

N LOMBARD RETAIL FOR LEASE

3233 N LOMBARD, PORTLAND, OR



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THE SYNOPSIS

ASSET SYNOPSIS

INVESTMENT HIGHLIGHTS

PROPERTY PHOTOS

THE DETAILS

SITE PLAN

AERIAL MAP

NORTH EAST PORTLAND

DEMOGRAPHICS

AREA OVERVIEW





**RETAIL SPACE ANCHORED BY MIKE'S DIRVE-IN
(OREGON CITY BASED CHAIN OF DRIVE IN BURGER JOINTS
CAPTURING \$5.3M REVENUE ANNUALLY)**

THE SYNOPSIS

3233 N LOMBARD | PORTLAND, OR

\$25 PSF + NNN | UP TO 3,936 SF



UP TO
3,800 SF

\$25 PSF NNN

N LOMBARD RETAIL

3233 N LOMBARD ST, PORTLAND, OR

Building SF	Up to 3,800 SF	Use	Retail, Restaurant, Office, Service
Rate	\$25.00 NNN	Built	1960
Delivery	Immediate	Renovated	2022-2023
Suites	1-3	Parking	25 Surface Spaces



Flexible Retail Space

Up to 3,800 sft of retail space (**divisible into 2 retail suites**).

Suburban Feel In An Urban Environment

Located on N Lombard, a large arterial connecting inner SE and Downtown Portland to the Beautiful St. Johns area.

St. John's offers City Dwellers a dense suburban feel in the city, dubbed 'a city within the city' and 'extremely friendly' by Portland Neighborhood Guide.

University Park Neighborhood

Located in the University Park Neighborhood it's a prime place to live in Portland, with rich green spaces, and a convenient business strip with a mix of historical and modern businesses and services.

Higher Education

The 2022 Enrollment rate for **University of Portland** was 3,731. The establishment is just 1.7 miles from the subject property and is rated the **#1 Private University** in Oregon for Value, according to Kiplinger's Personal Finance, **#1 Regional Universities West** and listed on the '**Best Colleges**' U.S. News & World Report for 2022-2023.

Ample Parking On Thoroughfare

Two-Tenant Retail Building with 25+ surface spaces in dedicated lot. Ample Parking on North Portland thoroughfare, N Lombard. is a luxury few businesses enjoy in this dense community area.

