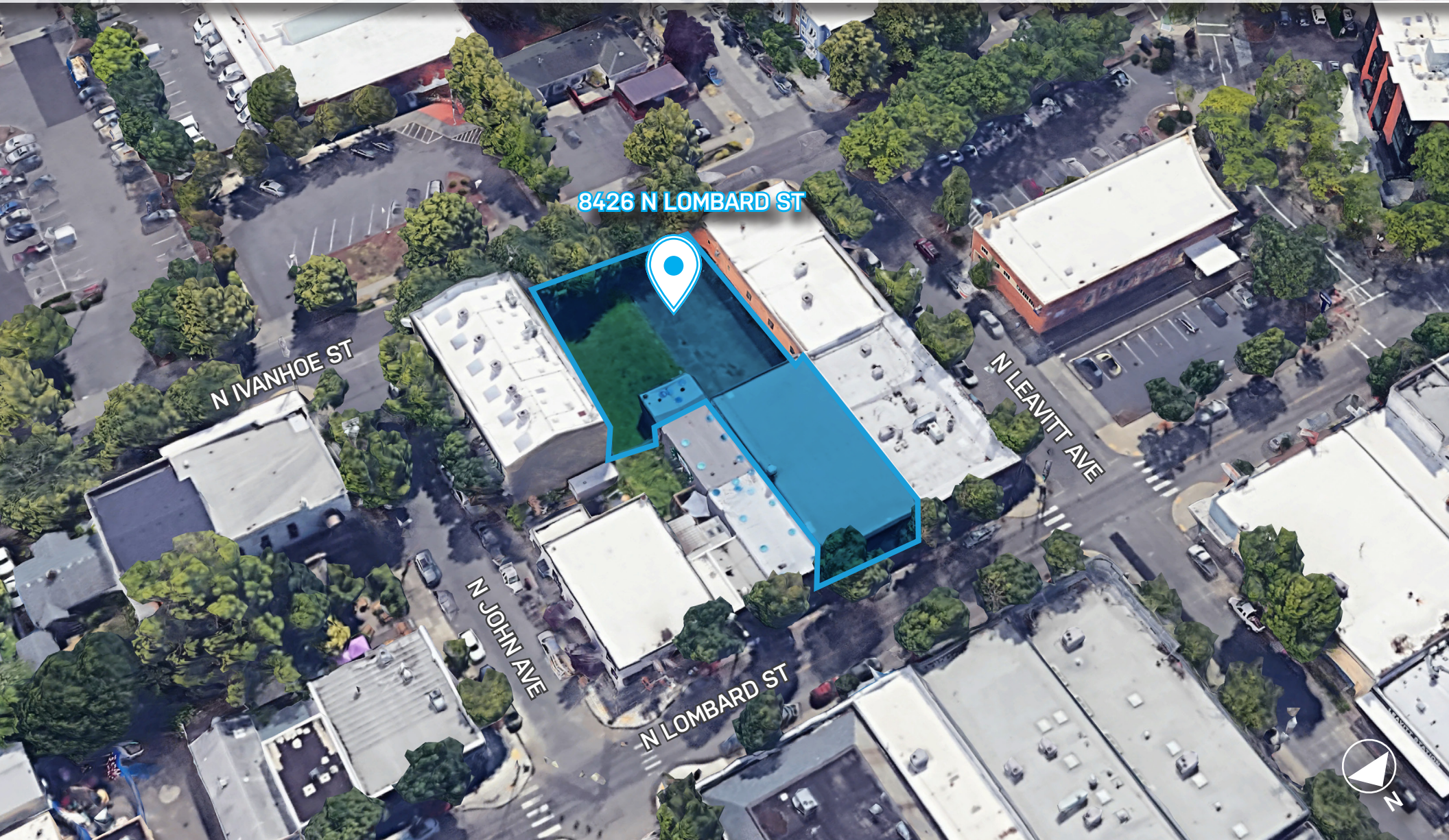


FOR SALE

EXCELLENT RETAIL & LAND PORTFOLIO OPPORTUNITY
8426 N LOMBARD STREET, PORTLAND, OR 97203



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Offering Highlights

There are limitless opportunities for this core St. Johns property. The asset consists of a 5,000 SF building fronting N. Lombard St and includes 10,000 SF of commercial mixed use land. An outdoor beer garden, food cart pods, dance or yoga studio, indoor bar, pickleball courts, retail, or office are all possibilities. Get creative!

Ideally situated in Portland's St Johns neighborhood, the location is just minutes to downtown with easy access to freeways, public transit, and a multitude of retailers. Within walking distance, you will find numerous restaurants, pubs, breweries, and coffee shops in St Johns's downtown, which has been coined a "town within a city." Proximity to the Willamette River, as well as numerous parks, offer plenty of natural spaces to enjoy.



Address: 8426 N Lombard St, Portland, OR 97203

Building Size (SF): Parcel 1: ± 5,000

Stories: Parcel 1: 1

Year Built: Parcel 1: 1930 /
Total: ± 0.33 / ± 15,000

Land Size (AC/SF):

- Parcel 1: ± 0.11 / ± 5,000
- Parcel 2: ± 0.11 / ± 5,000
- Parcel 3: ± 0.11 / ± 5,000

Height: Max 45'

FAR: 2.5:1 increasing 4:1 w/ bonus provisions

Urban Renewal Area: Interstate Corridor

Parcel ID:

- Parcel 1: R232269
- Parcel 2: 232265
- Parcel 3: R232266

Great Walkability



Strong Demographics



POPULATION

	2 MILES	5 MILES	10 MILES
2010 Population	29,320	129,512	812,358
2023 Population	30,790	156,044	931,942
2028 Population Projection	30,404	158,046	943,489
2010-2028 Growth	3.7%	22.3%	15.3%
Median Age	36	40	40
Bachelor's Degree or Higher	41%	54%	47%

HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2010 Households	10,962	51,849	345,413
2023 Households	11,463	63,025	397,985
2028 Household Projection	11,296	63,844	402,644
2010-2028 Growth	8.9%	24.9%	19.2%
Renter Occupied	43.68%	40.40%	48.59%
Average Household Size	2	2	2
Average Household Income	\$90,447	\$128,297	\$109,704
Total Consumer Spending	\$374.5M	\$2.4B	\$14.0B

DAYTIME EMPLOYMENT

	2 MILES	5 MILES	10 MILES
Total Employees	7,478	82,887	663,200
Total Businesses	897	8,435	66,358