

FOR SALE: 6410 NE SANDY BOULEVARD, PORTLAND, OR 97213



EXCELLENT CORNER LOT on Sandy and 64th with great visibility The building is in good condition with two roll-up doors to the garage, a reception room, a storage room, and one restroom. The former use was auto dealership. The zoning is

mixed-use commercial (CM2). Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories. Generally, the uses and character of this zone support retail, office, and residential. A developers package is available.

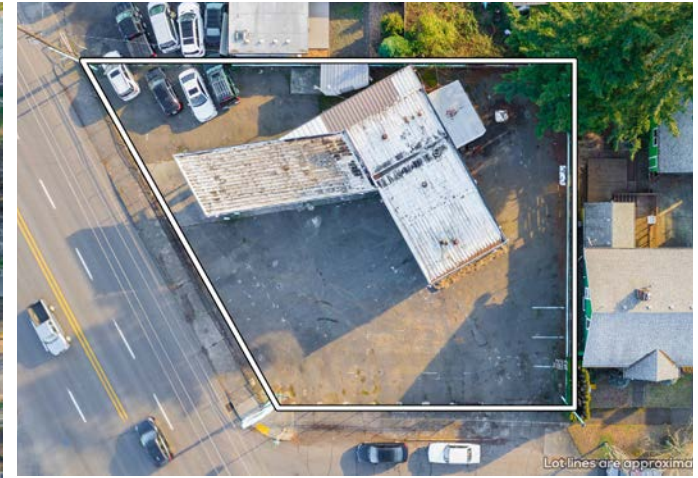
Price: \$1,500,000
Lot Size: 0.27 Acres (11,720 SF)
Building Size: 1,560 SF
Zoning: Commercial Mixed-Use (CM2)

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DRCOMM
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*The information contained herein is deemed reliable, but cannot be guaranteed as to its accuracy and should be independently verified.



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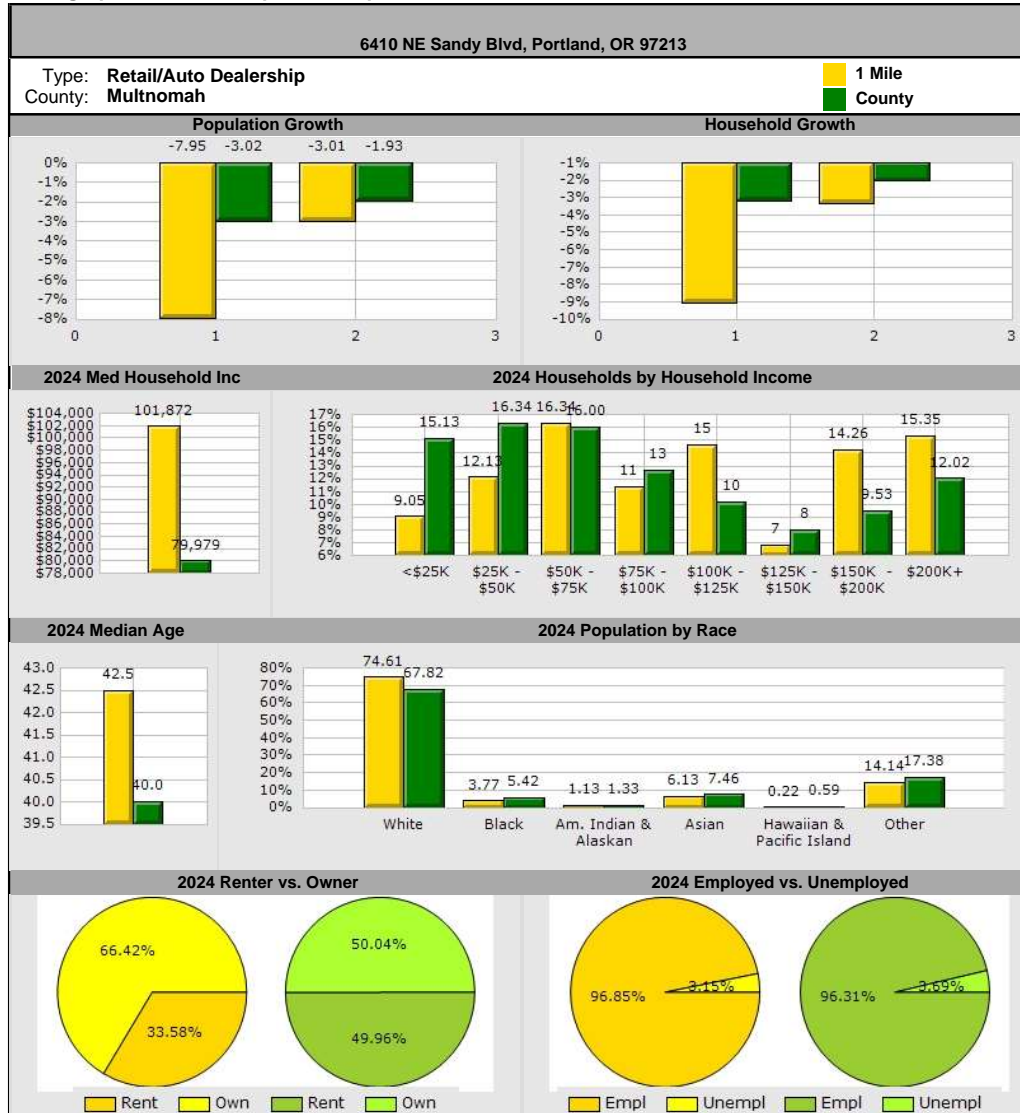
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DEMOGRAPHICS