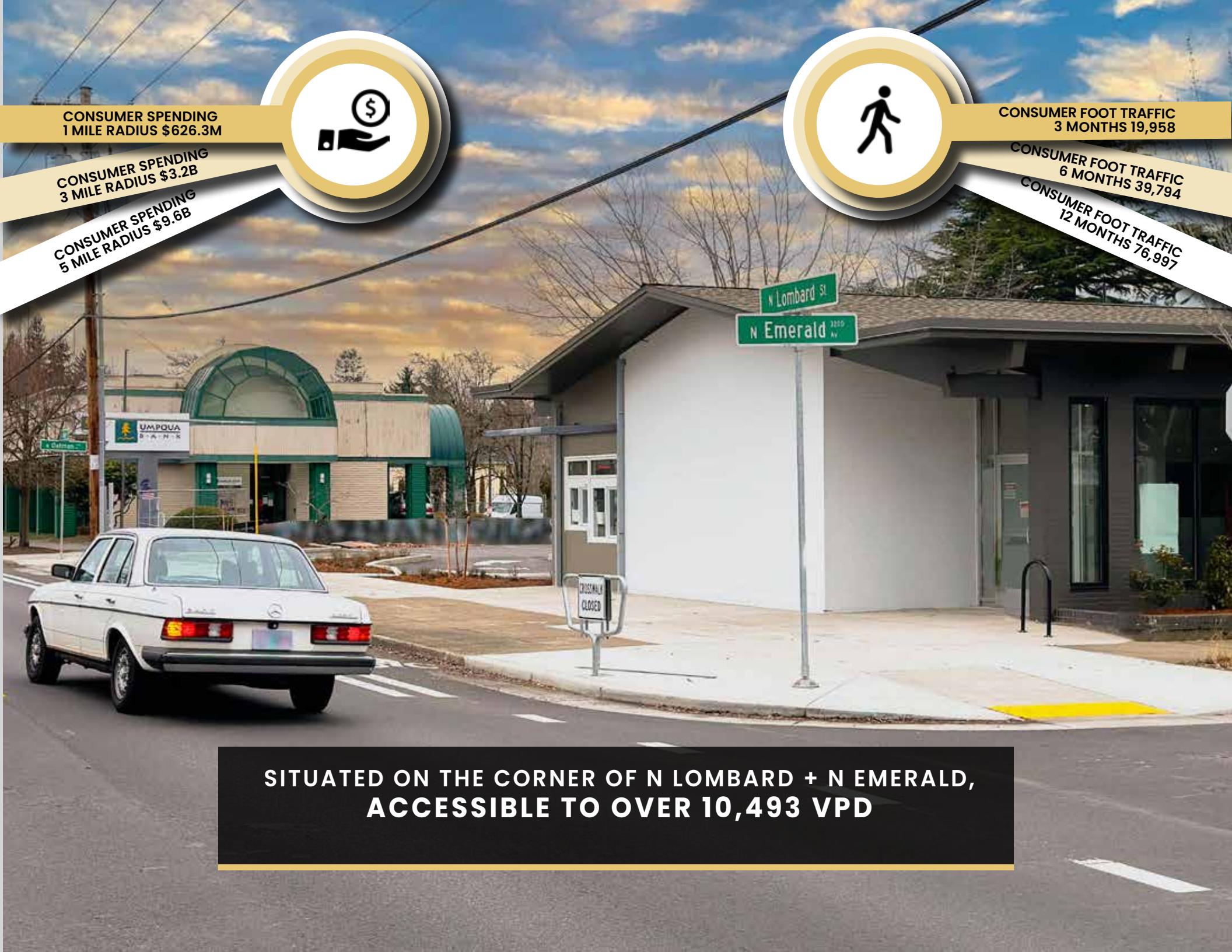
Highly Visible Signage

Great visibility and signage alongside N Lombard with direct exposure to **10,493+ VPD**.



