



FOR LEASE



Reception



Exam Room

RECENTLY REMODELED MEDICAL OFFICE SPACE

Motivated Landlord Open to Creative Uses

1,973 SF | \$22 psf + NNN

3246 N Lombard St, Portland, OR 97217

- High-traffic Location - Brand-new Starbucks & Mike's Drive-In across the street
- Remodeled a Former Eye Clinic Ready for a Tenant to Immediately Occupy
- Located in Portland's Swan Island District
- **Traffic Counts:** ±12,764 ADTV* along N Lombard
- Transit Oriented Property with TriMet Max Stops within One Mile

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	3246 N Lombard St, Portland, OR 97217
Available Space	1,973 SF
Lease Rate	\$22 psf + NNN
Use Type	Retail, Service, Medical Office
Availability	Now
Space Condition	Recently Remodeled Clinic

Location Features

Now leasing a former eye clinic in North Portland's renowned Hayden Island/Swan Island Submarket. The space encompasses 1,973 SF with a rate of \$22 PSF + NNN. Positioned on N Lombard St, just steps from bustling retailers and fine dining highlights with no other eye clinics in the nearby area, this space offers a compelling opportunity for an optometrist to succeed.

Recently remodeled and ready for a tenant to immediately occupy, this versatile space can accommodate a variety of uses and would be a great fit for medical, retail, or office users looking for their next home.