Demographic Market Comparison Report

1 mile radius



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1/24/2025
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Pop-Facts® Executive Summary | Population & Household

Trade Area: 97213 (Portland, OR)



POPULATION

The population in this area is estimated to change from 31,097 to 29,273, resulting in a growth of -5.9% between 2020 and the current year. Over the next five years, the population is projected to grow by -4.0%.

The population in the base area is estimated to change from 331,449,281 to 337,643,652, resulting in a growth of 1.9% between 2020 and the current year. Over the next five years, the population is projected to grow by 2.4%.

The current year median age for this area is 42.1, while the average age is 41.9. Five years from now, the median age is projected to be 43.8.

The current year median age for the base area is 39.6, while the average age is 40.6. Five years from now, the median age is projected to be 40.9.

Of this area's current year estimated population:

74.9% are White Alone, 3.7% are Black or African American Alone, 0.9% are American Indian and Alaska Nat. Alone, 6.1% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 2.7% are Some Other Race, and 11.5% are Two or More Races.

Of the base area's current year estimated population:

59.6% are White Alone, 12.5% are Black or African American Alone, 1.2% are American Indian and Alaska Nat. Alone, 6.4% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 9.0% are Some Other Race, and 11.2% are Two or More Races.

This area's current estimated Hispanic or Latino population is 8.7%, while the base area's current estimated Hispanic or Latino population is 20.3%.



HOUSEHOLD

The number of households in this area is estimated to change from 13,869 to 13,047, resulting in an increase of -5.9% between 2020 and the current year. Over the next five years, the number of households is projected to increase by -4.0%.

The number of households in the base area is estimated to change from 126,817,580 to 129,687,464, resulting in an increase of 2.3% between 2020 and the current year. Over the next five years, the number of households is projected to increase by 2.7%.

Benchmark: USA

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DEMOGRAPHICS

Pop-Facts® Executive Summary | Education, Income & Housing

Trade Area: 97213 (Portland, OR)



EDUCATION

Currently, it is estimated that 17.9% of the population age 25 and over in this area had earned a Master's Degree, 4.6% had earned a Professional School Degree, 2.9% had earned a Doctorate Degree and 35.5% had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, 9.9% had earned a Master's Degree, 2.3% had earned a Professional School Degree, 1.6% had earned a Doctorate Degree and 21.3% had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be \$132,131 for the current year, while the average household income for the base area is estimated to be \$113,181 for the same time frame.

The average household income in this area is projected to change over the next five years, from \$132,131 to \$141,522.

The average household income in the base area is projected to change over the next five years, from \$113,181 to \$122,965.



HOUSING

Most of the dwellings in this area (58.1%) are estimated to be Owner-Occupied for the current year. For the base area the majority of the housing units are Owner-Occupied (63.4%).