PROPERTY PHOTOS





CONSUMER SPENDING
1 MILE RADIUS \$626.3M

CONSUMER SPENDING
3 MILE RADIUS \$3.2B

CONSUMER SPENDING
5 MILE RADIUS \$9.6B

CONSUMER FOOT TRAFFIC
3 MONTHS 19,958

CONSUMER FOOT TRAFFIC
6 MONTHS 39,794

CONSUMER FOOT TRAFFIC
12 MONTHS 76,997

**SITUATED ON THE CORNER OF N LOMBARD + N EMERALD,
ACCESSIBLE TO OVER 10,493 VPD**

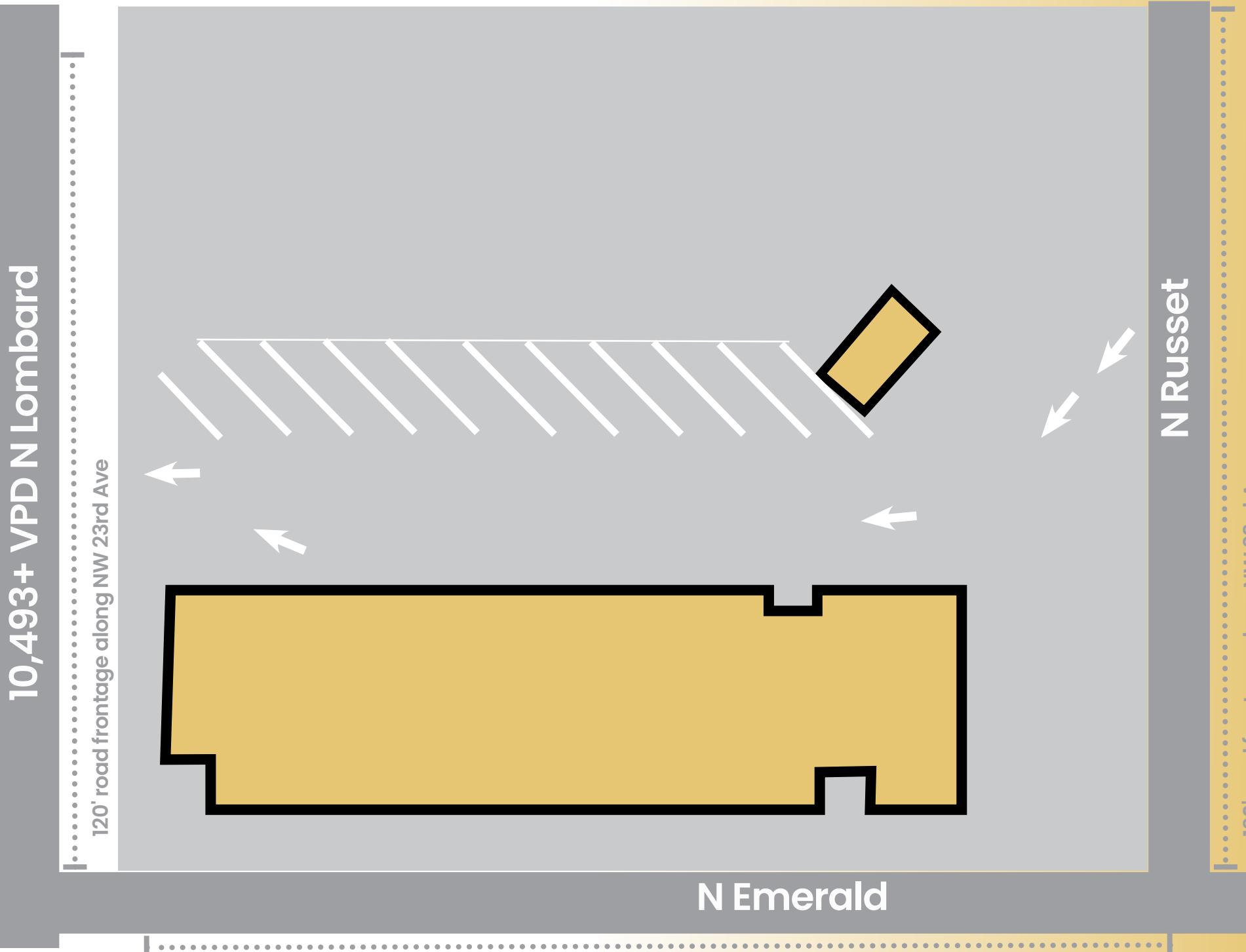
THE DETAILS

3233 N LOMBARD | PORTLAND, OR

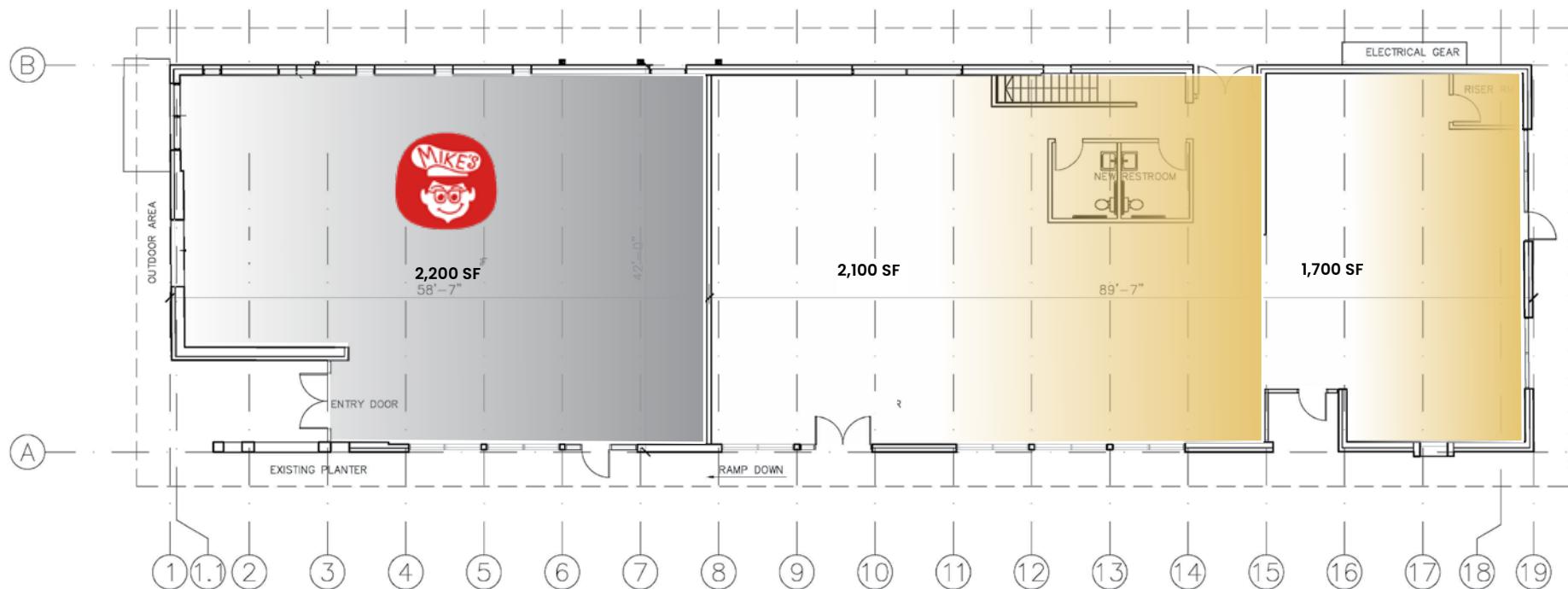
3,936 SF BUILDING | \$25 PSF + NNN



SITE PLAN



FLOOR PLAN



1 FLOOR PLAN
A111
SCALE: 1/8"=1'-0"
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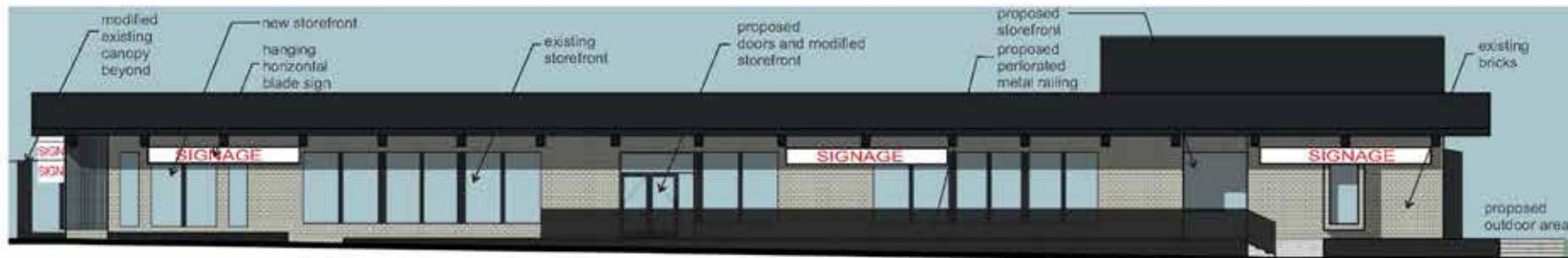


