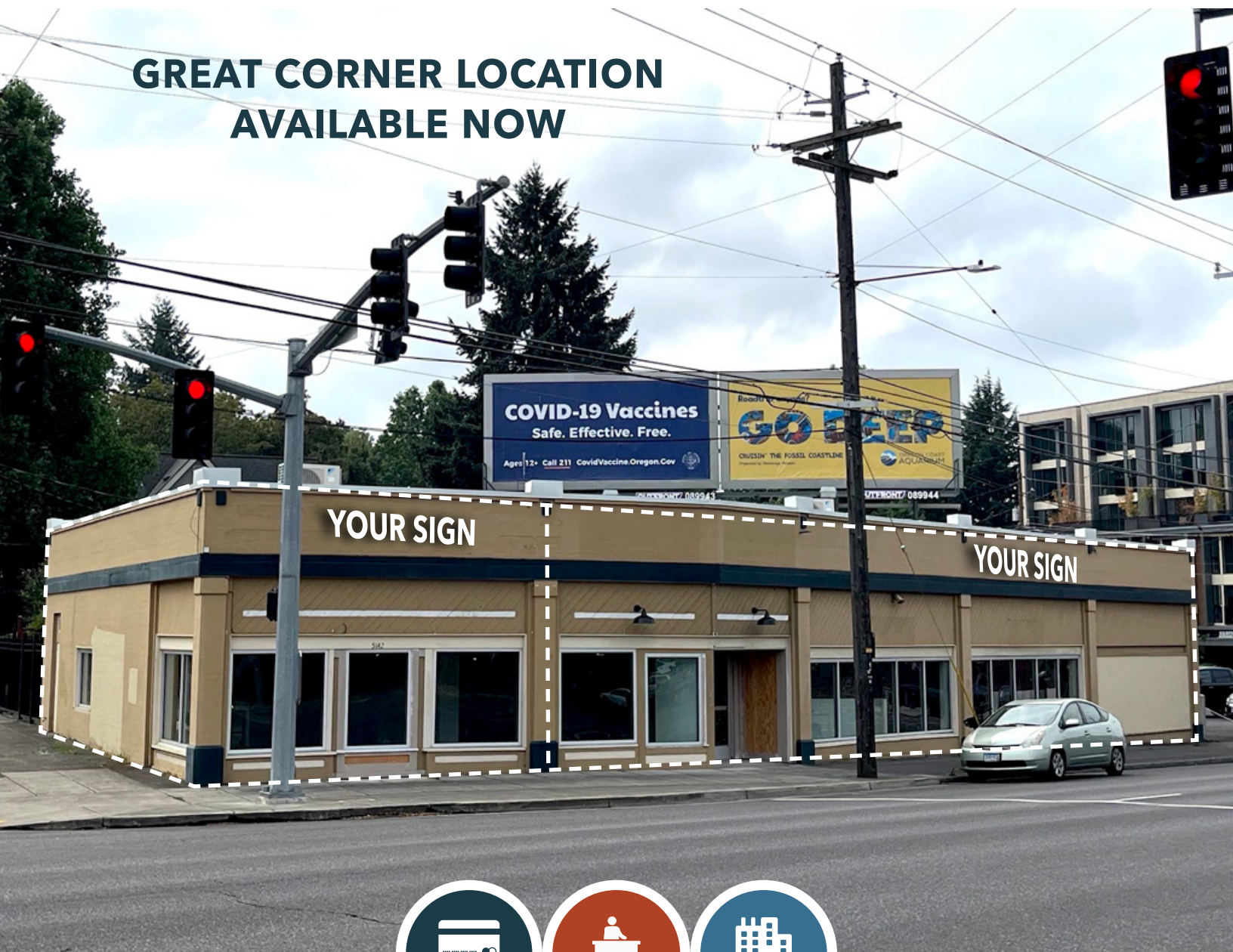


FOR LEASE

URBAN
WORKS

**GREAT CORNER LOCATION
AVAILABLE NOW**



RETAIL



SERVICE



FLEX

5132 NE SANDY BLVD

**4,356 SF BUILDING WITH OFF-STREET PARKING
DIVISIBLE TO TWO SPACES**

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5132 NE SANDY BLVD



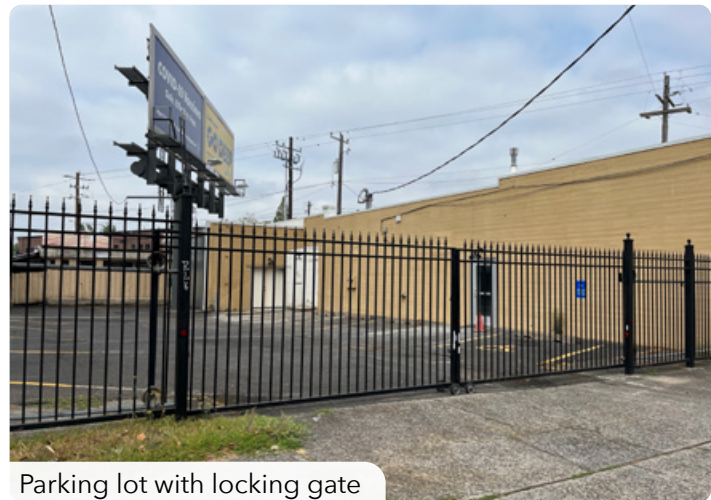
Address	Area
5132 NE Sandy Blvd	Hollywood / Rose City
Building Size	Lot Size
4,356 SF (divisible)	8,975 SF
Zoning	Uses
CM2 (MU-C)	Retail / Service / Flex
Parking	
Rare off-street parking lot with locking gate	

