



# FOR SALE

3075 NE SANDY BLVD  
PORTLAND, OR

## DEVELOPMENT OPPORTUNITY ON SANDY BLVD WITH FREEWAY VISIBILITY

LOT SIZE | 70,000 SF · BUILDING SIZE | 15,000 SF · ZONING | CM3



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# SUMMARY



## Address

3075 NE Sandy Blvd  
Portland, OR

## Area

Close-in NE Portland /  
Sandy Retail Corridor

## Lot Size

70,000 SF

## Building Size

15,000 SF

## Zoning CM3 - Commercial Mixed-Use Including:

Residential Uses	Commercial Uses
Employment Uses	Institutional Uses
Mixed-Use	<i>Use Table Available Upon Request</i>

## Highlights

Located in Portland's vibrant Kerns neighborhood, 3075 NE Sandy Blvd presents a rare value-add or redevelopment opportunity on a prominent commercial corridor. The ±70,000 SF site with an existing ±15,000 SF structure benefits from flexible mixed-use zoning and excellent access to transit, walkability, and surrounding retail amenities. Positioned along Sandy Boulevard - a major arterial connecting Northeast Portland to downtown - the property enjoys strong daily vehicle exposure and consistent commuter traffic, enhancing visibility for retail, mixed-use, or destination-oriented development. With Sandy Blvd's ongoing evolution into a revitalized urban corridor, this offering combines scale, frontage, and traffic-driven visibility in one of Portland's most active infill locations.



Potential Building Rendering



