

4515 NE Sandy Blvd

PORTLAND, OR 97213



OWNER/USER OPPORTUNITY FOR SALE

CONTACT

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Chris Lio

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NAI Elliott

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Property snapshot

This well-maintained, stand-alone building commands an entire city block at Sandy and Tillamook on one of Portland's highest-traffic commercial routes. The 819 SF two-story office space offers exceptional visibility, abundant street parking, and direct TriMet access. Flexible layout accommodates diverse commercial uses and is positioned near major retailers.

Priced at \$450,000, this corner position delivers investor-ready potential with inherent visibility and accessibility advantages in a thriving, active commercial corridor.

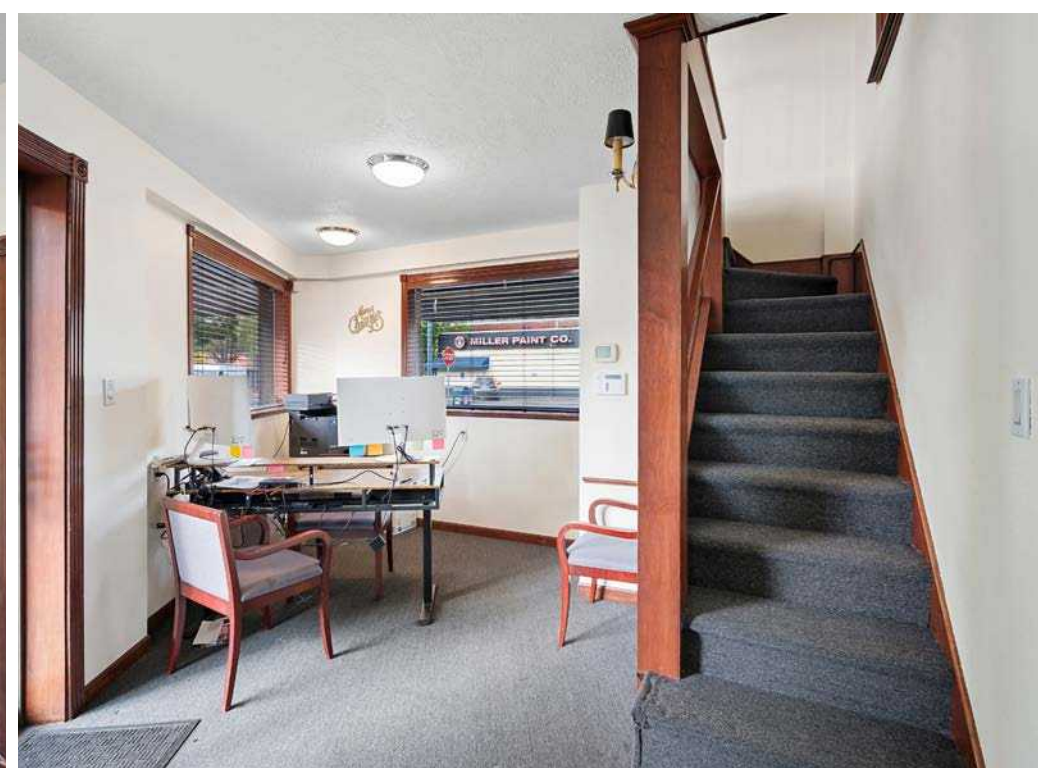
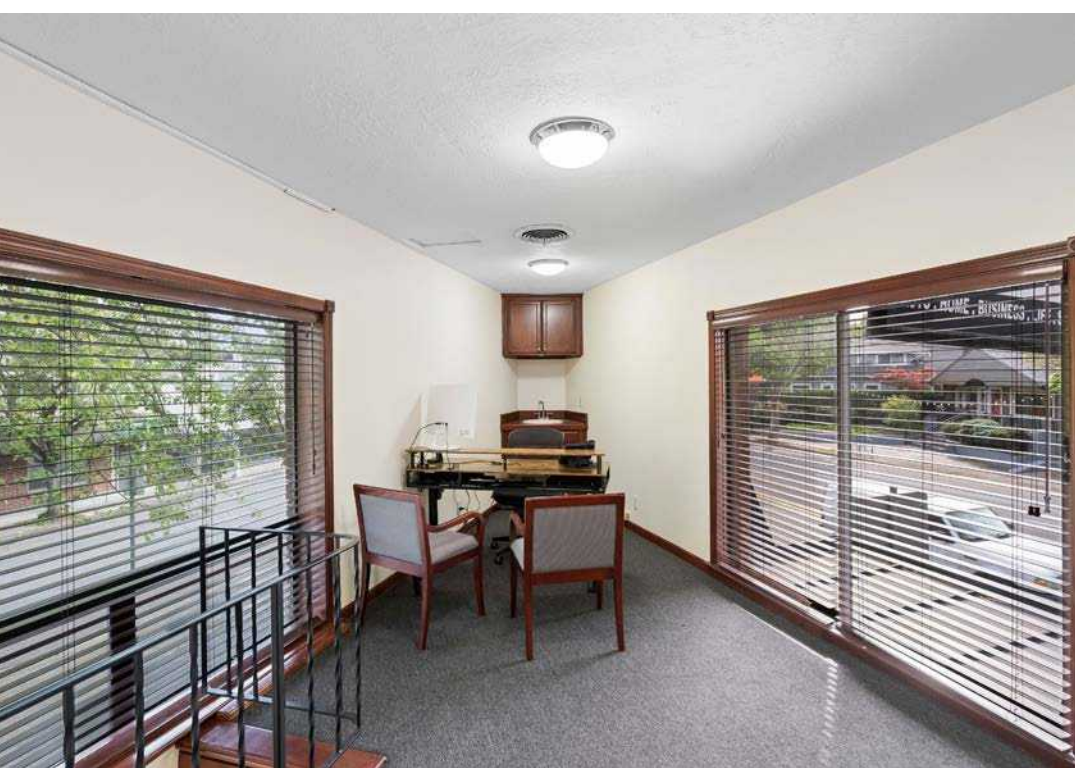
FOR SALE

