

# FOR SALE

## OWNER-USER MEDICAL OPPORTUNITY


FULLY IMPROVED ORAL SURGERY / SPECIALTY MEDICAL FACILITY


# \$2,500,000

SBA OWNER-USER FINANCING AVAILABLE

 **4840 NE SANDY BOULEVARD**  
PORTLAND, OREGON 97213

 VIEW DETAILS & DUE DILIGENCE AT  
[www.commercialblack.com/4840sandy](http://www.commercialblack.com/4840sandy)

 **TURNKEY MEDICAL OPPORTUNITY**  
Fully improved oral surgery / specialty medical facility

 **EXISTING INCOME OFFSET**  
Second-floor tenant income helps reduce occupancy cost

 **SBA FINANCING ELIGIBLE**  
Long-term financing potential for qualified owner-users

 **BELOW REPLACEMENT COST**  
Significant existing improvements in place

 **RARE ON-SITE PARKING & CORNER EXPOSURE**  
Excellent visibility along NE Sandy Boulevard




### JOHN GIBSON


Licensed Oregon Managing  
Principal Broker  
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 **±7,942 SF**  
TOTAL BUILDING


 **±3,194 SF**  
GROUND FLOOR  
MEDICAL SUITE


 **ON-SITE**  
PARKING

 **HIGH VISIBILITY**  
NE SANDY BLVD  
CORRIDOR

 **SBA OWNER-USER**  
FINANCING POTENTIAL



 2393 SW Park Place #110  
Portland, OR 97205


 [www.commercialblack.com](http://www.commercialblack.com)




### A PREMIER MEDICAL LOCATION IN THE HEART OF THE ROSE CITY / HOLLYWOOD DISTRICT

 **STRONG DEMOGRAPHICS**  
High population density with affluent surrounding neighborhoods

 **THRIVING CORRIDOR**  
High traffic counts with a vibrant mix of retail, dining, and services

 **MAX LIGHT RAIL ACCESS**  
2 blocks to NE 60th Ave MAX Station (Blue Line)

 **MAJOR EMPLOYERS**  
Surrounded by healthcare, education, and business employment centers

 **GROWTH & INVESTMENT**  
Ongoing private sector investment in office, retail & multifamily

The information contained herein has been obtained from sources we deem reliable. However, we make no guarantees, warranties or representations as to its completeness or accuracy. Buyer to verify all information.

# 4840 NE SANDY BOULEVARD



PORTLAND, OREGON 97213



## HIGH VISIBILITY LOCATION

Prime frontage along  
NE Sandy Blvd  
(27,800+ VPD)



## ON-SITE PARKING

Excellent on-site parking  
for staff and patients



## CORNER LOT

Prominent corner lot  
with outstanding  
signage opportunity



## ESTABLISHED AREA

Surrounded by retail,  
services, and new  
development



## STRONG DEMOGRAPHICS

Affluent, high-growth  
neighborhood with  
excellent demographics

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# TURNKEY MEDICAL BUILDOUT / FLOOR PLAN

ROSE CITY / HOLLYWOOD DISTRICT  
 EXISTING SPECIALTY MEDICAL INFRASTRUCTURE  
 • SBA OWNER-USER OPPORTUNITY



4840 NE SANDY BLVD  
 PORTLAND, OREGON 97213

## GROUND FLOOR – ORAL SURGERY SUITE (±3,194 SF)



### TURNKEY MEDICAL INFRASTRUCTURE

- ±3,194 SF Ground Floor Medical Suite
- Existing Oral Surgery Buildout
- Multiple Procedure / Operatory Rooms
- Reception & Patient Waiting Area
- Existing Medical Plumbing & Electrical
- Existing Specialty Medical Infrastructure

### RECENT CAPITAL IMPROVEMENTS

- Extensive Specialty Medical Renovation
- Structural Modifications Completed
- Upgraded HVAC & Ventilation Systems
- Sprinkler & Life Safety Improvements
- Backup Power / Generator Infrastructure
- Custom Cabinetry & Medical Millwork

### REPLACEMENT COST ADVANTAGE

ITEM	ESTIMATE
Existing Specialty Improvements	\$800,000+
Potential FF&E Availability	Subject to Negotiation
SBA Financing Eligibility	Yes
Potential Occupancy Timeline Savings	Significant

## SECOND FLOOR – PROFESSIONAL OFFICE SUITES (±4,748 SF)



### OWNER-USER POSITIONING

4840 NE Sandy Boulevard offers medical owner-users a rare opportunity to acquire a substantially improved specialty medical facility with significant existing infrastructure already in place.