LEASED
AVAILABLE

ELEVATIONS



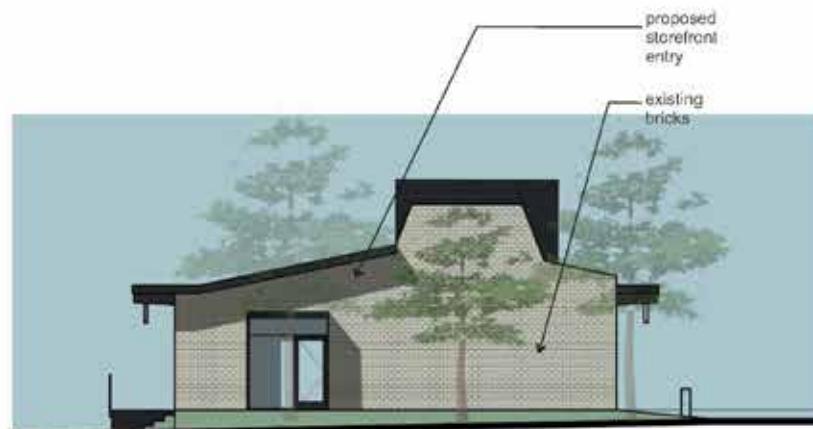
WEST ELEVATION



EAST ELEVATION

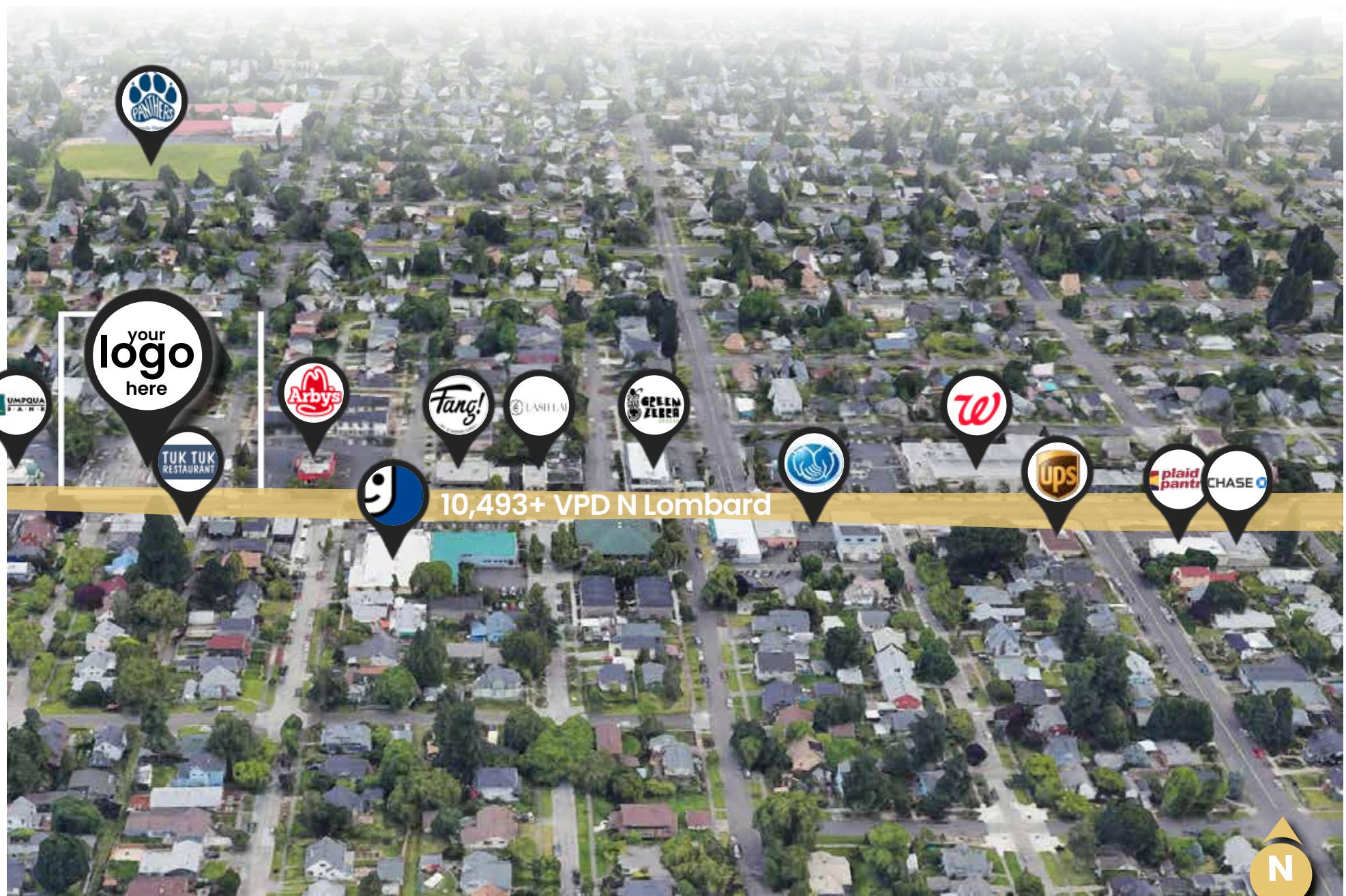


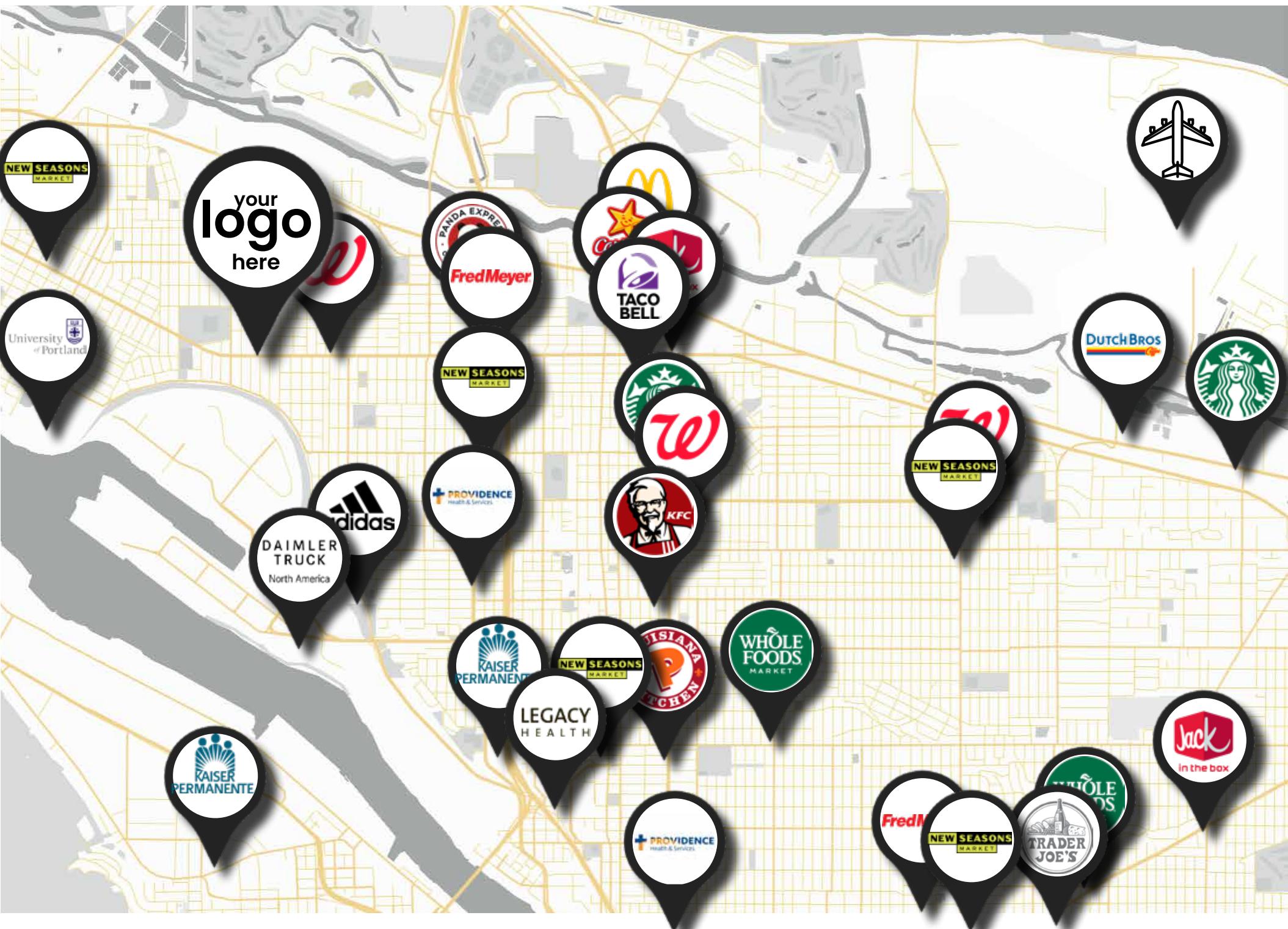
SOUTH ELEVATION



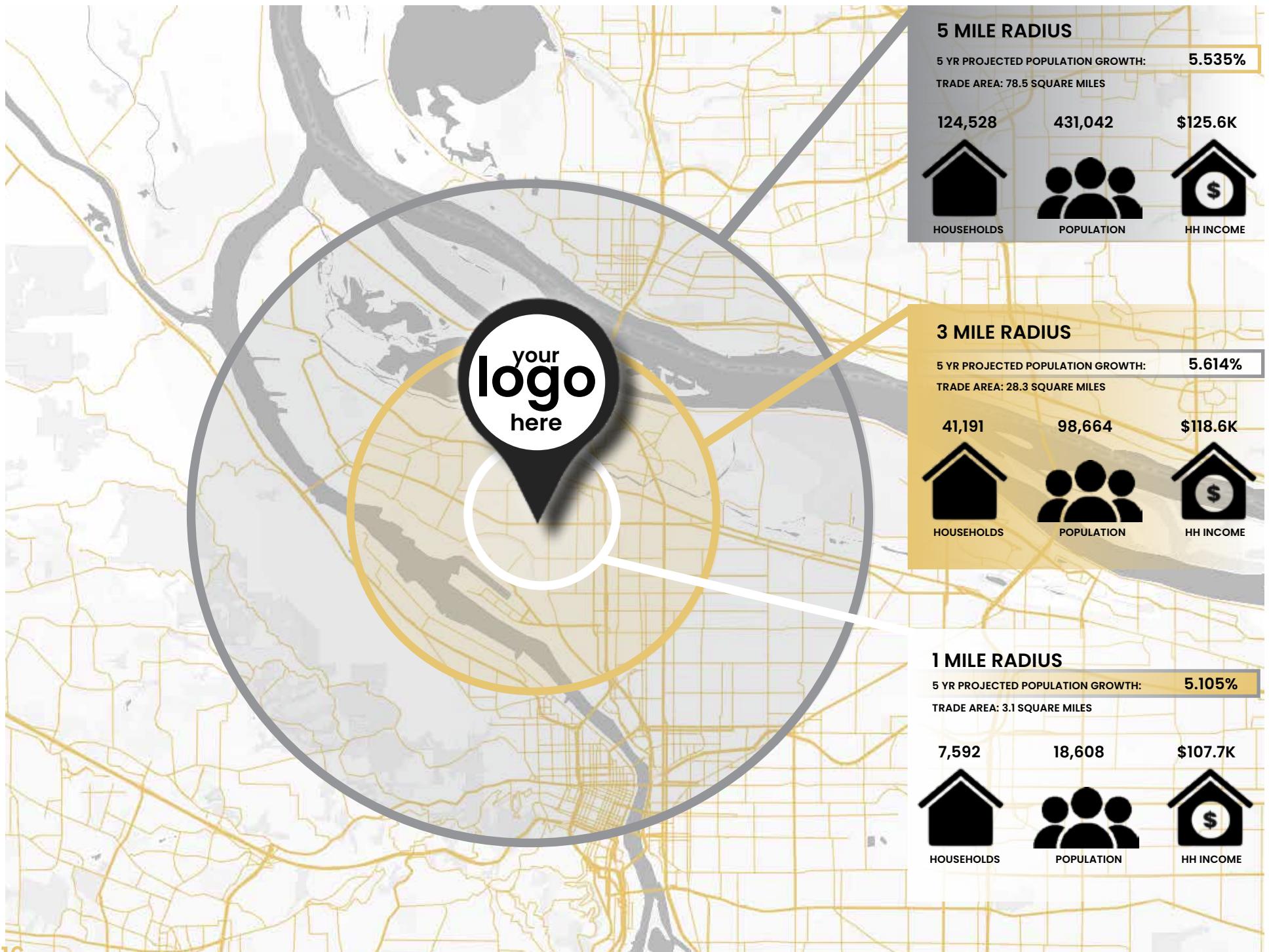
NORTH ELEVATION

AERIAL MAP





TRADE AREA



PORTLAND MARKET EDUCATION

SCHOOL	STUDENTS	STAFF	YEAR
Portland State University	22,014	1,700	2022
