

100% Occupied Retail Center in Affluent Hollywood District

**SUBJECT
PROPERTY**

HOLLYWOOD RETAIL CENTER

3930 NE Sandy Blvd | Portland, OR 97232

Asking Price: \$4,600,000 | Cap Rate: 6.42%

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INVESTMENT HIGHLIGHTS

- ◇ **Stabilized NNN Retail Center** – Fully leased to recognizable national & regional brands. FedEx and Sally Beauty have occupied their respective suites for over 20 years each.
- ◇ **Strong Nearby Demographics** – Over 27,000 people reside within 1 mile of the Property, earning an average household income of over \$170,000.
- ◇ **Unparalleled Access & Exposure** – Dual frontage on NE Sandy Blvd (~29,000 VPD) and NE Halsey St (~16,000 VPD) and sits less than 1,000 feet from an I-84 interchange (~150,000 VPD).
- ◇ **Strong Grocery Shadow Anchor** – Steps from Oregon's #2-ranked Trader Joe's (93rd Percentile). This store draws approximately 1 million annual visits, delivering consistent, daily cross-shopping to the center.
- ◇ **Long Term Redevelopment Potential** – Situated on over half an acre, the Property is zoned CM2, allowing medium scale commercial mixed use with retail, office, and multifamily.



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