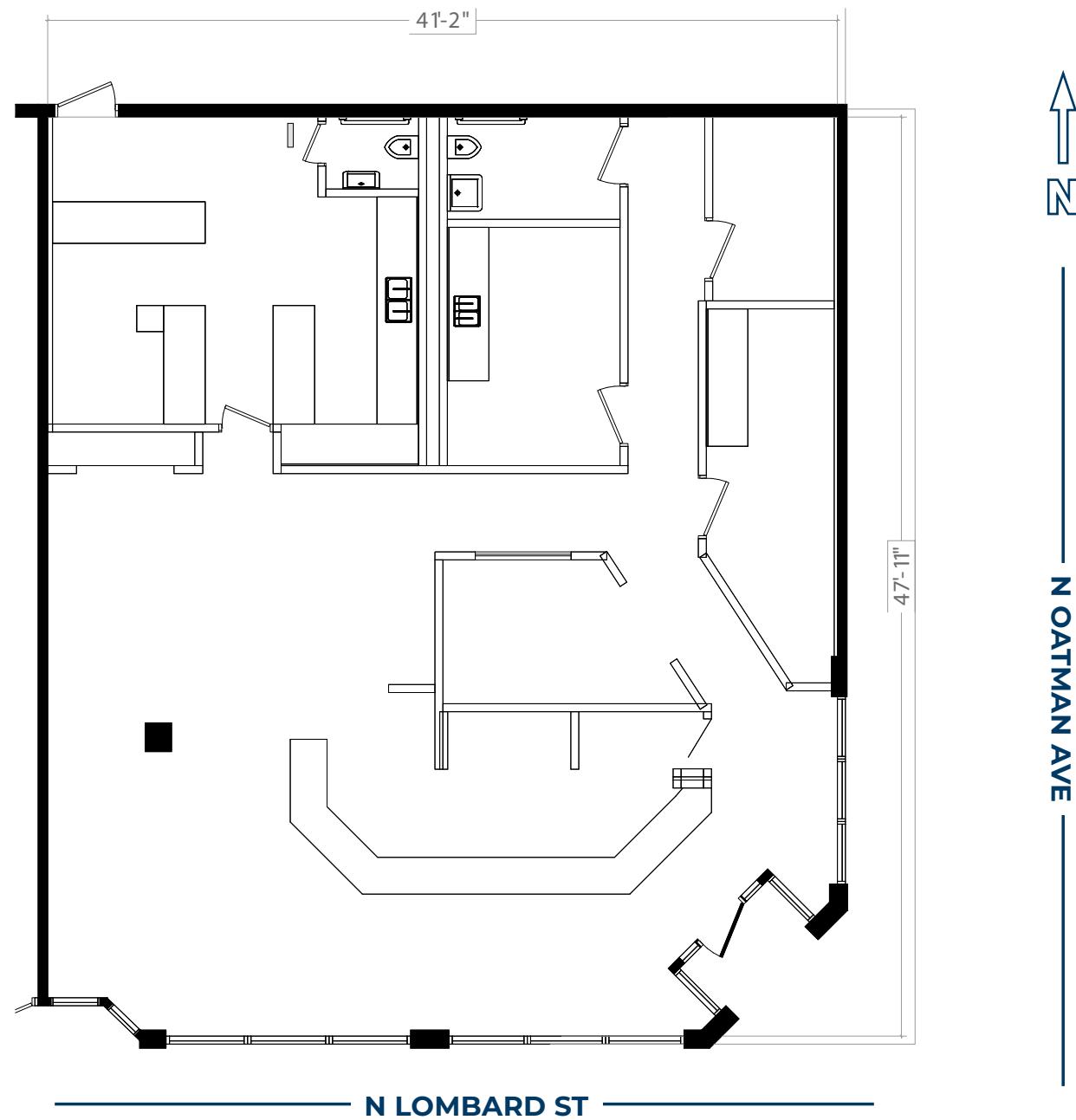
Nearby Highlights

- Fred Meyer
- Starbucks
- Mikes Drive-In
- New Seasons
- Canary Grill
- Chill N Fill
- Flip Flop Games
- Flying Pie Pizzeria
- Funhouse Brews
- Futura Coffee Roasters
- Heavenly Donuts
- Infinity Tattoo
- King Burrito Mexican Food
- Mock Crest Tavern
- Night Hawk Grill
- No Wave Coffee
- Parkside
- Peak Performance
- Posies Bakery & Cafe
- Tiny Bubble Room
- Tuk Tuk Thai
- Twilight Room
- Walgreens



FLOOR PLAN

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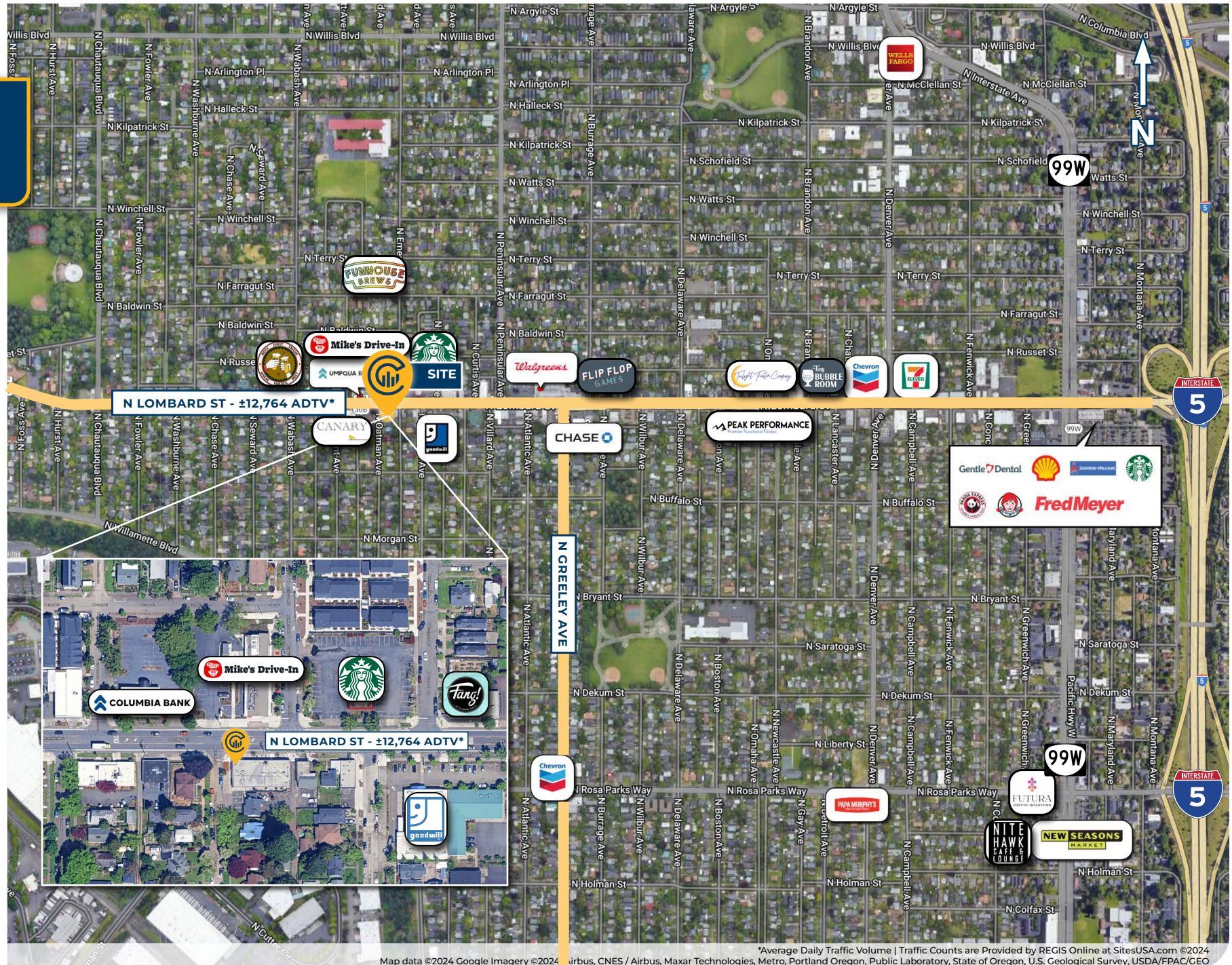


