

PROPERTY SUMMARY

FOR SALE | 3,440 SF RESTAURANT & COMMERCIAL KITCHEN | \$950,000
5003 N LOMBARD ST, PORTLAND, OR 97203



OFFERING SUMMARY

Sale Price:	\$950,000
Price / SF:	\$276.16
Pro Forma Cap Rate:	8%
Building Size:	3,440 SF
Lot Size:	7,000 SF
Year Built:	1950
Renovated:	2015
Zoning:	Commercial Mixed Use 2

PROPERTY OVERVIEW

Originally built in 1950 and comprehensively restored in 2015, this 3,440 SF building presents a distinctive owner-user opportunity in North Portland. The property comprises two well-appointed suites: Suite A, a leased 1,700 SF second-generation restaurant and Suite B, a commercial kitchen available now. Shared infrastructure includes a 270-gallon grease trap and common-area restrooms. The building features a roll-up glass door, outdoor seating, and expansive windows that bring natural light throughout. Well-suited for an operator seeking both a flagship location and a complementary income stream.

PROPERTY HIGHLIGHTS

- Suite A: 1,700 SF restaurant leased through 8/30/2031
- Suite B: 1,740 SF commercial kitchen available for lease
- Pro forma cap rate: 8%
- Located in University Park neighborhood
- 20,000 residents within a 1 mile radius
- Traffic counts in excess of 16,000 along N Lombard
- Off-street parking

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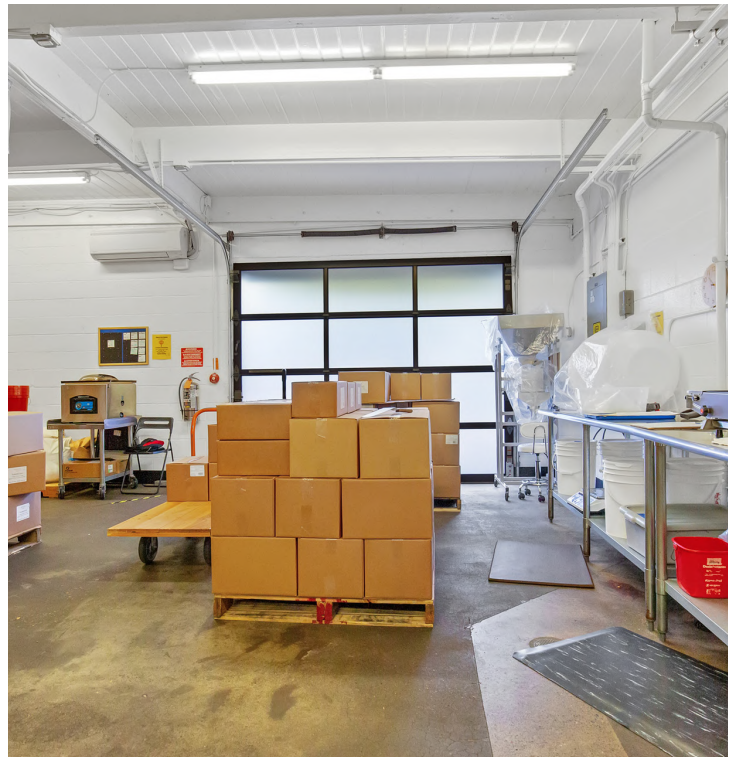
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COMMERCIAL KITCHEN

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This property is zoned Commercial Mixed Use 2 (CM2). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The CM2 zone is a medium-scale, commercial mixed-use zone intended for sites in a variety of centers and corridors, in other mixed-use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

To learn more about this zoning, visit:

<https://www.portlandmaps.com/bps/zoning/#/zones/base/CM2>

Specific allowable uses include the following:

Allowed	Limited/Conditional
Household living	Quick vehicle servicing
Group living	Commercial parking
Retail Sales and Service	Major event entertainment
Office	Manufacturing and production
Vehicle repair	Wholesale sales
Commercial outdoor recreation	Industrial service
Basic utilities	Basic utilities
Parks and open areas	Community service
Schools & colleges	Agriculture
Medical centers	Radio frequency transmission facilities
Religious institutions	Rail lines and utility corridors
Daycare	