Oregon Health & Science University	3,035	12,600	2022
University Of Portland	3,731	1,000	2022
Lewis + Clark College	3,513	750	2022
University of Western States	1,000	242	2022
Reed College	886	164	2022
Multnomah University	336	100	2022

PORTLAND MARKET EMPLOYERS

COMPANY	EMPLOYEES	HQ	CITY
Intel	22,000	NO	HILLSBORO
Providence Health & Services	21,000	YES	PORTLAND
Oregon Health & Science University	12,600	YES	PORTLAND
Nike	13,964	YES	BEAVERTON
Legacy Health	13,120	YES	PORTLAND
Kaiser Permanente	11,163	NO	PORTLAND
Fred Meyer Stores	9,525	YES	PORTLAND

DEMOGRAPHICS



TRAFFIC



10,493VPD+ ALONG NORTH LOMBARD

TRANSPORTATION



ANNUAL FOOT TRAFFIC:
HOURLY FOOT TRAFFIC:
DAILY FOOT TRAFFIC:

76,997 SITE VISITS
6:00 PM PEAK
TUESDAY PEAK



WALKSCORE: 82 (VERY WALKABLE)
BIKESCORE: 99 (BIKER'S PARADISE)
TRANSITSCORE: 47 (SOME TRANSIT)