INTERIOR PHOTOS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

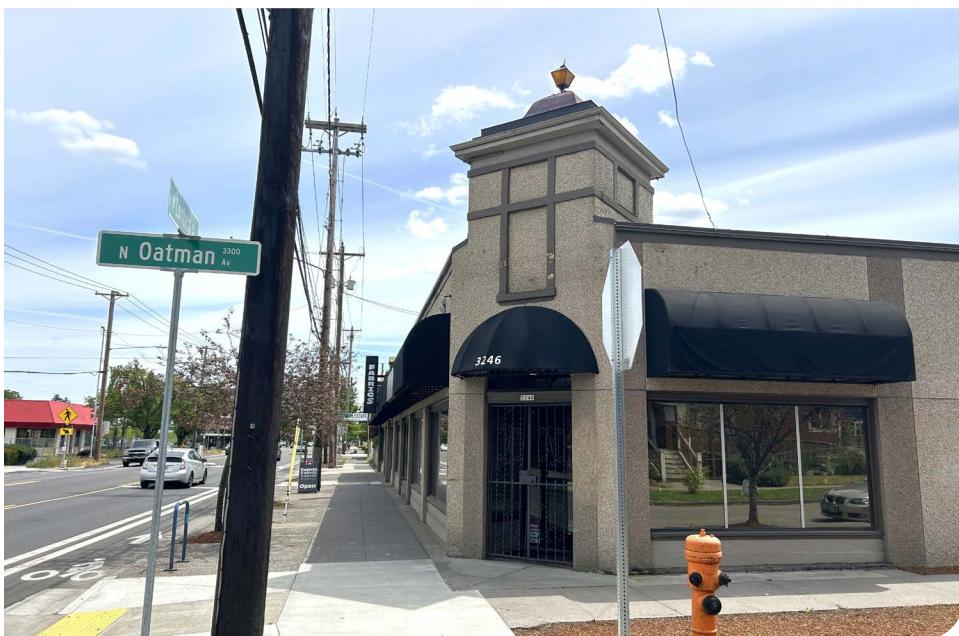
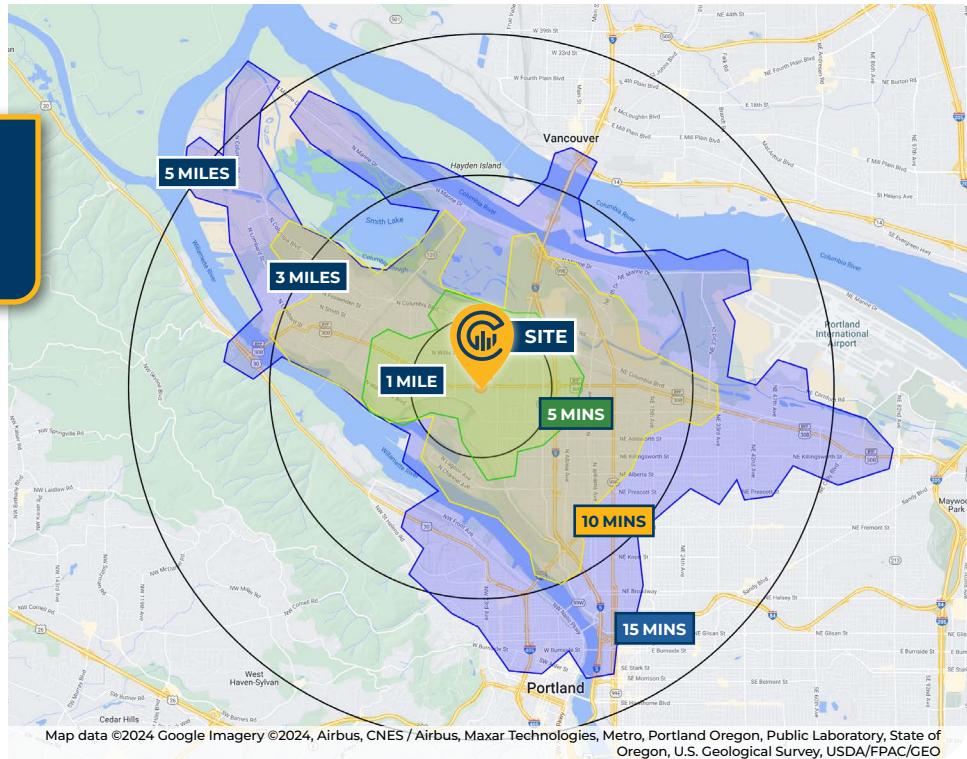
LOCAL AERIAL MAP

3246 N Lombard St. Portland, OR

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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	18,507	105,061	275,531
2029 Projected Population	18,774	106,572	279,054
2020 Census Population	19,010	107,562	274,174
2010 Census Population	16,900	88,925	231,645
Projected Annual Growth 2024 to 2029	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2024	0.7%	1.3%	1.4%
Households & Income			
2024 Estimated Households	7,779	46,592	137,297
2024 Est. Average HH Income	\$132,166	\$127,510	\$132,754
2024 Est. Median HH Income	\$110,929	\$99,233	\$98,035
2024 Est. Per Capita Income	\$55,833	\$56,874	\$66,548
Businesses			
2024 Est. Total Businesses	961	7,293	28,054
2024 Est. Total Employees	8,195	70,644	272,066

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,
TIGER Geography - RS1

Neighborhood Scores



80

Walk Score®
"Very Walkable"



99

Bike Score®
"Biker's Paradise"



48

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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