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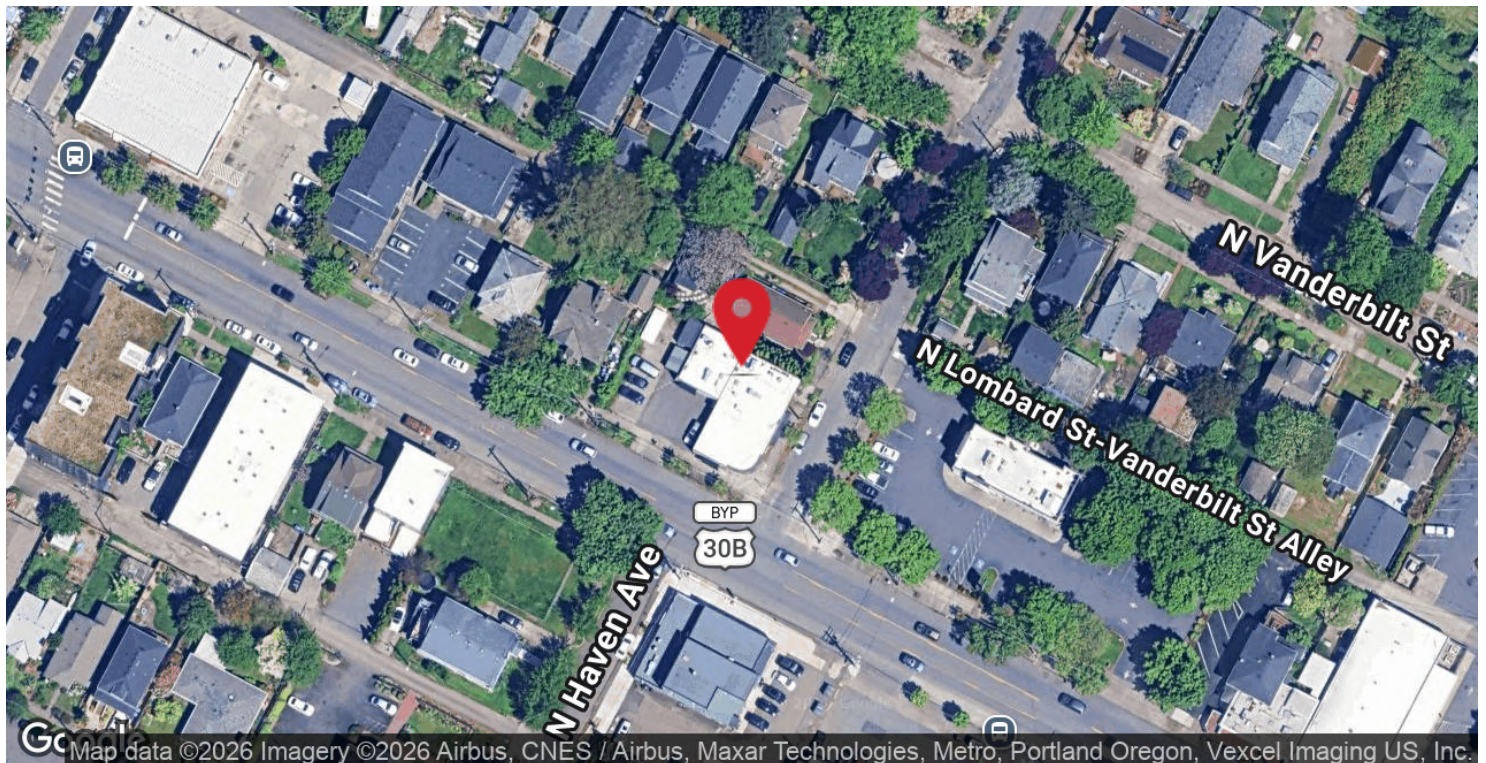
