

# 3233 N LOMBARD STREET

CLOSE TO THE ST JOHNS NEIGHBORHOOD IN PORTLAND, OREGON



► FOR LEASE ◀

## LOCATION

3233 N Lombard Street  
Portland, OR 97217

## AVAILABLE SPACE

Approximately 1,000 SF – 4,000 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

N Lombard St – 21,779 ADT ('22)

## HIGHLIGHTS

- Anchored by Mike's Drive-In
- Great visibility and access from N Lombard
- Parking available
- Flexible space configurations and lease terms available
- Pylon sign available.

Walk Score

80

Bike Score

99



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Sam LeFeber

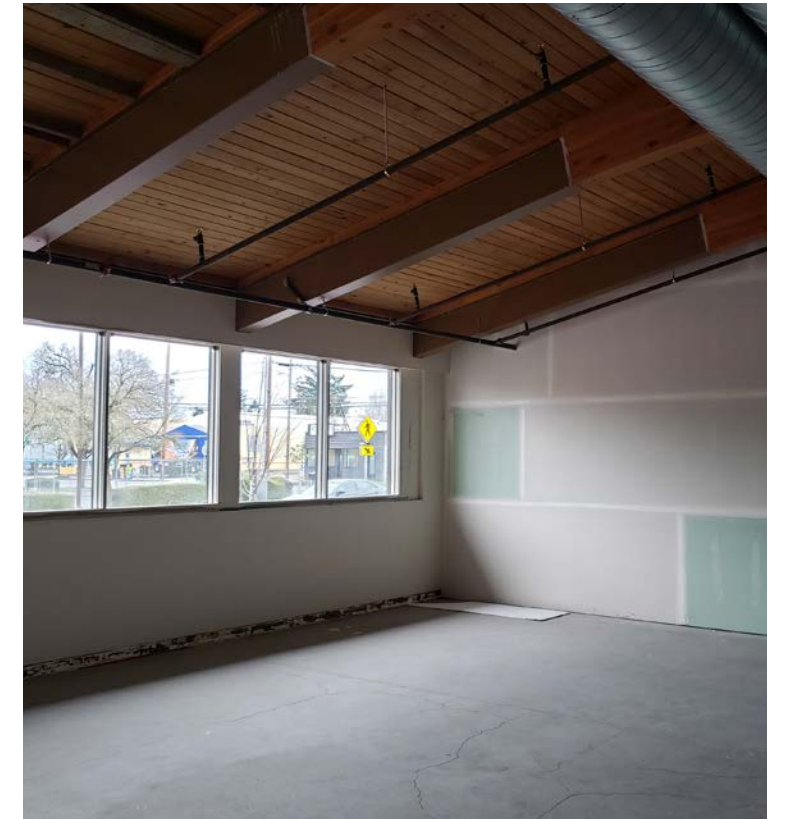
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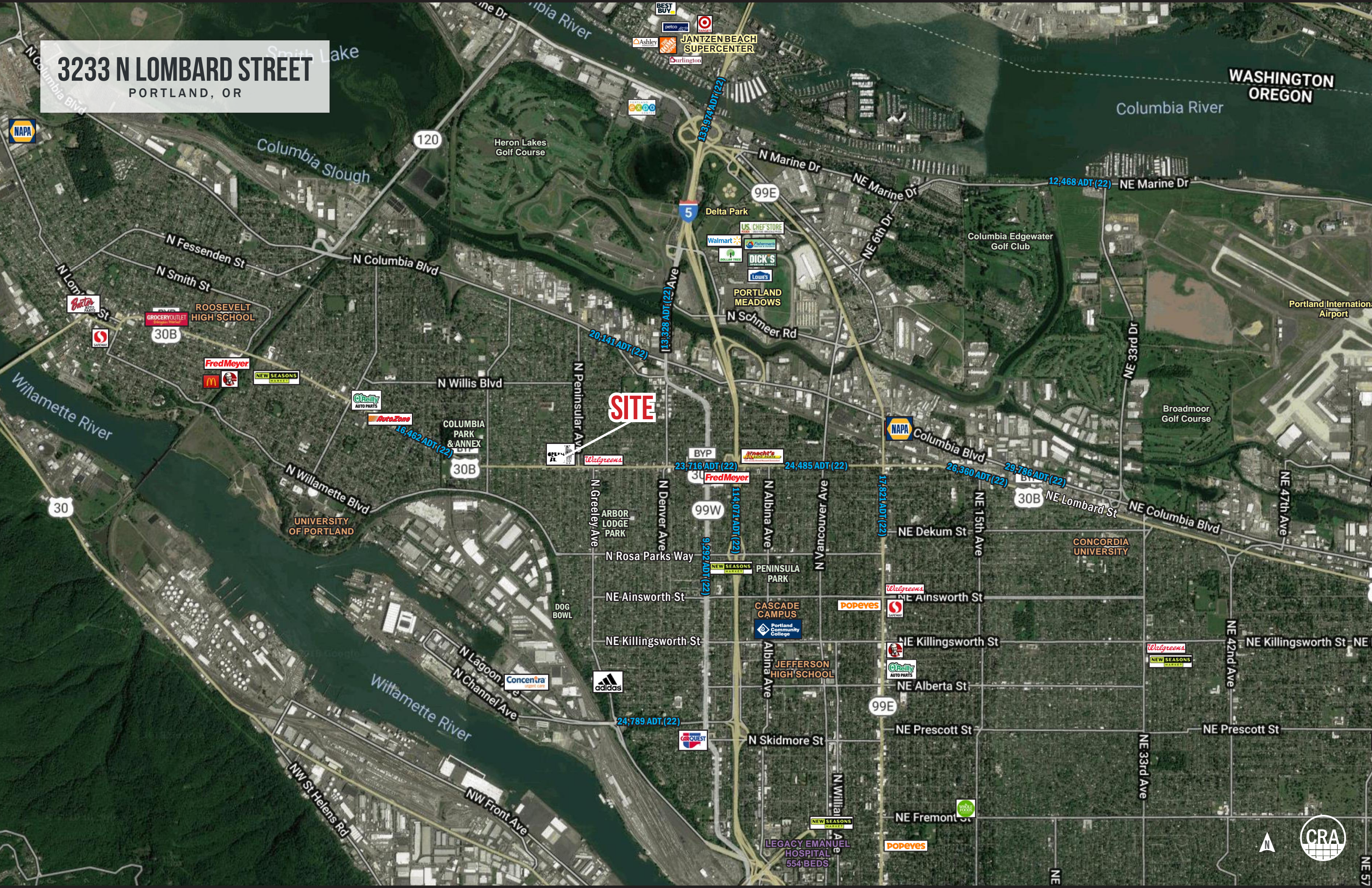
PHOTOS