- **Standalone mixed-use building / 819 SF**
Price: \$450,000

HIGHLIGHTS

- **Corner Lot Visibility:** Stand-alone building occupying entire city block at Sandy and Tillamook intersection with exceptional drive-by and foot traffic exposure
- **Prime Transit Access:** Located directly on TriMet bus line with abundant street parking for customers and employees
- **Flexible Commercial Space:** 819 SF of well-maintained two-story office with diverse use potential
- **Investor-Ready Asset:** Turnkey property in active mixed-use corridor showing strong development momentum and commercial demand
- **Owner-Occupant Friendly:** Ideal for business owners seeking branded storefront visibility and walk-in customer accessibility

Photos



Aerial



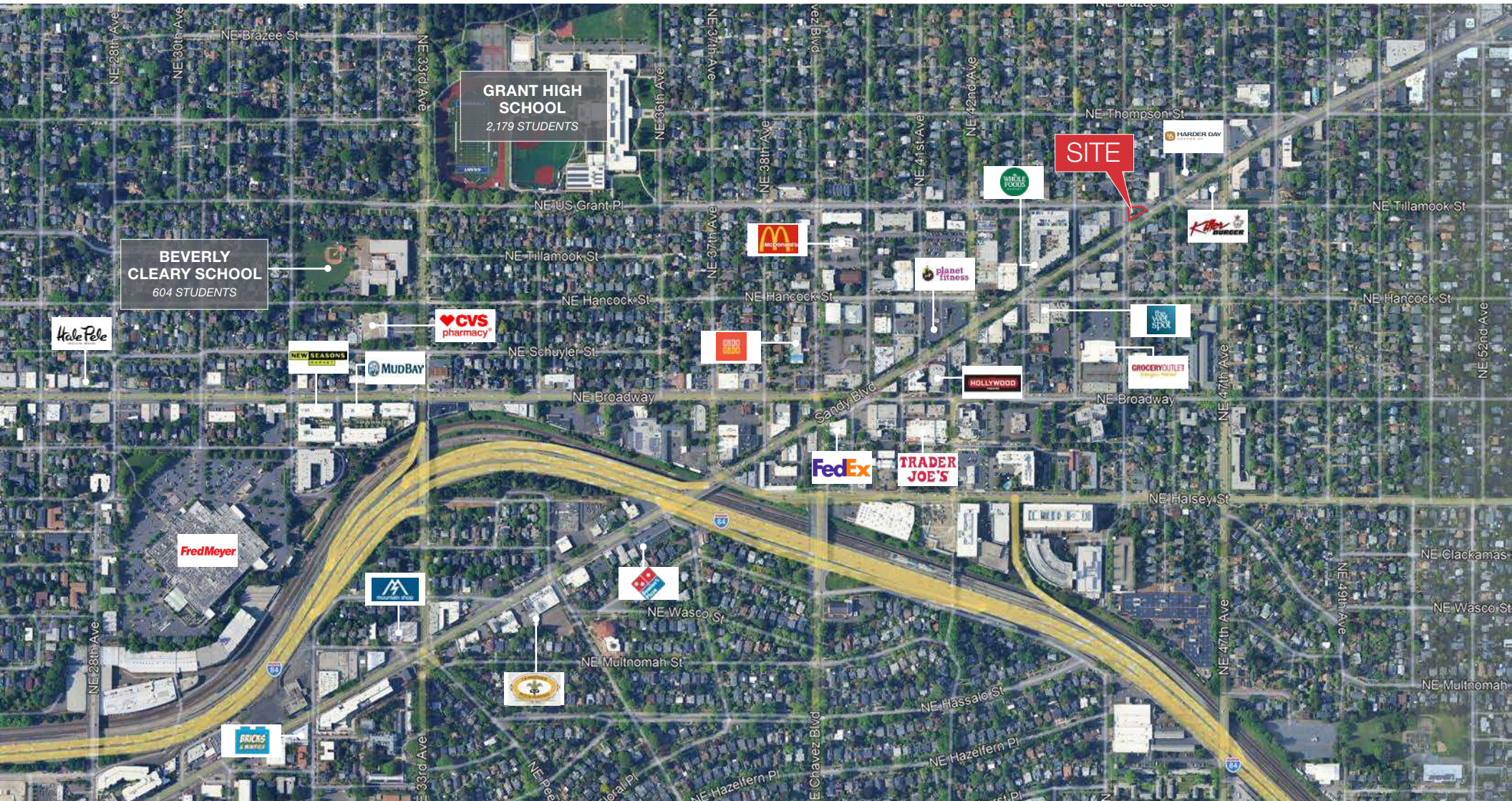
NE 45TH AVE

SANDY BLVD

TILLAMOOK AVE

NE 45TH AVE

Location map



4515 NE SANDY BLVD

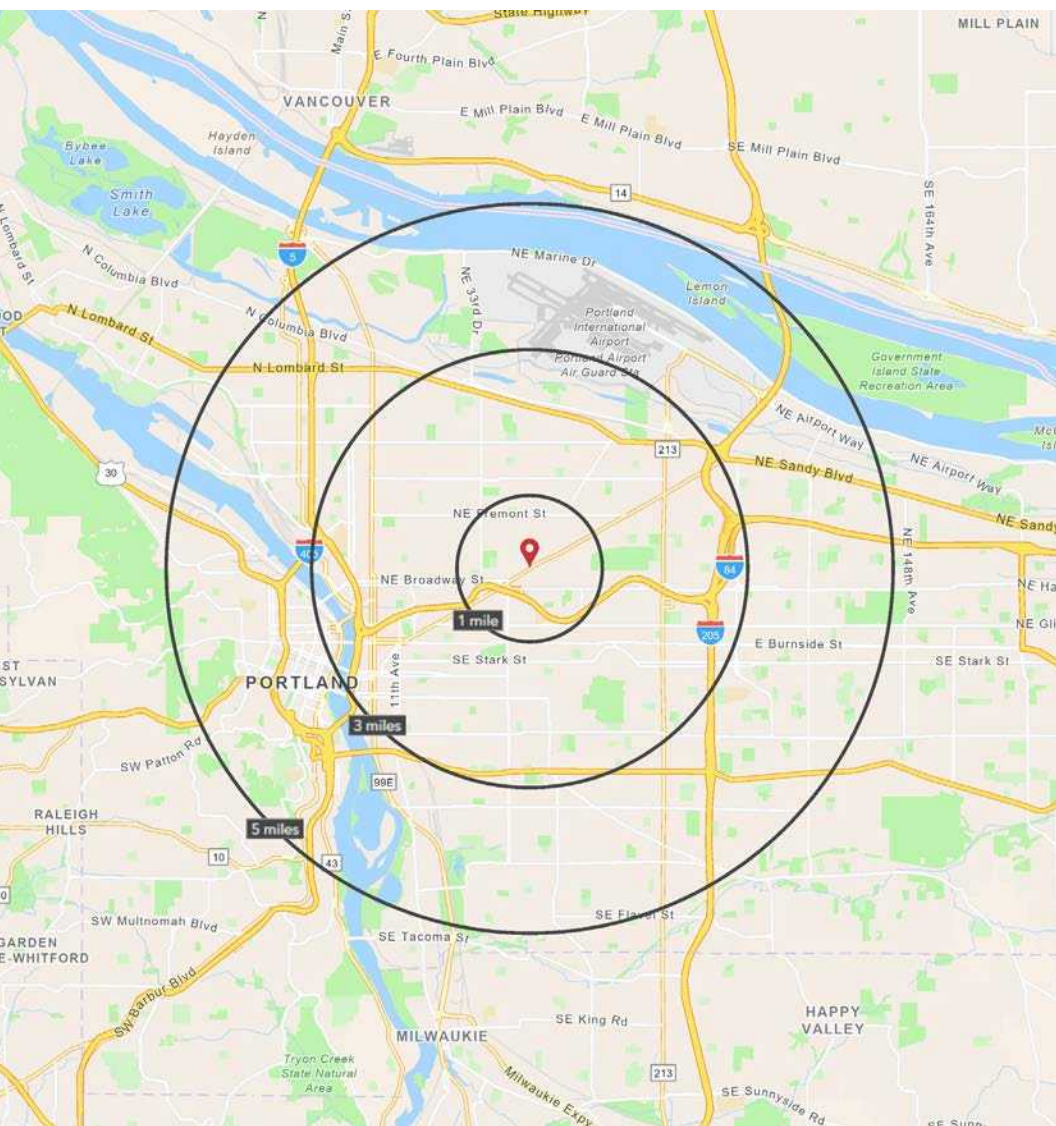
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Demographics — Radius rings



	1 MILE	3 MILE	5 MILE
2025 TOTAL DAYTIME POPULATION	26,065	212,317	467,173
2030 EST. TOTAL POPULATION	26,260	215,273	476,433
2025 AVG HOUSEHOLD INCOME	\$174,176	\$135,705	\$129,177
2025 MEDIAN HOME VALUE	\$773,417	\$677,210	\$643,669
2025 TOTAL HOUSEHOLDS	11,217	95,994	211,839
2025 DAYTIME POPULATION	19,592	145,692	425,035
2025 SOME COLLEGE OR HIGHER	90%	85%	82%

Source: ©2025 Esri

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