588	247,134	464,275
2030 Projected Population	27,992	243,625	458,423
2020 Census Population	29,256	242,610	463,372
2010 Census Population	26,076	207,929	406,511
Projected Annual Growth 2025 to 2030	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	0.6%	1.3%	0.9%
Households & Income			
2025 Estimated Households	14,091	116,996	215,126
2025 Est. Average HH Income	\$153,581	\$137,204	\$133,248
2025 Est. Median HH Income	\$115,923	\$103,158	\$100,947
2025 Est. Per Capita Income	\$75,845	\$65,246	\$62,063
Businesses			
2025 Est. Total Businesses	2,618	23,298	38,957
2025 Est. Total Employees	14,872	201,044	336,265

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1



90
Walk Score®
"Walker's Paradise"



96
Bike Score®
"Biker's Paradise"



72
Transit Score®
"Excellent Transit"

Ratings provided by <https://www.walkscore.com>

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SANDY 34

Brokers Have Ownership Interest in this Property