3233 N LOMBARD STREET  
PORTLAND, OR



# 3233 N LOMBARD STREET

PORTLAND, OR



**SITE**



**3233 N LOMBARD STREET**  
PORTLAND, OR

N Russet St

N Emerald Ave

N Drummond Ave

N Cravensteind Ave

**SITE**

 **Mike's Drive-In**

 **UMPQUA BANK**

 **JDL BUILDERS & REMODELERS**

N Lombard St

N Lombard St

21,779 ADT ('22)

BYP  
30B

BYP  
30B

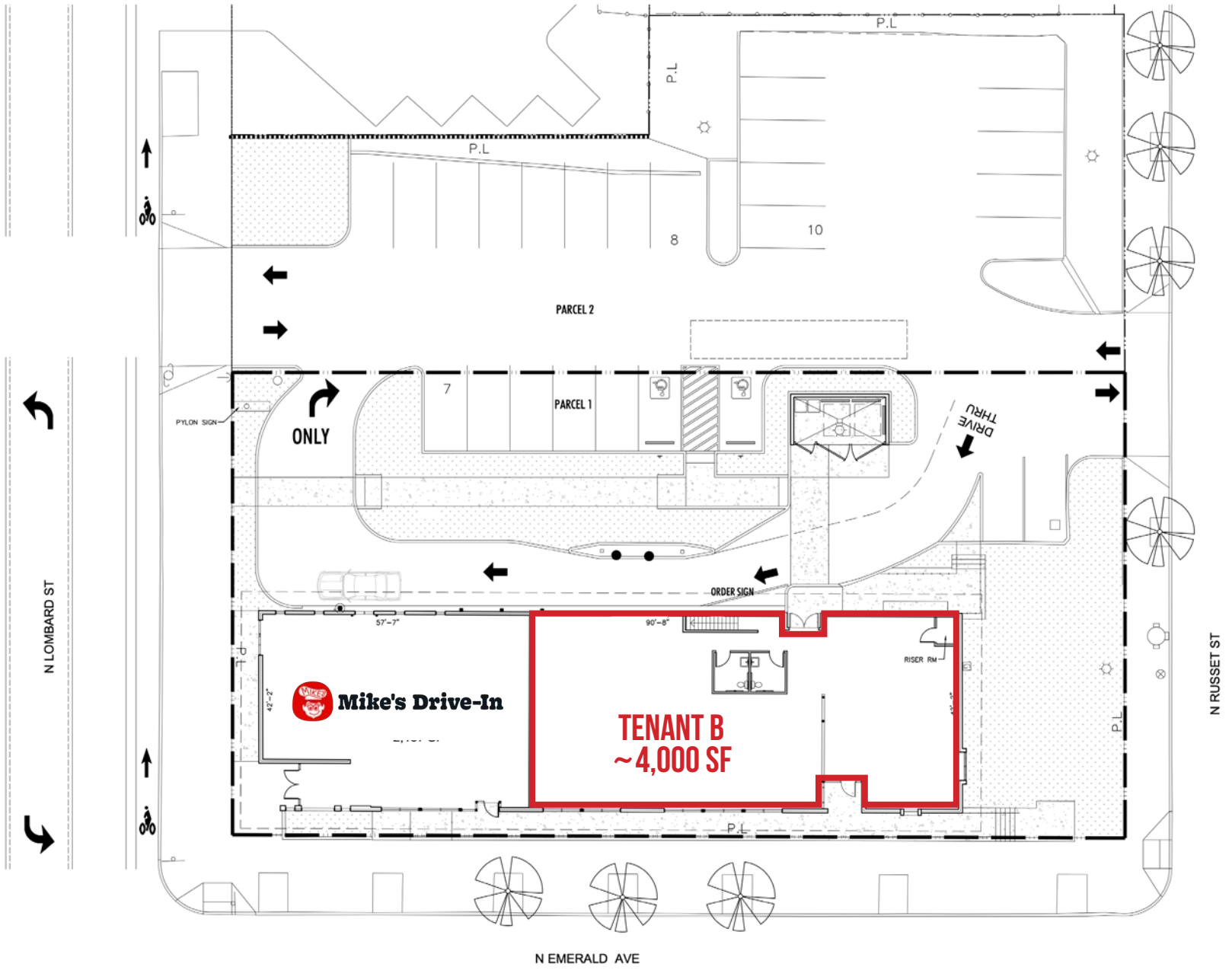
**TUK-TUK THAI**

 **Goodwill Industries International, Inc.**

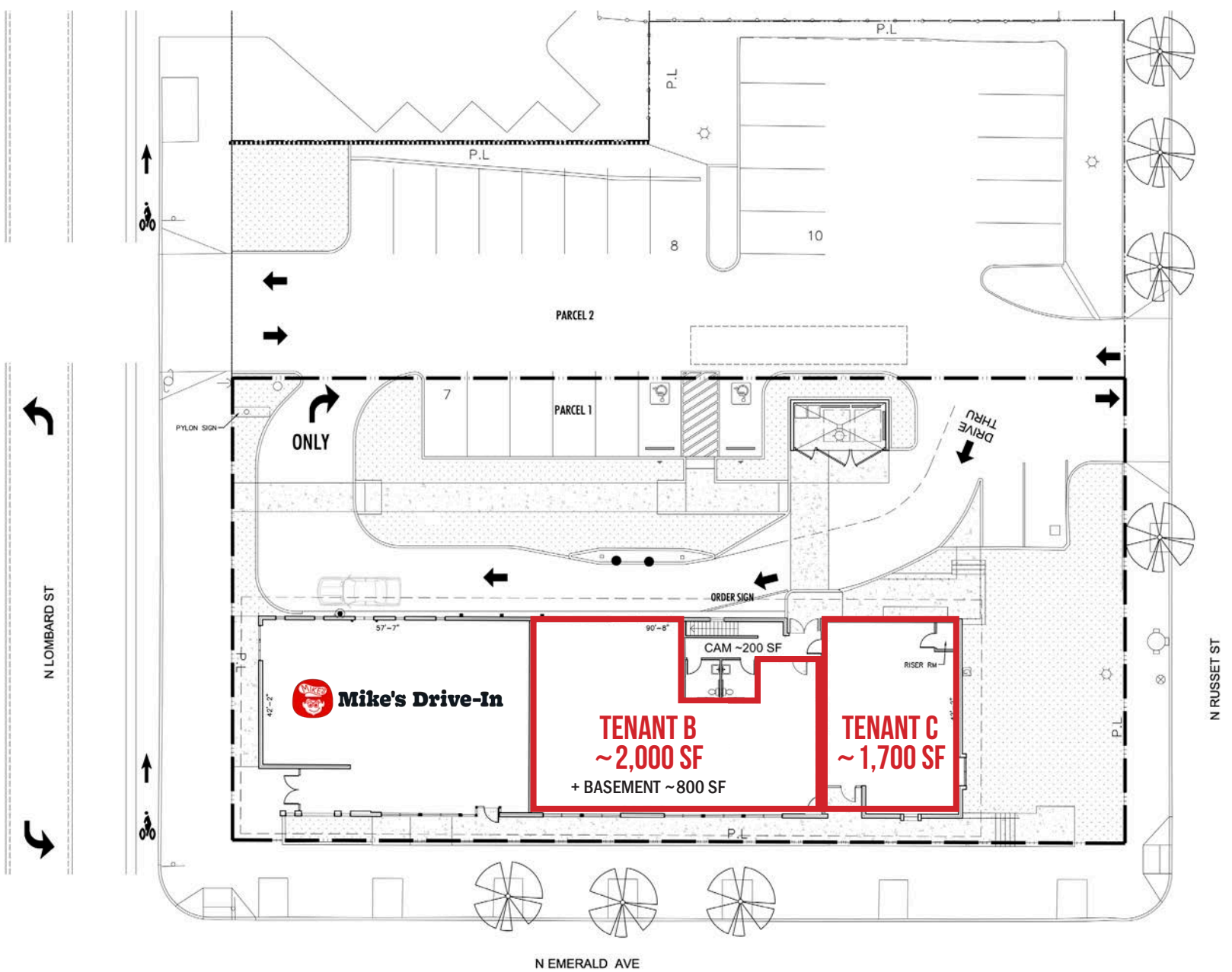
 **CRA**



TWO TENANT EXAMPLE



THREE TENANT EXAMPLE



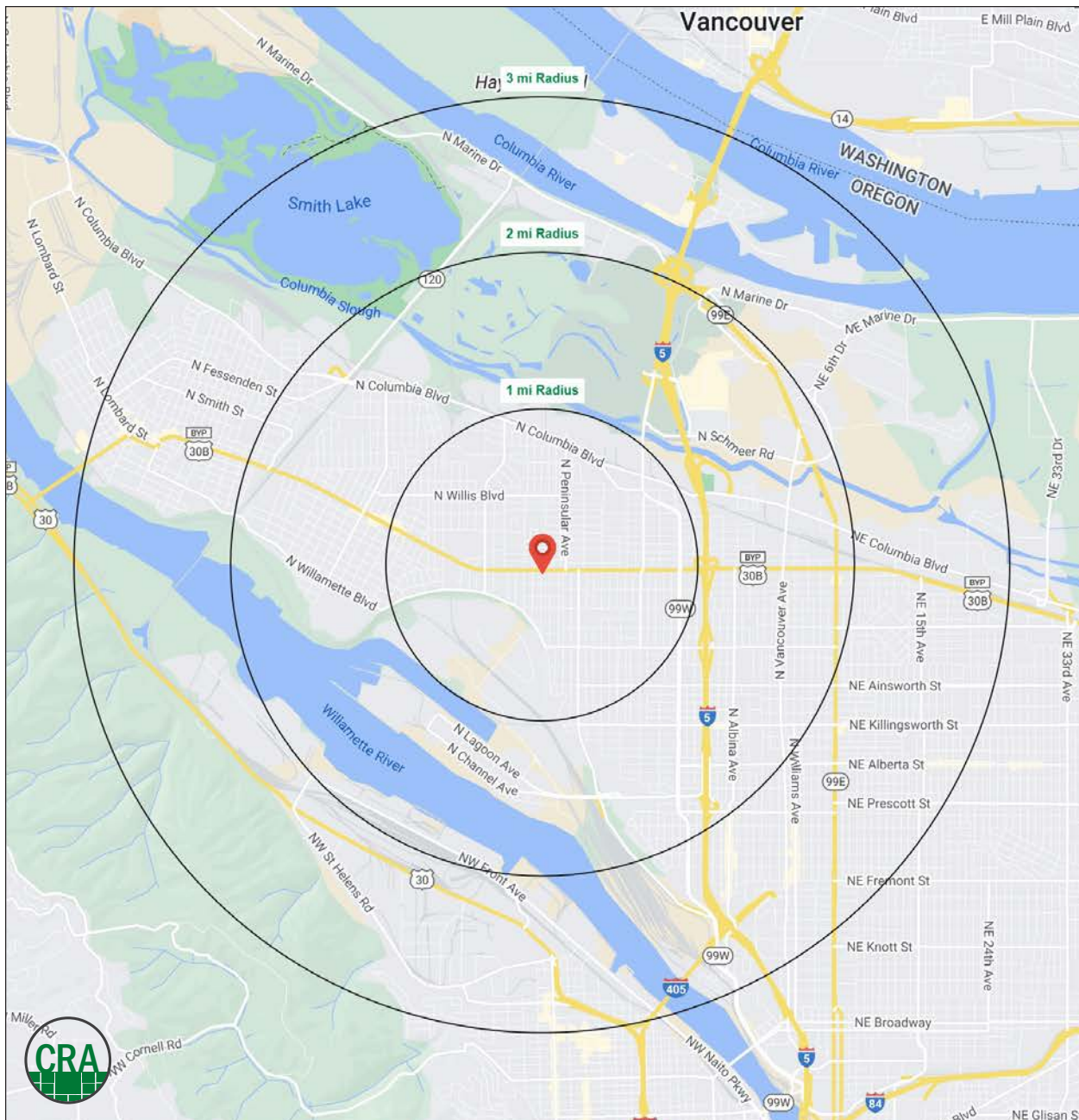
# DEMOGRAPHIC SUMMARY

# 3233 N LOMBARD STREET PORTLAND, OR

Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2022	22,847	42,856	62,823
Estimated Households 2022	7,828	16,103	24,763
Average HH Income	\$89,415	\$94,938	\$94,972
Median Home Value	\$407,901	\$404,723	\$412,827
Daytime Demographics 16+	11,384	29,310	54,283

## 32.6

Median Age  
2 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5775/-122.7002

