



FOR LEASE



LINDSEY LOFTS

2nd-Generation Office Space

± 832 SF | \$1,800 Modified Gross (\$25.96/SF) + Utilities

8401 N Ivanhoe St, Portland, OR 97203

- Located in the Heart of St. Johns, N. Portland, One Block from N. Lombard Street
- Lindsey Lofts features 6 Oversized Loft Units with Ground-floor Commercial Suites
- FF&E Negotiable
- Seeking Office Users: Medical, Insurance Agency, Consultants, Licensed Massage Therapists, Med Spas, Aestheticians, Chiropractors, etc.

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

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JOHN BAUSONE, MRED

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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	8401 N Ivanhoe St, Suite 102 Portland, OR 97203
Available Space	±832 SF
Lease Rate	\$1,800 Modified Gross (\$25.96/SF) + Utilities
Use Type	Office, Service
Availability	Immediate
Space Condition	2nd-Generation Office

Location Features

- Walkable Neighborhood with a Range of Local Shops, Cafes, Restaurants, and Bars along North Lombard Street and around the St. Johns area
- 1/2 Mile from Cathedral Park and St. Johns Bridge
- Nearby TriMet Bus Service includes Routes 4, 11, 16, 44, and 75 connecting St. Johns with the Portland Metro Area.
- 5 min Drive from University of Portland
- Traffic Counts on N Ivanhoe Street: ±4,545 ADTV*

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

Nearby Highlights

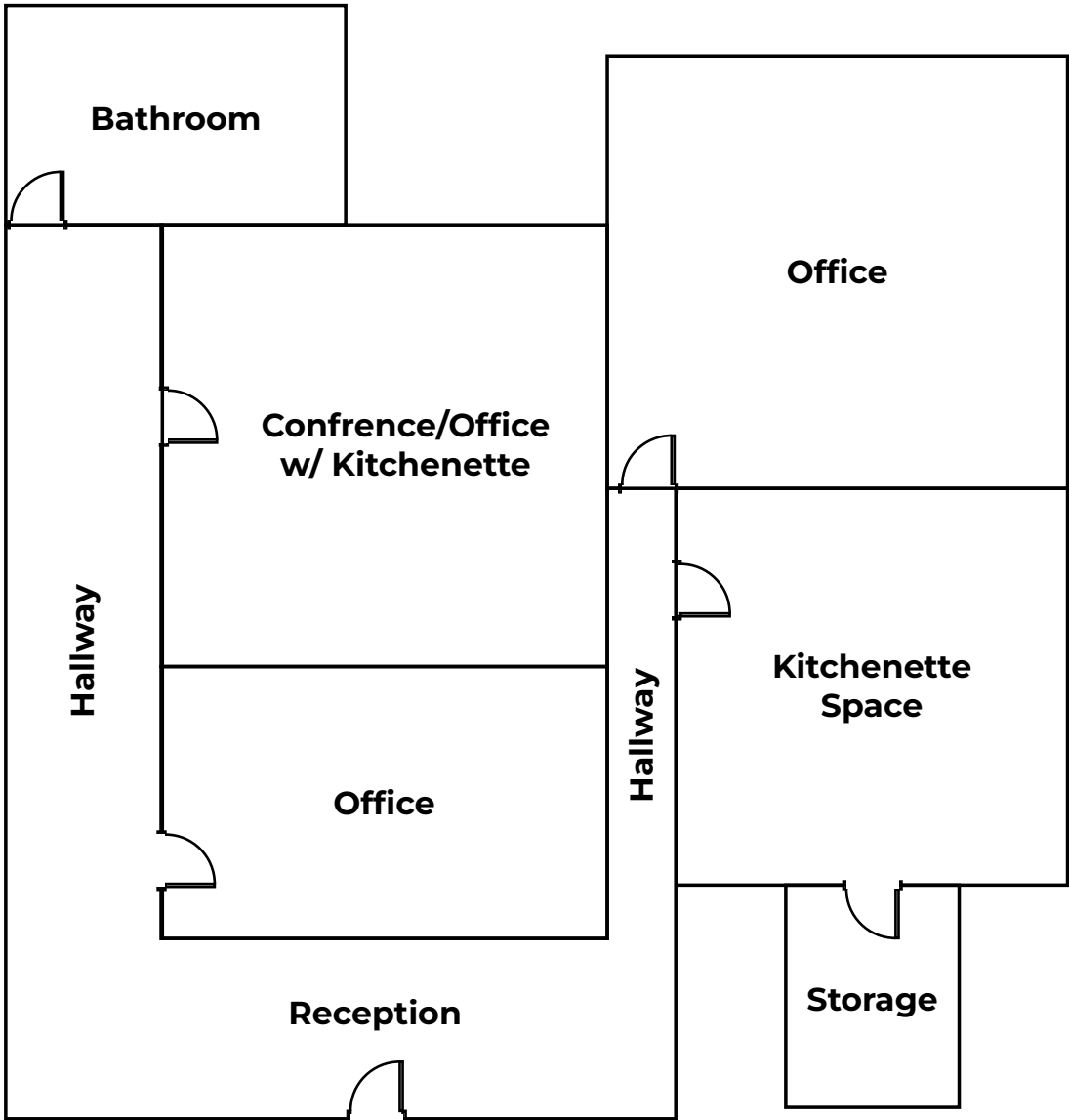
- Safeway
- McMenamins St. Johns Theater & Pub
- The Fixin' To
- Jamaica House
- The Great North
- Tienda Santa Cruz
- Burgerville
- Awesome Beer Bar
- Two Stroke Coffee Co.
- Blue Bird Tavern
- Sticky Wicket
- Wonderwood Springs
- Matchstick Golf
- Cathedral Park Performing Arts Collective
- Signal Station Pizza
- John Street Cafe
- LoveVerona Pizza & Pasta
- St. Johns Farmers Market
- Pier Park
- Paiku