**The existing oral surgery buildout may significantly reduce:**

- ✓ startup costs
- ✓ permitting exposure
- ✓ construction timelines
- ✓ future tenant improvement expenditures

The property's visibility, parking, infrastructure, and existing layout position the asset well for a wide range of specialty medical users:

- 🦷 Oral Surgery
- 🦷 Dental Specialists
- 🦷 Implant Groups
- 🦷 Periodontal Practices
- 🦷 Endodontic Users
- 🦷 Specialty Outpatient Medical Uses

- MEDICAL INFRASTRUCTURE**  
Existing specialty medical layout and support systems already in place.
- BELOW REPLACEMENT COST**  
Acquire significant existing improvements at a discount to new construction costs.
- SBA OWNER-USER FINANCING**  
Potential low-down-payment SBA financing available for qualified users.
- REDUCED OCCUPANCY TIMELINE**  
Existing infrastructure may substantially accelerate occupancy timing.

Financial and improvement information is believed reliable but not guaranteed. Buyer to independently verify all information, measurements, improvements, and suitability for intended use.

# 4840 NE Sandy Boulevard - Financial Summary

## PURCHASE & FINANCING SUMMARY

ITEM	AMOUNT
Purchase Price	\$2,500,000
SBA Down Payment (10%)	\$250,000
Loan Amount	\$2,250,000
Interest Rate	6.25%
Amortization	25 Years
Estimated Monthly Payment	(\$14,843)
Estimated Annual Debt Service	(\$178,111)


## EXISTING IN-PLACE TENANT INCOME

SUITE	TENANT	ANNUAL RENT
200	Ransford / Dell'Oliver	\$28,007
205	Bennett Gibney	\$10,560
210	Richard Gonzales	\$28,559
<b>\$ TOTAL EXISTING INCOME:</b>		<b>\$67,126 / YEAR</b>

## CASH OCCUPANCY COST ANALYSIS

ITEM	AMOUNT
Annual Debt Service	(\$178,111)
Less Existing Tenant Income	+\$67,126
<b>Net Annual Occupancy Cost</b>	<b>(\$110,985)</b>

## EFFECTIVE OCCUPANCY COST

CALCULATION	RESULT
Net Occupancy Cost	(\$110,985)
Owner Space	3,194 SF
<b>Effective Annual Cost PSF</b>	<b>\$34.75 /SF</b>
<b>Effective Monthly Cost PSF</b>	<b>\$2.90 /SF</b>
 Comparable to leasing medical space in the Portland market while building long-term equity ownership.	

Financial information is for illustrative purposes only and should not be relied upon as advice.  
Buyers should consult their lender, CPA, and attorney.

# 4840 NE Sandy Boulevard - Financial Summary

## TAX BENEFIT ANALYSIS

### Estimated Annual Tax Deductions

Deduction Category	Est. Amount
 Building Depreciation*	~\$51,282
 Mortgage Interest Deduction	~\$126,000
 Operating Expense Deductions	~\$57,000

**TOTAL POTENTIAL ANNUAL DEDUCTIONS:**  
**~\$234,000 / YEAR**

## EQUITY BUILD / PRINCIPAL REDUCTION

*Estimated Year-1 Principal Paydown:*

**~\$24,000 – \$30,000**

In addition to occupancy benefits and tax deductions, ownership creates long-term wealth through principal reduction and equity accumulation.

### DEPRECIATION ASSUMPTIONS\*



**20%**  
Land Allocation



**80%**  
Depreciable Improvements



**39-Year**  
Commercial Depreciation  
Schedule

*\*Buyers should consult their CPA regarding individual tax treatment and eligibility.*

# PROPERTY OVERVIEW | 1 TAX LOT ± 9,025 SF

**4840 NE SANDY BOULEVARD**  
PORTLAND, OREGON 97213



## PRIME NE SANDY BLVD EXPOSURE

High-visibility corner location in the heart of the Rose City / Hollywood District



## PROPERTY DETAILS

Address	4840 NE SANDY BLVD
Address 2	PORTLAND, OR 97213
Block	38
City	PORTLAND
Property ID	R259452
Tax Roll	ROSE CITY PK, BLOCK 38, E 45' OF LOT 1 EXC PT IN ST, E 45' OF LOT 2, LOT 3
Use	OFFICE LOW RISE (GRANDFATHERED COMMERCIAL USE)
Lot	1,2,3
County	MULTNOMAH



## ZONING: RESIDENTIAL MULTI-DWELLING 2 (RM2)



The RM2 zone is a medium-scale multi-dwelling zone applied in and around centers and corridors. Housing is characterized by 3-4 story buildings with an urban scale, but providing transitions in scale and characteristics to lower-scale residential zones. The types of new development will include a diverse range of multi-dwelling structures, fourplexes and rowhouses.

