

Freestanding Office/Retail - Owner-User or Potential Investor

38872 PROCTOR BOULEVARD | SANDY, OR 97055

OPPORTUNITY DIVIDES INTO FOUR (4) TENANTS



FOR SALE



Brett Bayne
503.972.7280
bayne@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

38872 Proctor Boulevard, Sandy, OR 97055



PROPERTY DESCRIPTION

This freestanding office/retail building works for an owner-user or investor. The building can be divided into four separate tenants with individual entries, multiple restrooms, and four gas meters. The property is situated in an outstanding Sandy location with great exposure, traffic count, and off-street parking.

OFFERING SUMMARY

Sale Price:	\$898,000
Lot Size:	8,215 SF
Building Size:	5,541 SF



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PROPERTY HIGHLIGHTS

- Two-story office building formerly occupied by Clackamas County.
- Main floor provides a lobby/reception area, multiple private offices, exam rooms, two lab areas, and three restrooms.
- Second-floor access via an exterior staircase which includes eight private offices, a conference room, two restrooms, and storage.
- Office is fully served HVAC
- 15 onsite parking spaces (2.7/1,000). In addition, there is street parking along both public streets fronting the subject property.



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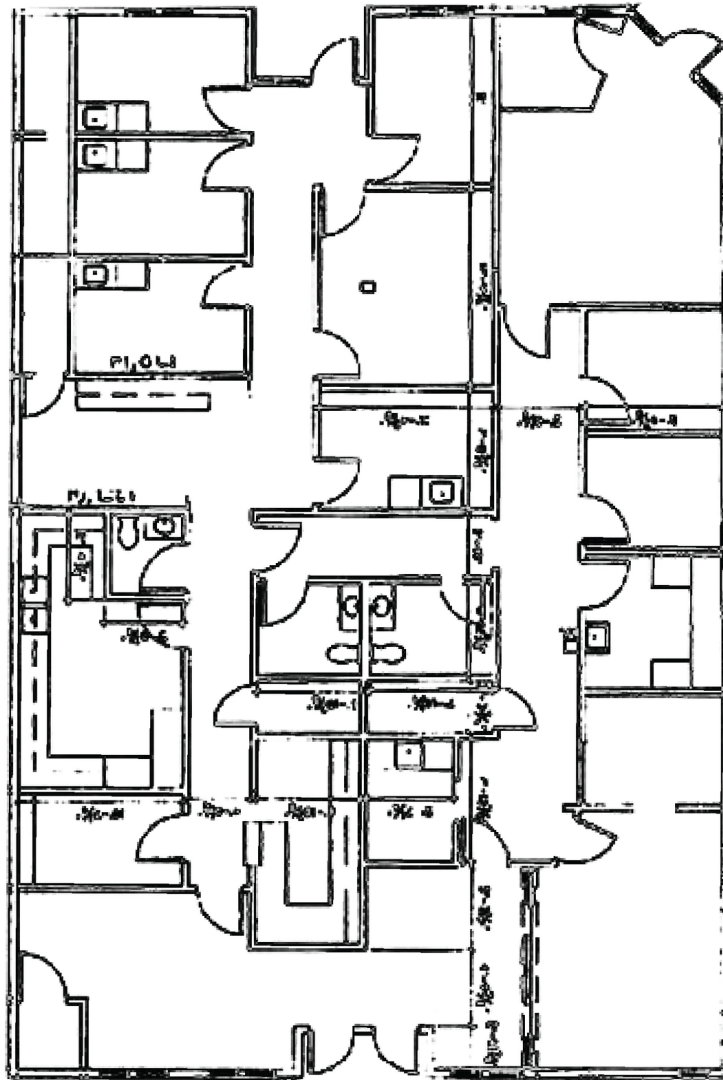
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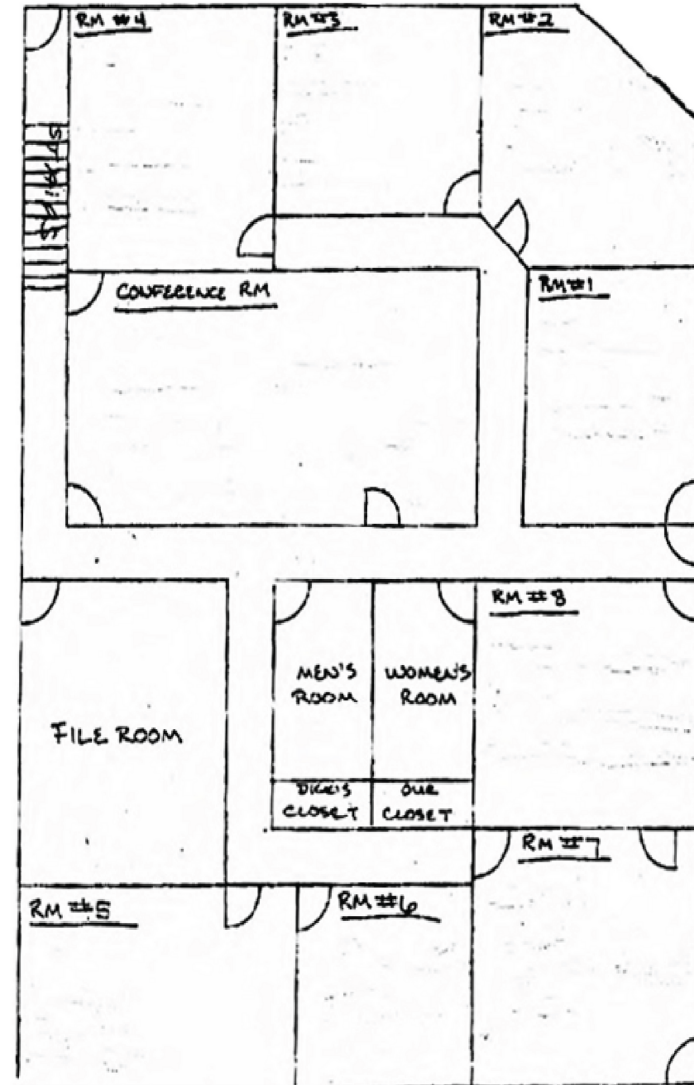
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First Floor