AIRPORT:
17 MIN DRIVE TO PDX
PORTLAND INTERNATIONAL AIRPORT



DOWNTOWN:
11 MIN DRIVE TO PDX
DOWNTOWN PORTLAND



	1 MILE	3 MILES	5 MILES
WORK DAY POPULATION	18,608	119,098	431,042



HOUSEHOLDS	7,592	20,787	124,528
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HH INCOME	\$107.7K	\$118.6K	\$125.6K
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CONSUMER SPENDING	\$626.3M	\$3.2B	\$9.6B
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DEMOGRAPHICS



STATE	OREGON	4.18 M
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COUNTY	MULTNOMAH COUNTY	809,869
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MSA	PORTLAND METRO AREA	2.47M
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CITY	PORTLAND	50,380
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POPULATION

ABOUT PORTLAND, OR

Portland, Oregon is the second largest city in the Pacific Northwest, just three hours south from the bustling city of Seattle, Washington. With projections for population and wage growth being 1.23% and 4.68%, the City of Roses made Forbes' list of America's Fastest-Growing Cities in 2018 at number 17. The Portland Metro now represents more than one-half of the entire state's population. Steady booming growth has allowed for a surge in construction, both commercial and residential, throughout Multnomah County.

The eclectic and trendy Northeast Portland is renowned for the Alberta Arts District, with its unique stores, galleries, hip eateries, and the exciting Last Thursday event. Musicians perform frequently in cozy, relaxed bars, and at the newly restored Alberta Rose Theatre. Breweries, brunch spots, and artisan boutiques decorate North Mississippi and Williams avenues. The Grotto is a Catholic sanctuary with peaceful botanical gardens. At the intersection of Northeast and Southeast, the area near the Burnside Bridge has been renovated into a lively nightlife and entertainment district. You can find bars like The Chesterfield and music venues like The Doug Fir Lounge.

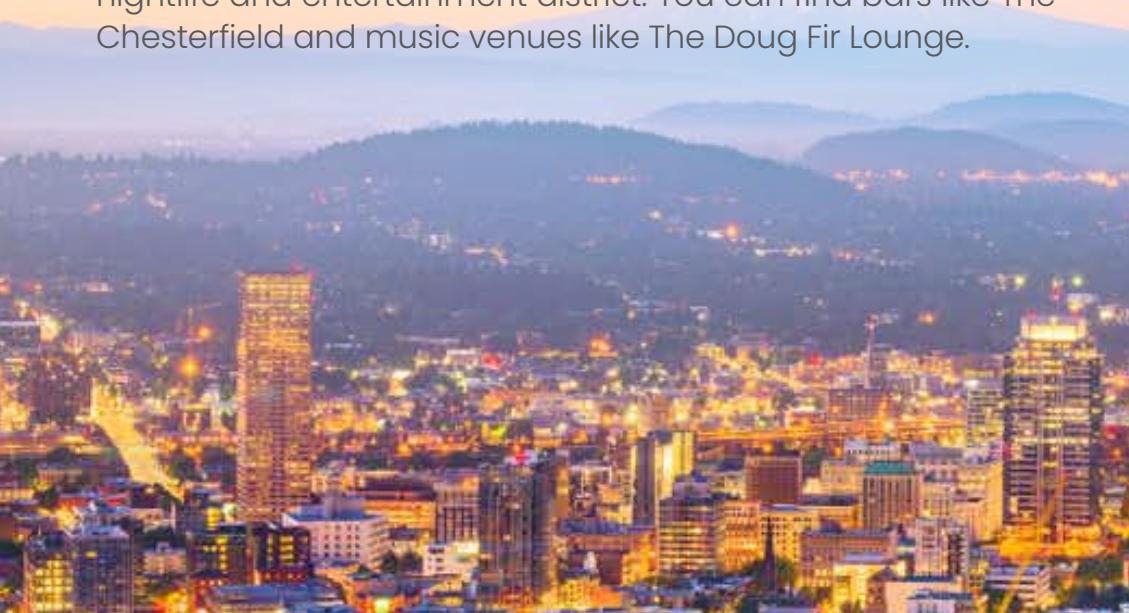


Image: en.wikipedia.org



Image: wikimedia.org



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