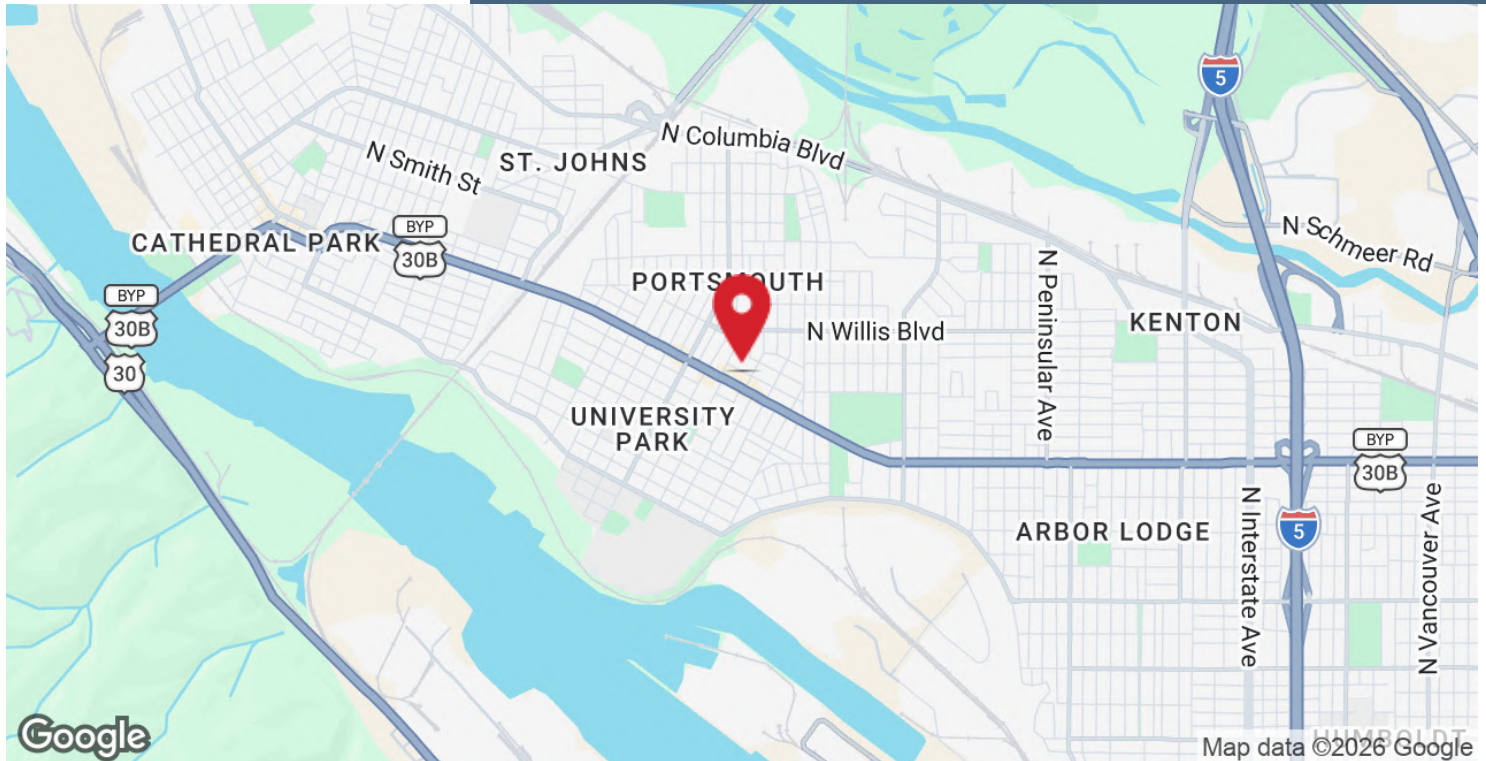
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LOCATION MAP