Second Floor



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DEMOGRAPHICS

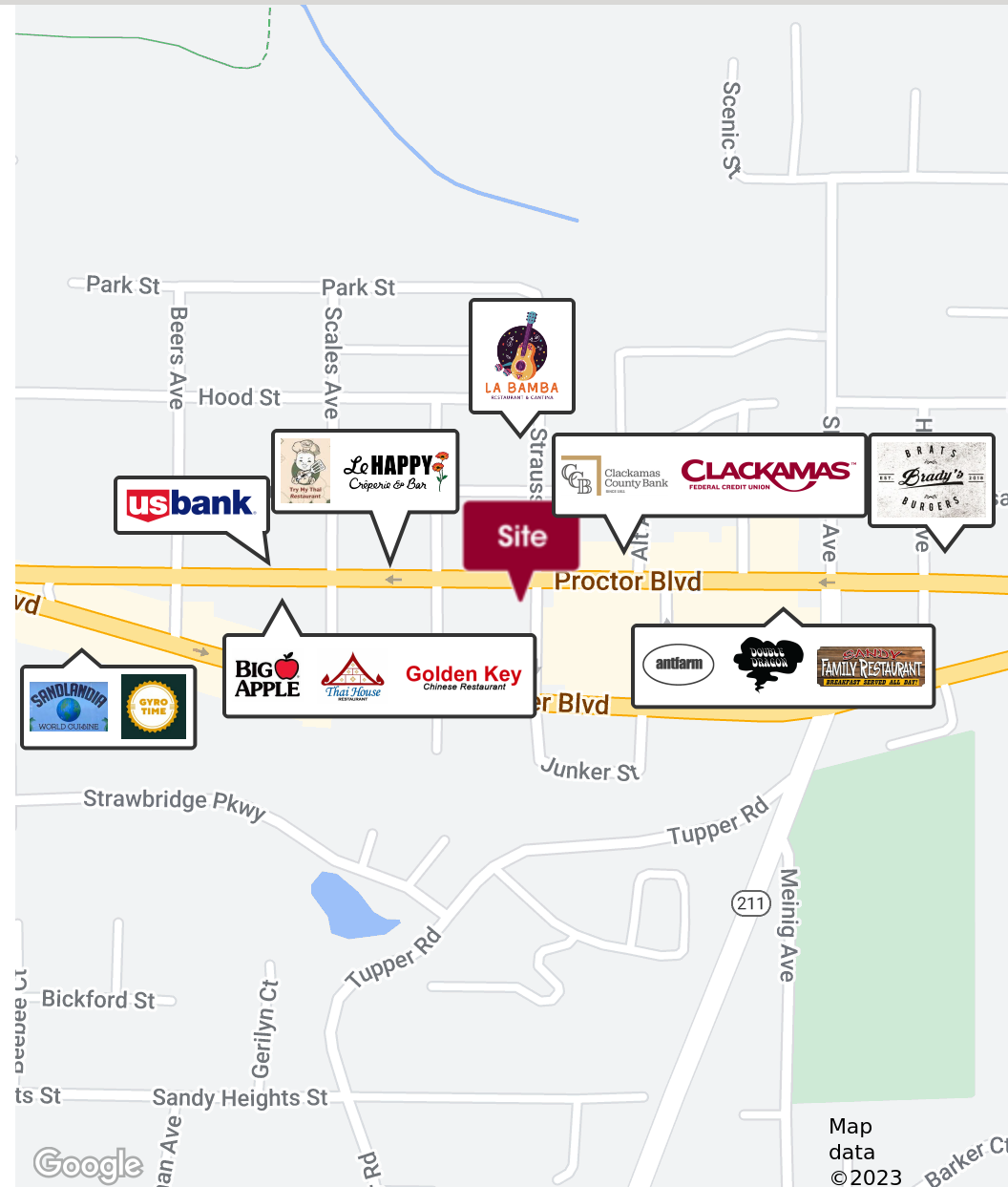
	1 MILE	2 MILES	3 MILES
Total population	4,541	11,312	14,433
Median age	38.9	37.3	38.4
Median age (Male)	36.8	36.0	37.2
Median age (Female)	41.3	38.9	39.9
Total households	1,815	4,382	5,516
Total persons per HH	2.5	2.6	2.6
Average HH income	\$83,338	\$90,372	\$91,463
Average house value	\$303,971	\$330,543	\$351,256

LOCATION OVERVIEW

The property is located in the heart of Sandy's Central Business District and has outstanding exposure on Highway 26 (Proctor Boulevard) with 50' of frontage and a traffic count of 16,402. With a Walk Score of 83, the property is surrounded by a wide variety of shops, restaurants, and services ranging from national chains to local boutiques.

POINTS OF INTEREST

	DISTANCE	TIME
Downtown Gresham	12 mi	20 min
Downtown Portland	28 mi	40 min



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