FLOOR PLAN

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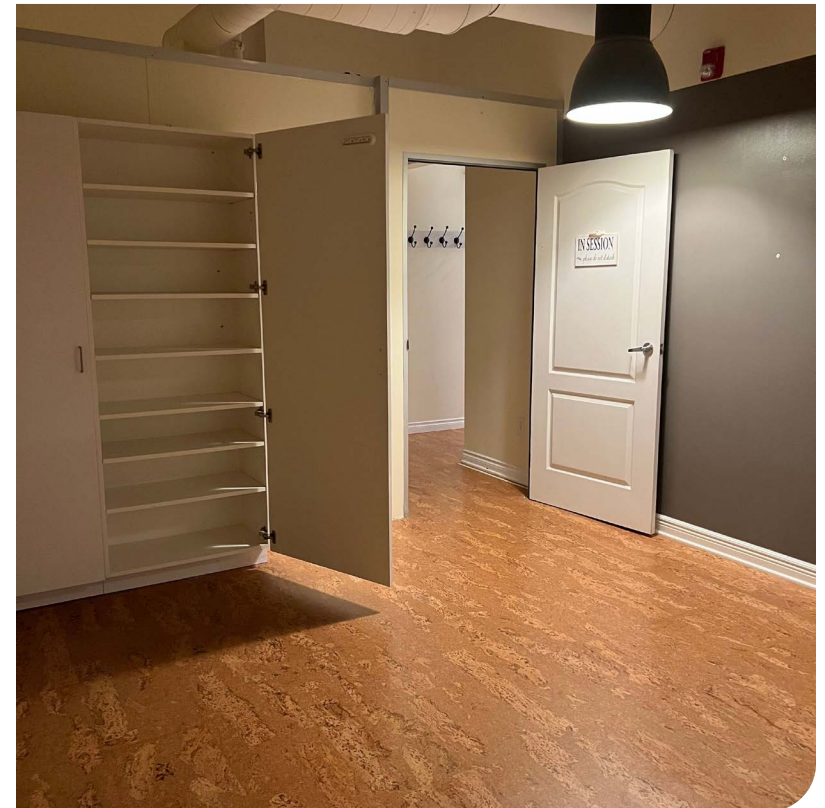
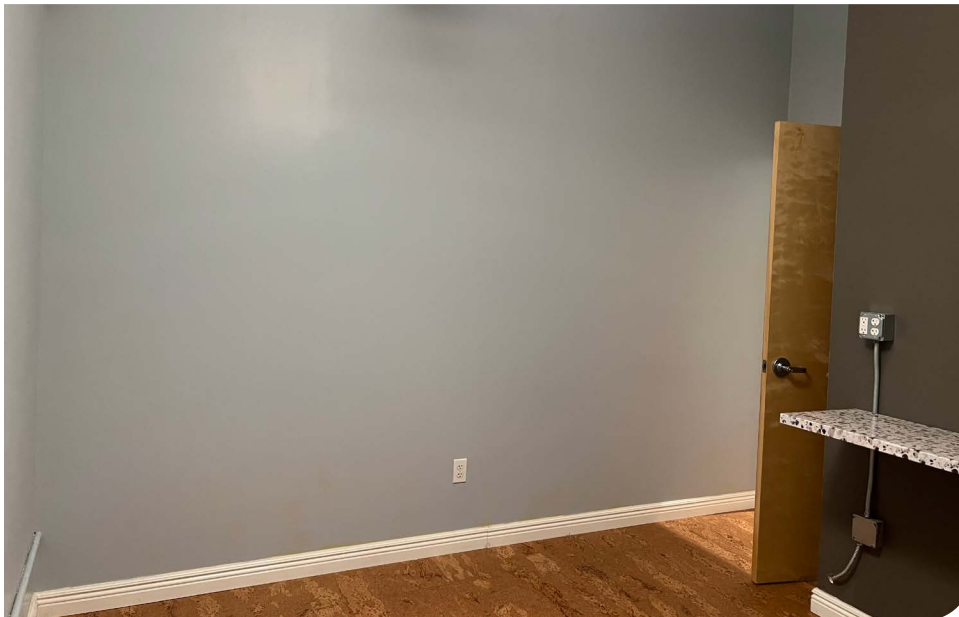