<b>3233 N Lombard St Portland, OR 97217</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2023 Estimated Population	18,486	55,385	105,360
2028 Projected Population	17,924	54,713	103,068
2020 Census Population	18,846	55,397	106,601
2010 Census Population	16,804	48,858	88,301
Projected Annual Growth 2023 to 2028	-0.6%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2023	0.8%	1.0%	1.5%
2023 Median Age	36.2	35.4	36.1
<b>Households</b>			
2023 Estimated Households	7,455	22,020	45,225
2028 Projected Households	7,509	22,619	45,947
2020 Census Households	7,507	21,355	43,840
2010 Census Households	6,658	18,955	36,045
Projected Annual Growth 2023 to 2028	0.1%	0.5%	0.3%
Historical Annual Growth 2010 to 2023	0.9%	1.2%	2.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	68.7%	63.6%	65.1%
2023 Estimated Black or African American	8.4%	11.5%	12.6%
2023 Estimated Asian or Pacific Islander	8.5%	8.9%	7.0%
2023 Estimated American Indian or Native Alaskan	0.9%	1.0%	1.0%
2023 Estimated Other Races	13.4%	14.9%	14.2%
2023 Estimated Hispanic	12.1%	14.3%	13.5%
<b>Income</b>			
2023 Estimated Average Household Income	\$142,515	\$125,343	\$130,862
2023 Estimated Median Household Income	\$107,535	\$97,023	\$99,207
2023 Estimated Per Capita Income	\$57,768	\$50,290	\$56,505
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.1%	2.4%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.1%	2.6%
2023 Estimated High School Graduate	13.2%	13.7%	12.8%
2023 Estimated Some College	19.4%	19.0%	18.0%
2023 Estimated Associates Degree Only	7.2%	6.2%	6.3%
2023 Estimated Bachelors Degree Only	35.7%	36.1%	36.5%
2023 Estimated Graduate Degree	20.0%	18.9%	21.4%
<b>Business</b>			
2023 Estimated Total Businesses	950	2,609	7,219
2023 Estimated Total Employees	8,026	23,284	70,411
2023 Estimated Employee Population per Business	8.5	8.9	9.8
2023 Estimated Residential Population per Business	19.5	21.2	14.6

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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REALTY ADVISORS  
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