**This property is a grandfathered commercial use in this zoning.**

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.120](#).

PROPERTY BOUNDARY

Boundary lines are approximate.



### CORNER LOT

Excellent visibility and signage opportunity



### RARE PARKING

On-site parking in a dense infill corridor



### STRONG CORRIDOR

High traffic counts on NE Sandy Blvd



### FLEXIBLE USE

Current office use with residential development potential (RM2)



### WALKABLE LOCATION

Surrounded by retail, dining, services & transit

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# THE LOCATION

ROSE CITY / HOLLYWOOD DISTRICT  
HIGH VISIBILITY. STRONG DEMOGRAPHICS. EXCELLENT ACCESS.



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The Rose City & Hollywood District serve as high traffic commercial corridors and shopping districts to the adjacent neighborhoods of Grant Park, Beaumont-Wilshire, and Laurelhurst. It is conveniently located close to the MAX Light Rail System and will be the home to new deliveries of office and multifamily developments. Millions of private sector dollars are being invested into this historic Portland area.



**MAX LIGHT RAIL ACCESS**  
5 Blocks to Hollywood  
MAX Light Rail Station  
(Blue Line)



**HIGH TRAFFIC CORRIDOR**  
NE Sandy Blvd sees  
27,000+ VPD



**STRONG INFILL MARKET**  
Surrounded by new office,  
retail & multifamily projects



**AFFLUENT TRADE AREA**  
Above-average incomes  
and high daytime population



## DEMOGRAPHICS (3-MILE RADIUS)

	Population	189,535
	Average Household Income	\$117,567
	Median Home Value	\$615,000
	Daytime Population	134,425
	Bachelor's Degree or Higher	63.4%

## TRAFFIC COUNTS

NE Sandy Blvd (at 48th Ave)	27,000+ VPD
NE 60th Ave (N of Sandy Blvd)	18,500+ VPD
NE Halsey St (at 60th Ave)	20,000+ VPD

## MAJOR EMPLOYERS & INSTITUTIONS

- Providence Portland Medical Center
- Kaiser Permanente Sunnyside Medical Center
- Legacy Emanuel Medical Center
- OHSU – School of Dentistry (5 miles)
- Portland Community College – Cascade Campus

## NEARBY BUSINESSES & AMENITIES



## AMENITIES & ACCESS

<p><b>RETAIL &amp; DINING</b> Surrounded by national retailers, restaurants, cafés, and services</p>	<p><b>BIKE FRIENDLY</b> Located on major bike corridors with excellent bike infrastructure</p>	<p><b>I-84 ACCESS</b> Quick access to I-84 (2.5 miles) connecting Portland metro</p>	<p><b>AIRPORT ACCESS</b> Portland International Airport (PDX) is 15 minutes away</p>	<p><b>GROWTH CORRIDOR</b> Significant private investment in office, retail, and multifamily driving long term growth</p>
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# 4840 NE SANDY BOULEVARD



PORTLAND, OREGON 97213



**ARCHITECTURAL DESIGN**  
Designed by renowned Portland architect Fred Van Domelen, known for timeless, functional design and quality craftsmanship.



**TENANT IMPROVEMENTS**  
+/- \$800,000 in tenant specific improvements completed for the current oral surgery buildout.

- Specialized medical buildout including operatories
- Advanced HVAC, plumbing & air filtration
- Custom finishes and cabinetry
- Reinforced flooring and medical gas infrastructure
- Reception, consult rooms, admin offices & support areas

**Substantial cost savings and accelerated occupancy for a future owner-user.**



**HIGH VISIBILITY LOCATION**  
Prime frontage along NE Sandy Blvd in the Rose City / Hollywood corridor



**ON-SITE PARKING**  
Convenient on-site parking for staff and patients



**CORNER LOT**  
Prominent corner lot with outstanding signage opportunity



**ESTABLISHED AREA**  
Surrounded by retail, services, and new development



**STRONG DEMOGRAPHICS**  
Affluent, high-growth neighborhood with excellent demographics



**COMMERCIAL BLACK**  
Maximizing Value with Market Knowledge

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