N JOHN AVE

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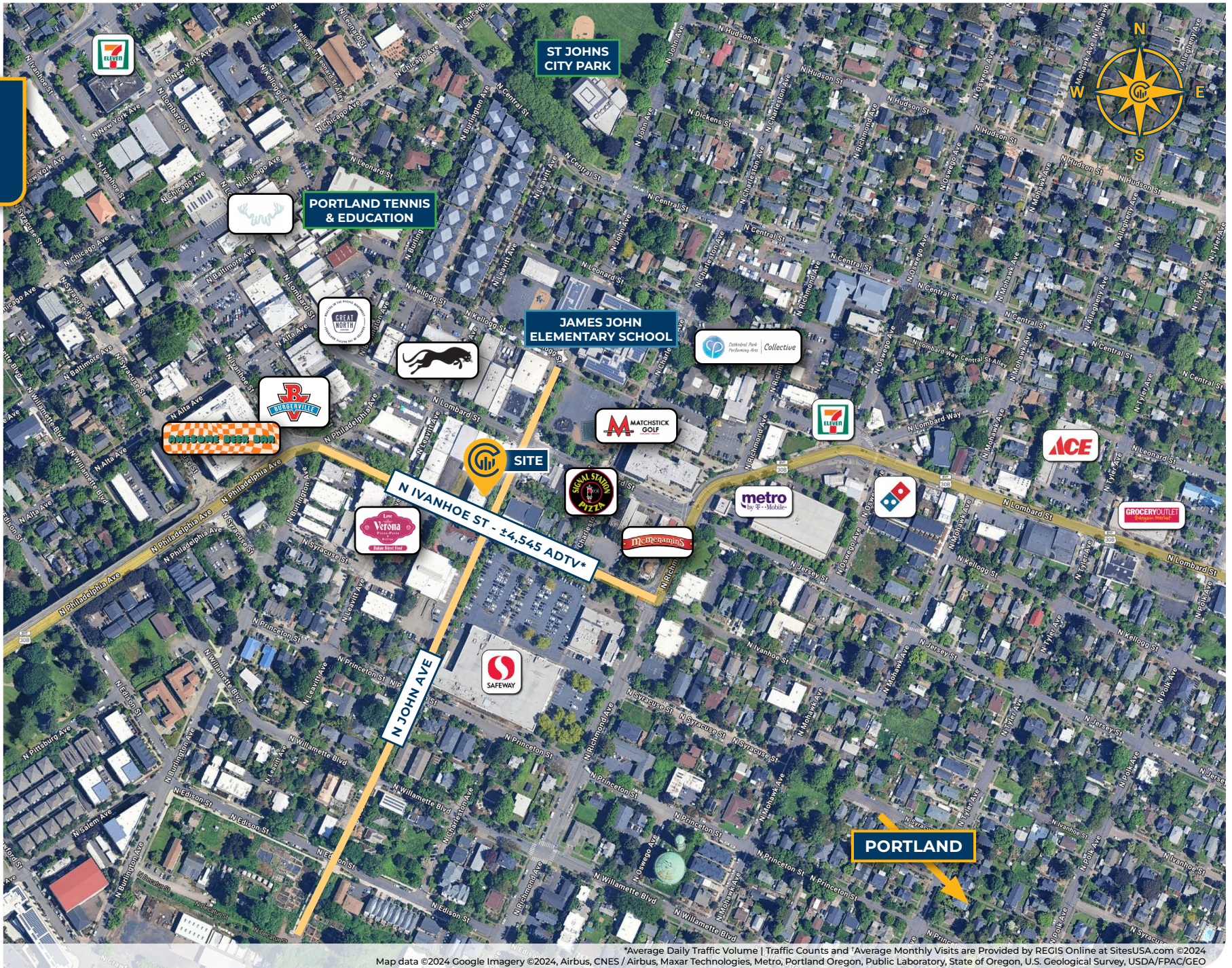


