



**AUSTIN CAIN**

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**TAKI CHALKIOPOULOS**

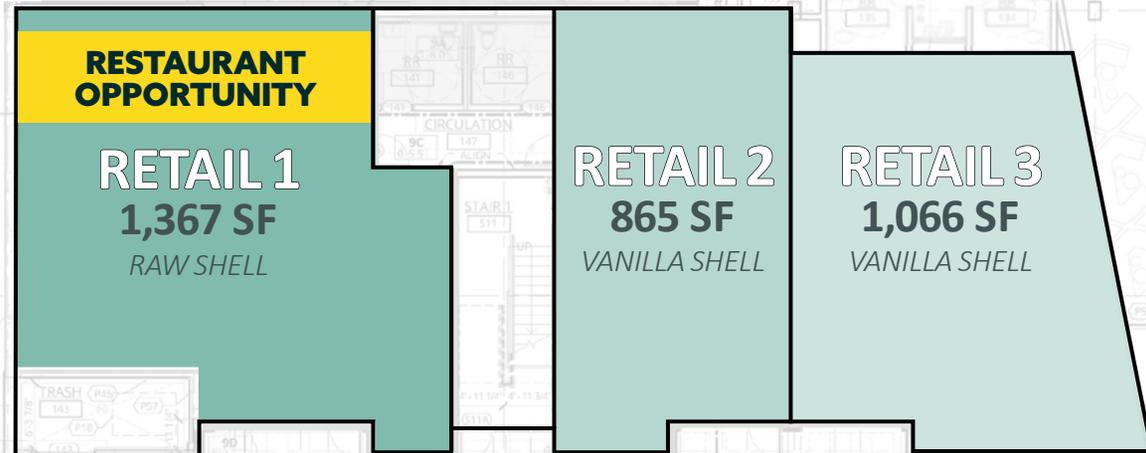
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## CALL FOR LEASE RATE

- Sandy 28 is a 206-unit mixed-use building with ground-floor retail, located directly on NE Sandy Blvd at NE 28th Ave (19,000+ VPD)
- Raw and vanilla shell spaces available
- Close proximity to Laurelhurst, Grant Park, Irvington, and Lloyd District (excellent population/income demographics)

**CBRE**



- Retail 1: 1,367 SF Raw Shell - Restaurant
- Retail 2: 865 SF Vanilla Shell - Retail/Service
- Retail 3: 1,066 SF Vanilla Shell - Retail/Service



# SULLIVANS GULCH

**Fred Meyer**



**NE SANDY BLVD**

**THE ZIPPER FOOD COURT**



**2865 NE Sandy Blvd**

# LAURELHURST

# KERNS

**NE SANDY BLVD**

**SANDY 28 APTS**

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population - Current Year Estimate	32,044	261,118	465,153
2028 Population - Five Year Projection	32,506	268,787	473,601
2020 Population - Census	30,575	253,635	456,271
2010 Population - Census	26,539	217,078	402,884
2020-2023 Annual Population Growth Rate	1.45%	0.90%	0.59%
2023-2028 Annual Population Growth Rate	0.29%	0.58%	0.36%
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	16,528	130,263	215,224
2028 Households - Five Year Projection	16,904	135,974	221,814
2010 Households - Census	13,473	103,874	181,006
2020 Households - Census	15,601	125,252	209,290
2020-2023 Compound Annual Household Growth Rate	1.79%	1.21%	0.86%
2023-2028 Annual Household Growth Rate	0.45%	0.86%	0.61%
2023 Average Household Size	1.91	1.95	2.10
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$131,426	\$125,655	\$125,926
2028 Average Household Income	\$152,127	\$145,736	\$145,984
2023 Median Household Income	\$80,693	\$86,252	\$86,009
2028 Median Household Income	\$97,860	\$102,860	\$102,195
2023 Per Capita Income	\$66,874	\$62,702	\$58,313
2028 Per Capita Income	\$78,036	\$73,732	\$68,405

Presented By



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