2021-2022 Renovations Include

- Brand new roof
- Beautiful exposed wood ceiling
- New HVAC system
- Lighting improvements
- New sheetrock
- ADA improvements

About the Building

Stand alone and renovated retail building with off-street parking available for lease at the corner of NE Sandy Blvd & NE 52nd Ave.
Branding opportunity to customize building paint color with prominent signage.



Parking lot with locking gate



INTERIOR PHOTOS



Main entrance

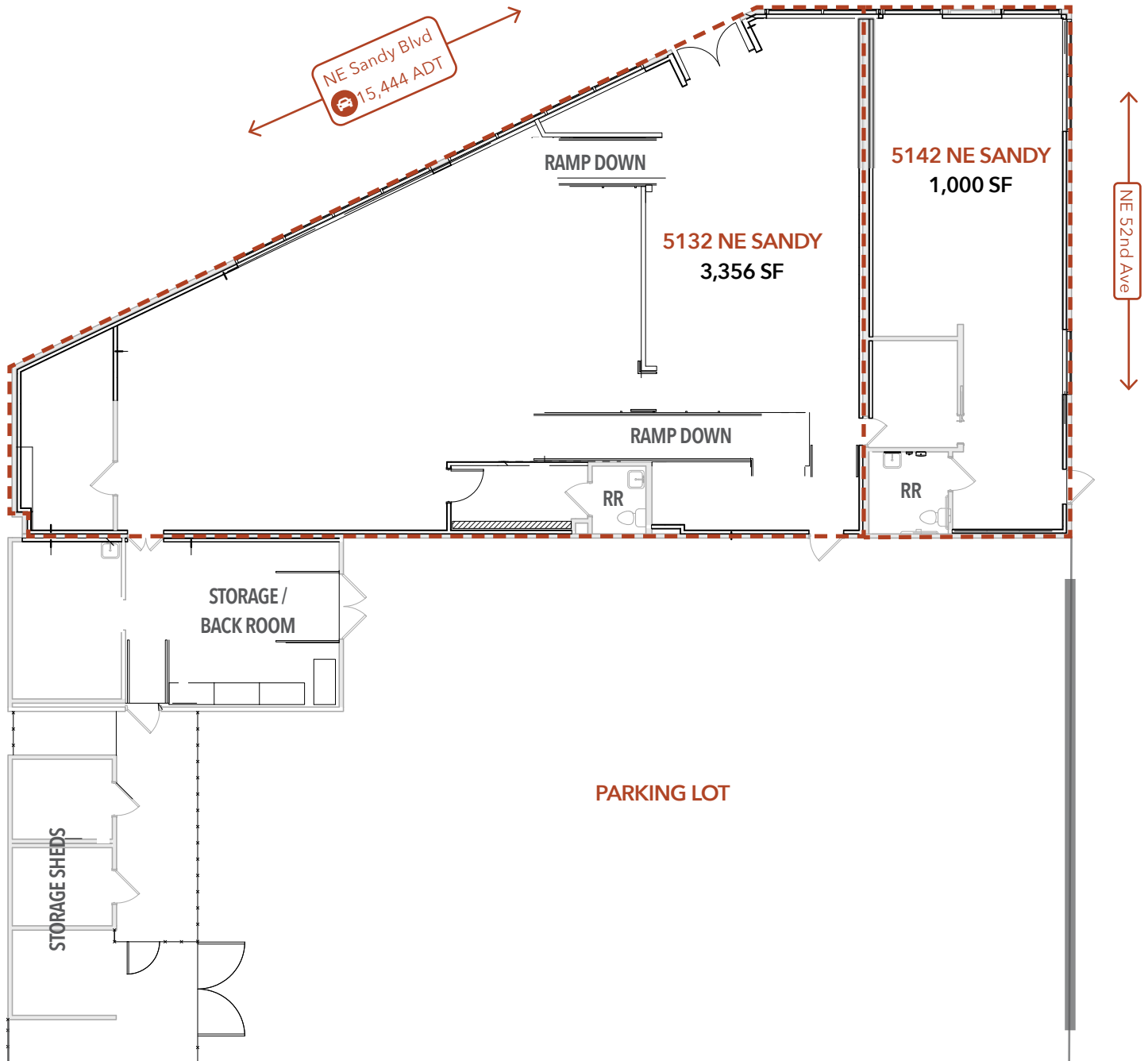


Back room



New doors & windows

SITE PLAN



RETAIL MAP



Demographics	¼ Mile	½ Mile	1 Mile
2022 Population	1,728	6,927	23,765
Total Employees	818	2,553	13,964
Total Businesses	165	560	1,835
Median Household Income	\$123,174	\$119,798	\$102,044
Median Age	41	40.9	40.2
Any College	87.5%	87.9%	86%