The majority of dwellings in this area (66.8%) are estimated to be structures of 1 Unit Detached for the current year. The majority of the dwellings in the base area (61.5%) are estimated to be structure of 1 Unit Detached for the same year.

The majority of housing units in this area (47.3%) are estimated to have been Built 1939 or Earlier for the current year.

The majority of housing units in the base area (14.1%) are estimated to have been Built 1970 to 1979 for the current year.

Benchmark: USA

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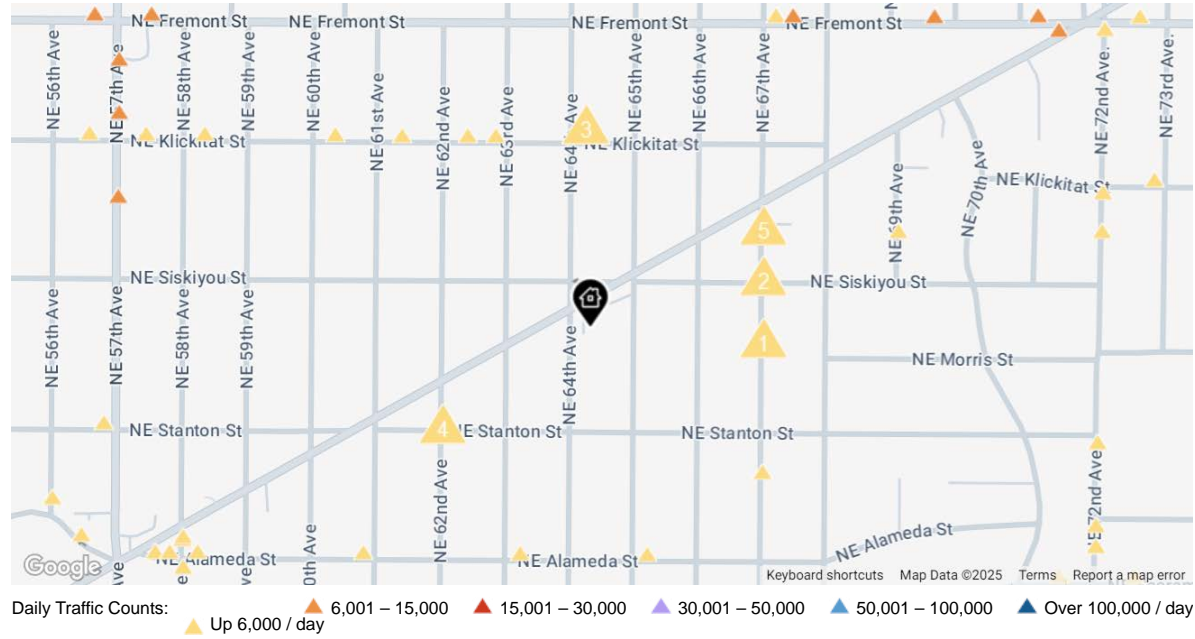
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TRAFFIC COUNTS



1

419

2024 Est. daily traffic counts

Street: **NE 67th Ave**
 Cross: **NE Siskiyou St**
 Cross Dir: **N**
 Dist: –

Historical counts

Year	Count	Type
2016	421	ADT

2

398

2024 Est. daily traffic counts

Street: **NE 67th Ave**
 Cross: **NE Siskiyou St**
 Cross Dir: **N**
 Dist: –

Historical counts

Year	Count	Type
2012	401	ADT

3

162

2024 Est. daily traffic counts

Street: **NE Klickitat St**
 Cross: **NE 64th Ave**
 Cross Dir: **W**
 Dist: –

Historical counts

Year	Count	Type
2011	163	ADT

4

144

2024 Est. daily traffic counts

Street: **Northeast 62nd Avenue**
 Cross: **NE Stanton St**
 Cross Dir: **N**
 Dist: –

Historical counts

Year	Count	Type
2021	18	ADT
2010	622	ADT

5

599

2024 Est. daily traffic counts

Street: **NE 67th Ave**
 Cross: **NE Siskiyou St**
 Cross Dir: **S**
 Dist: –

Historical counts

Year	Count	Type
2016	602	ADT

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