

# FOR SALE

URBAN  
WORKS

## LAURELHURST NEIGHBORHOOD

BUILDING | 7,250 SF

AVAILABLE NOW



RETAIL



FLEX



SERVICE



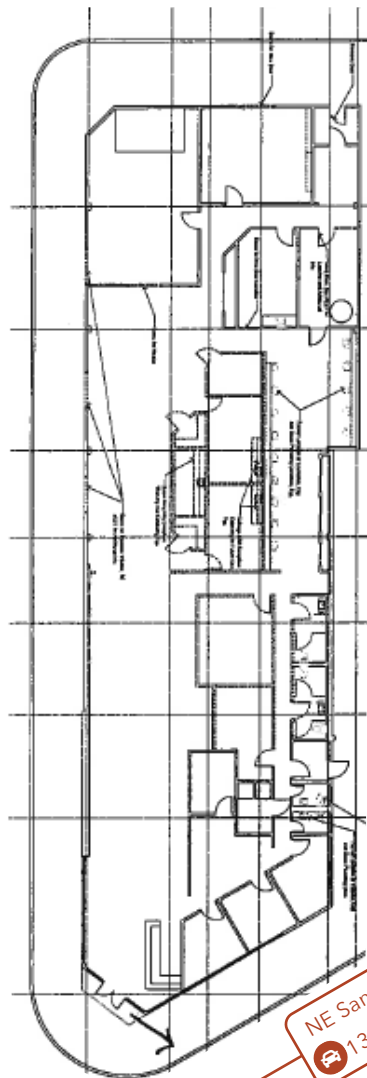
OFFICE

## 3301 NE SANDY BLVD

### RETAIL / FLEX SPACE AT PROMINENT INTERSECTION

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[urbanworksrealestate.com](http://urbanworksrealestate.com)

# NE 33RD AVE & SANDY BLVD



## Address

3301 NE Sandy Blvd

## Area

Laurelhurst

## Space

7,250 SF

## Timing

Available Now

## Year Built

1937

## Zoning

CM3d

## Uses

Retail / Flex / Service / Office

## Features

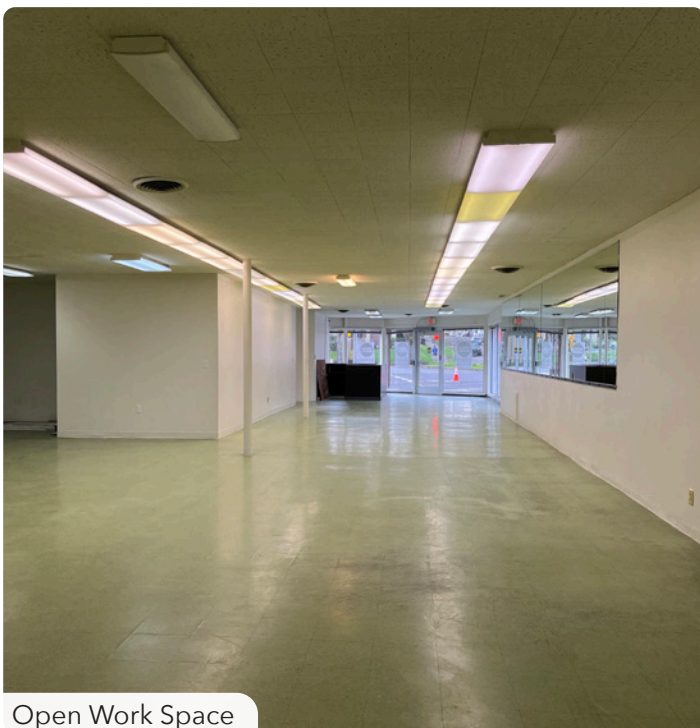
- Turn-key space
- Open floor plan
- Approx. 4 private offices
- Conference room
- Break room
- 3 larger break out / storage spaces
- Corner exposure
- High traffic count location
- Curb cut with former roll-up door facing NE Wasco St



# INTERIOR PHOTOS



Corner Window Line



Open Work Space



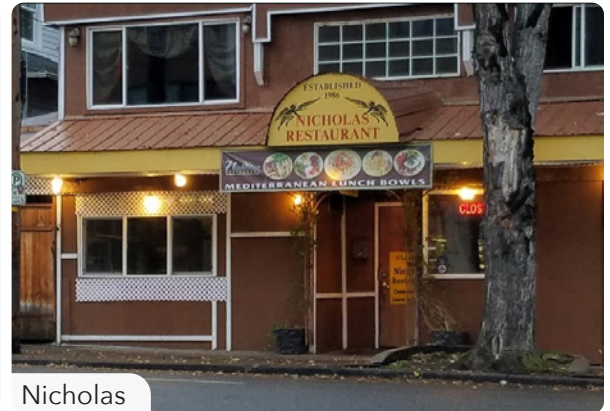
Private Office



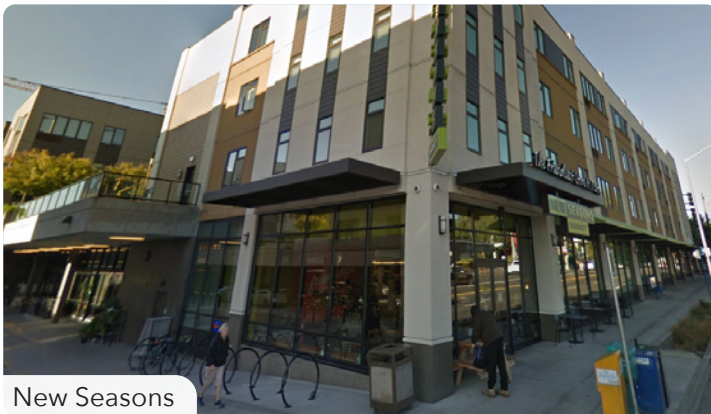
# NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2022 Population	1,690	6,261	29,238
Total Employees	1,514	3,605	23,487
Total Businesses	306	686	2,861
Median Household Income	\$87,277	\$98,556	\$93,023
Median Age	38.4	39.4	39.9
Any College	87.6%	88.7%	88.6%



Nicholas



New Seasons



Petite Provence



Standard TV & Appliance



Mountain Shop



Pambiche



Migration Brewing



# PROXIMITY TO HIGHWAYS

