

Prime Retail in Hollywood District

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SUBLEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE

5005 NE Sandy Boulevard , Portland, OR 97213



PROPERTY DESCRIPTION

The former Basics Market location was a fully functioning retail grocery which included a commercial kitchen. The space can be demised or leased as-is.

PROPERTY HIGHLIGHTS

- Sublease through May 2032
- Rent Escalations: 9% every 3 years
- High-end commercial buildout, ready to move-in
- Grade-level loading door
- End space with high visibility
- Off-street parking in back of building
- Building shared with The Portland Clinic

OFFERING SUMMARY

Sublease Rate:	\$36.00 SF/yr (NNN)
Building Size:	31,716 SF
Available SF:	7,398 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	679	3,088	11,536
Total Population	1,663	7,101	26,307
Average HH Income	\$143,366	\$132,751	\$118,057



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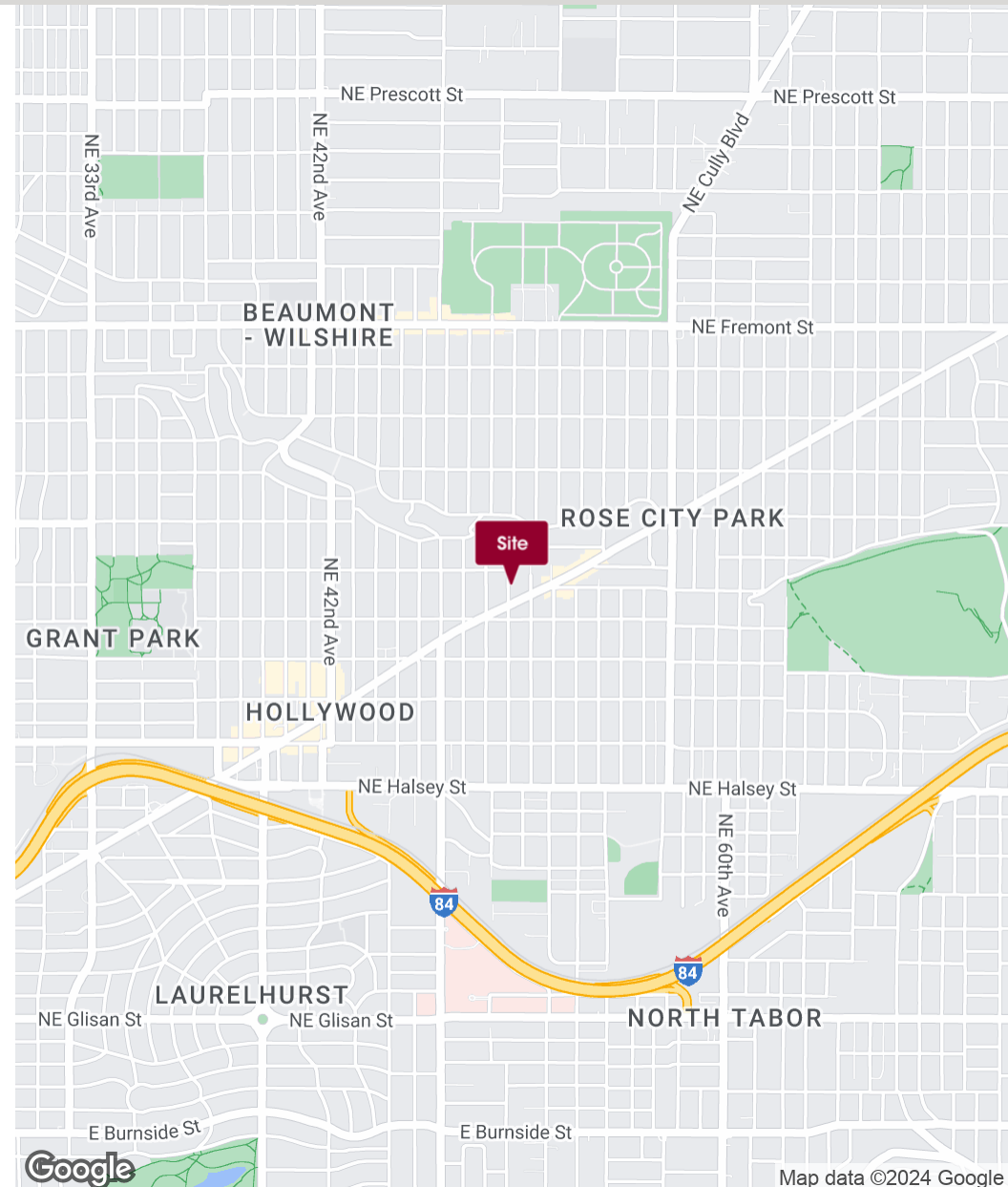
DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,663	7,101	26,307
Median age	44.5	45.4	43.1
Median age (Male)	44.3	44.4	42.1
Median age (Female)	44.9	45.4	43.8
Total households	679	3,088	11,536
Total persons per HH	2.4	2.3	2.3
Average HH income	\$143,366	\$132,751	\$118,057
Average house value	\$643,662	\$605,261	\$571,409

LOCATION OVERVIEW

The Hollywood district is a vibrant and historic neighborhood located in the northeast section of Portland, Oregon. The district is known for its charming architecture, tree-lined streets, and a variety of local shops, restaurants, and entertainment options. One of the most notable landmarks in the Hollywood district is the Hollywood Theatre, which was built in 1926 and has been restored to its former glory.

The district is also home to a number of locally-owned shops and boutiques, as well as several popular restaurants and cafes. From vegan eateries to classic diners, there are plenty of options for foodies to explore in the Hollywood Neighborhood.

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