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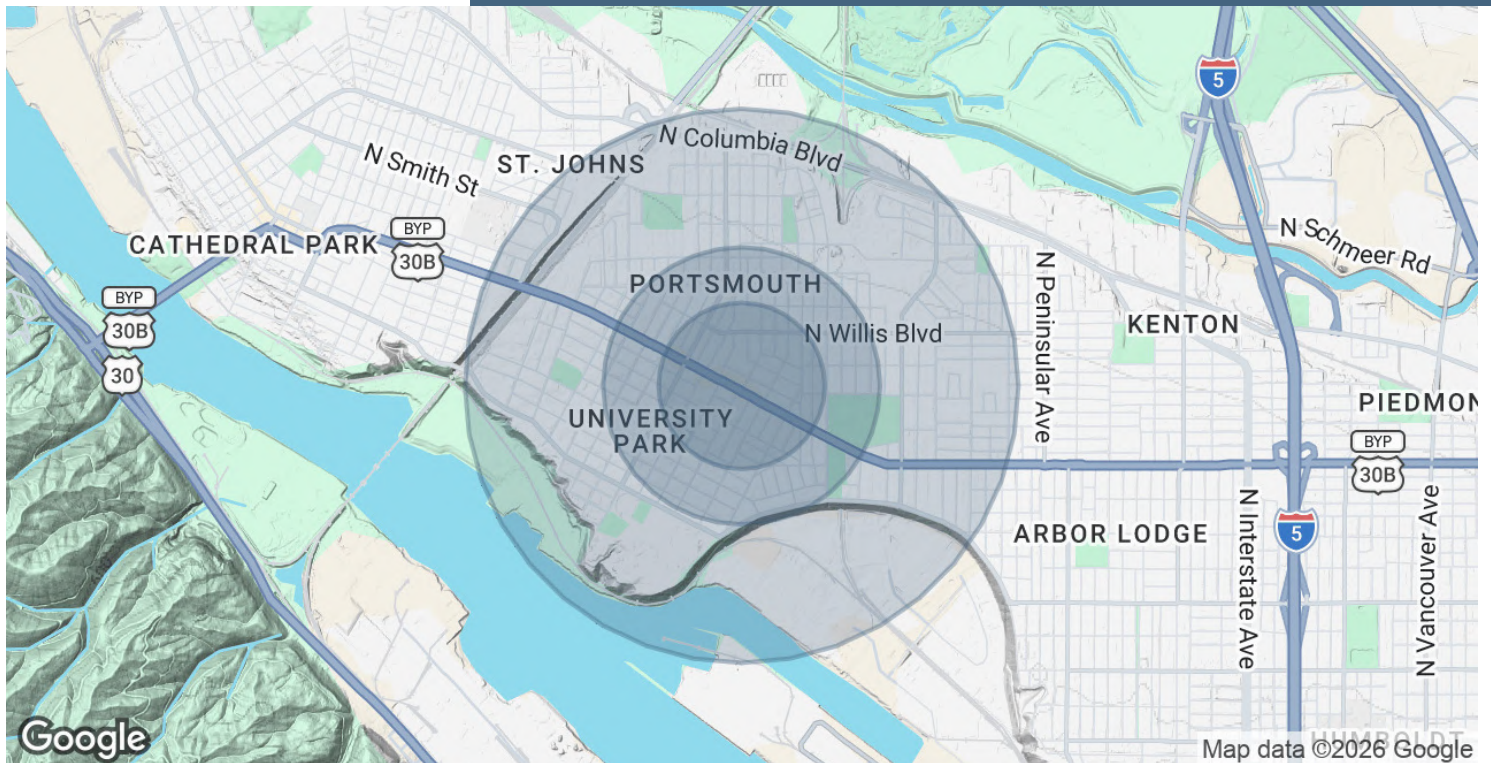
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,652	6,378	19,455
Average Age	36	35	36
Average Age (Male)	36	35	35
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	600	2,174	6,690
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$110,488	\$110,914	\$107,705
Average House Value	\$610,307	\$611,469	\$577,760

2020 American Community Survey (ACS)

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