INTERIOR PHOTOS



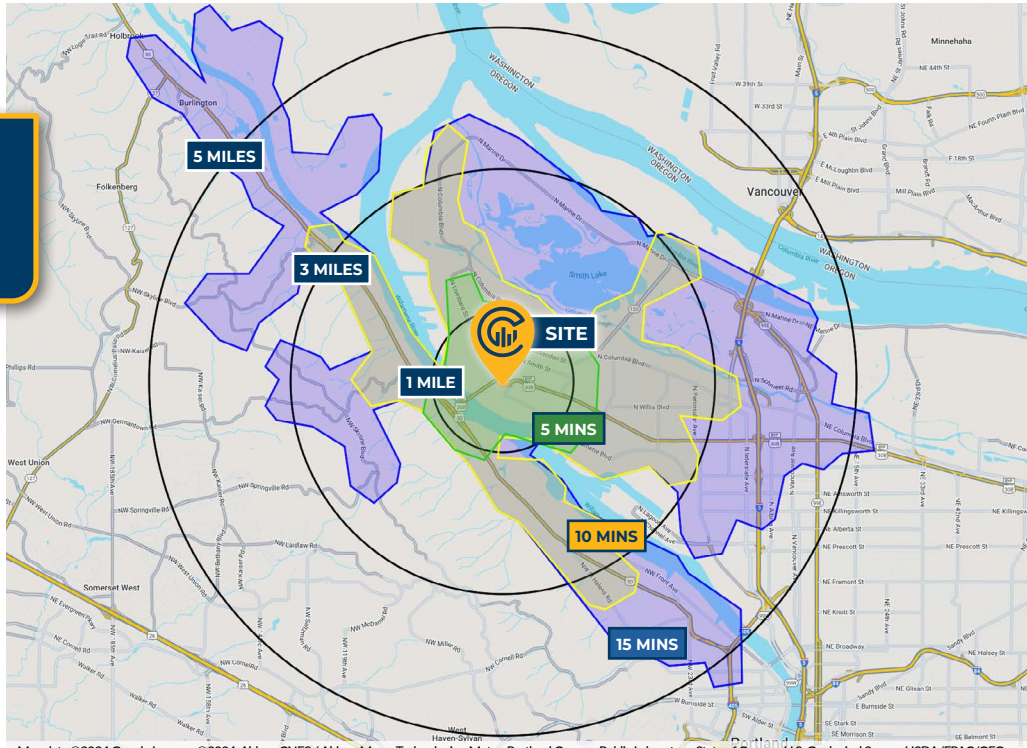


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	15,222	41,967	157,276
2029 Projected Population	15,334	41,759	159,379
2020 Census Population	16,013	43,579	158,236
2010 Census Population	14,227	39,614	128,276
Projected Annual Growth 2024 to 2029	0.1%	-	0.3%
Historical Annual Growth 2010 to 2024	0.5%	0.4%	1.6%
Households & Income			
2024 Estimated Households	6,925	16,637	67,256
2024 Est. Average HH Income	\$102,139	\$117,692	\$159,894
2024 Est. Median HH Income	\$78,160	\$93,512	\$123,361
2024 Est. Per Capita Income	\$46,524	\$47,065	\$68,644
Businesses			
2024 Est. Total Businesses	707	2,073	10,311
2024 Est. Total Employees	4,769	23,881	91,765

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

94

Walk Score®
"Walker's Paradise"

94

Bike Score®
"Biker's Paradise"

45

Transit Score®
"Some Transit"

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

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LINDSEY LOFTS SPORTS BAR