

PROPERTY SUMMARY

FOR SALE | APPROXIMATELY 3,440 SF RETAIL | \$1,595,000
5003 N LOMBARD ST, PORTLAND, OR 97203



OFFERING SUMMARY

Sale Price:	\$1,595,000
Price / SF:	\$463.66
NOI:	\$122,525
Cap Rate:	7.68%
Building Size:	3,440 SF
Lot Size:	7,000 SF
Year Built:	1950
Renovated:	2015
Zoning:	Commercial Mixed Use 2

PROPERTY OVERVIEW

Amazing investment property available in a fantastic area. Built in 1950, the 3,440 SF building saw complete restoration in 2015, creating two beautiful lease spaces. Suite A currently houses a restaurant with its lease expiring October of 2025, while Suite B is occupied by a commercial kitchen with their lease expiring April 2026. Both share a 100 gallon grease trap, and two restrooms located in a common area. Just a few of the amenities include a roll up glass door, outdoor seating, and large windows.

PROPERTY HIGHLIGHTS

- Located in University Park neighborhood
- 20,000 residents within a 1 mile radius
- Traffic counts in excess of 16,000 along N Lombard
- 7.68% cap solid investment property
- Off street parking

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EXTERIOR

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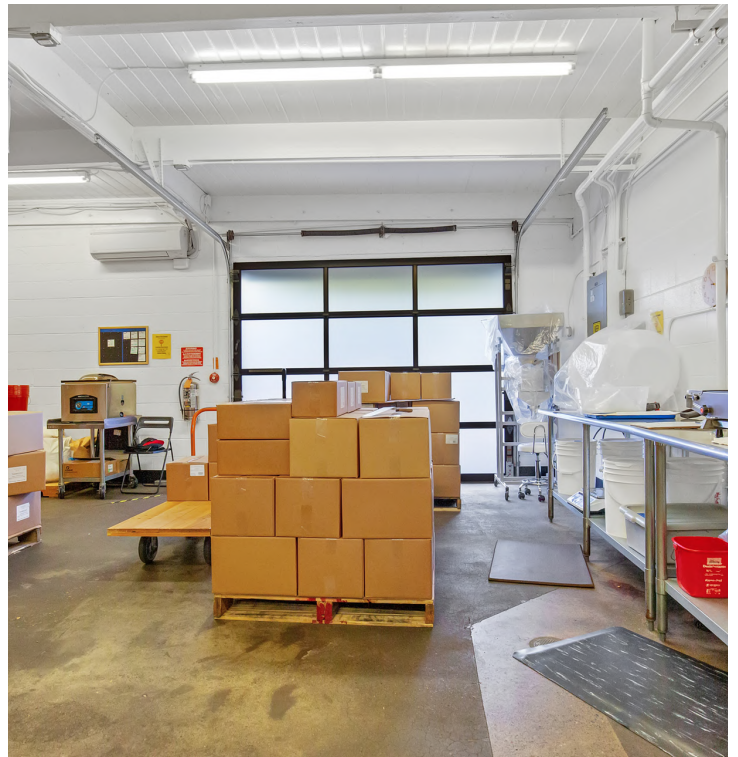
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COMMERCIAL KITCHEN

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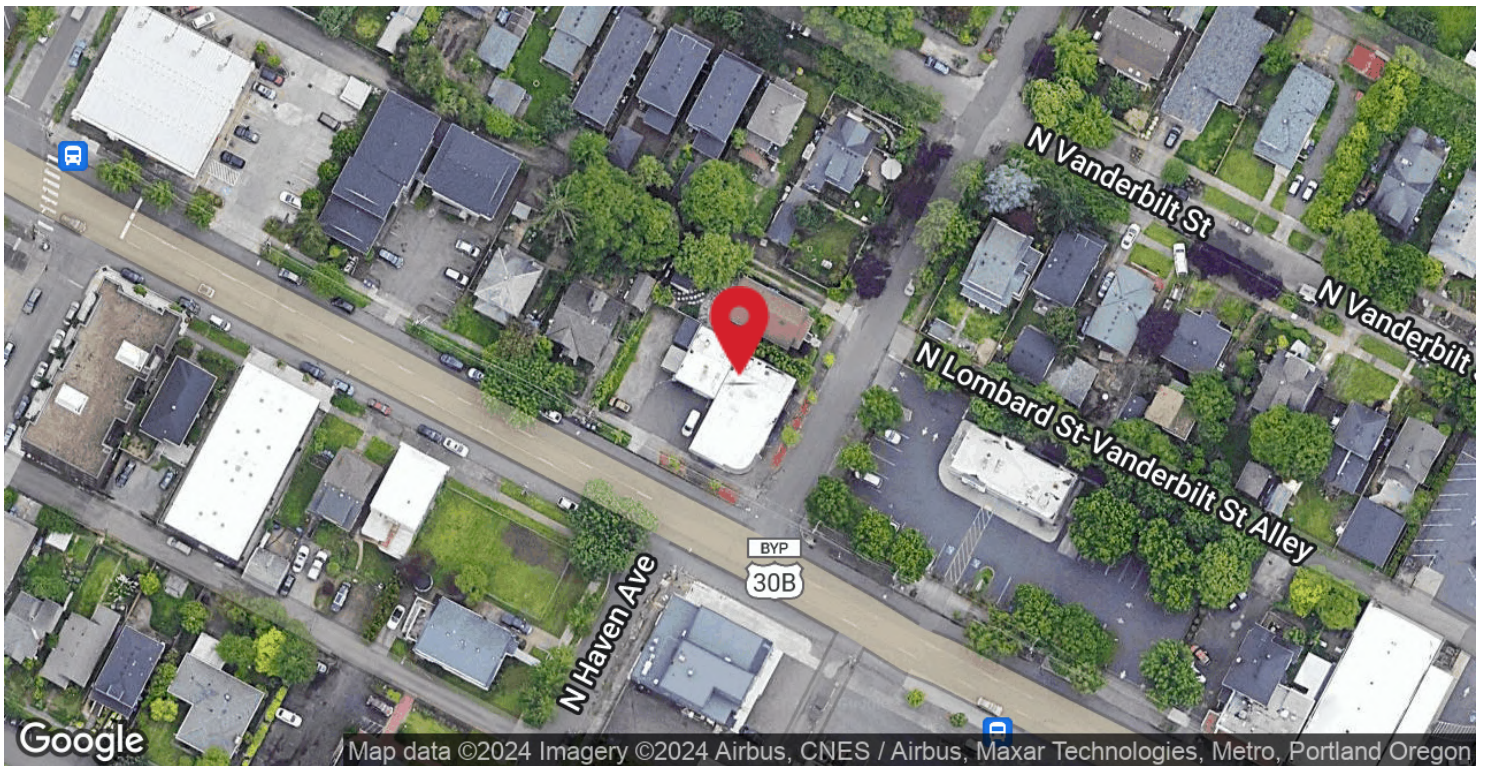
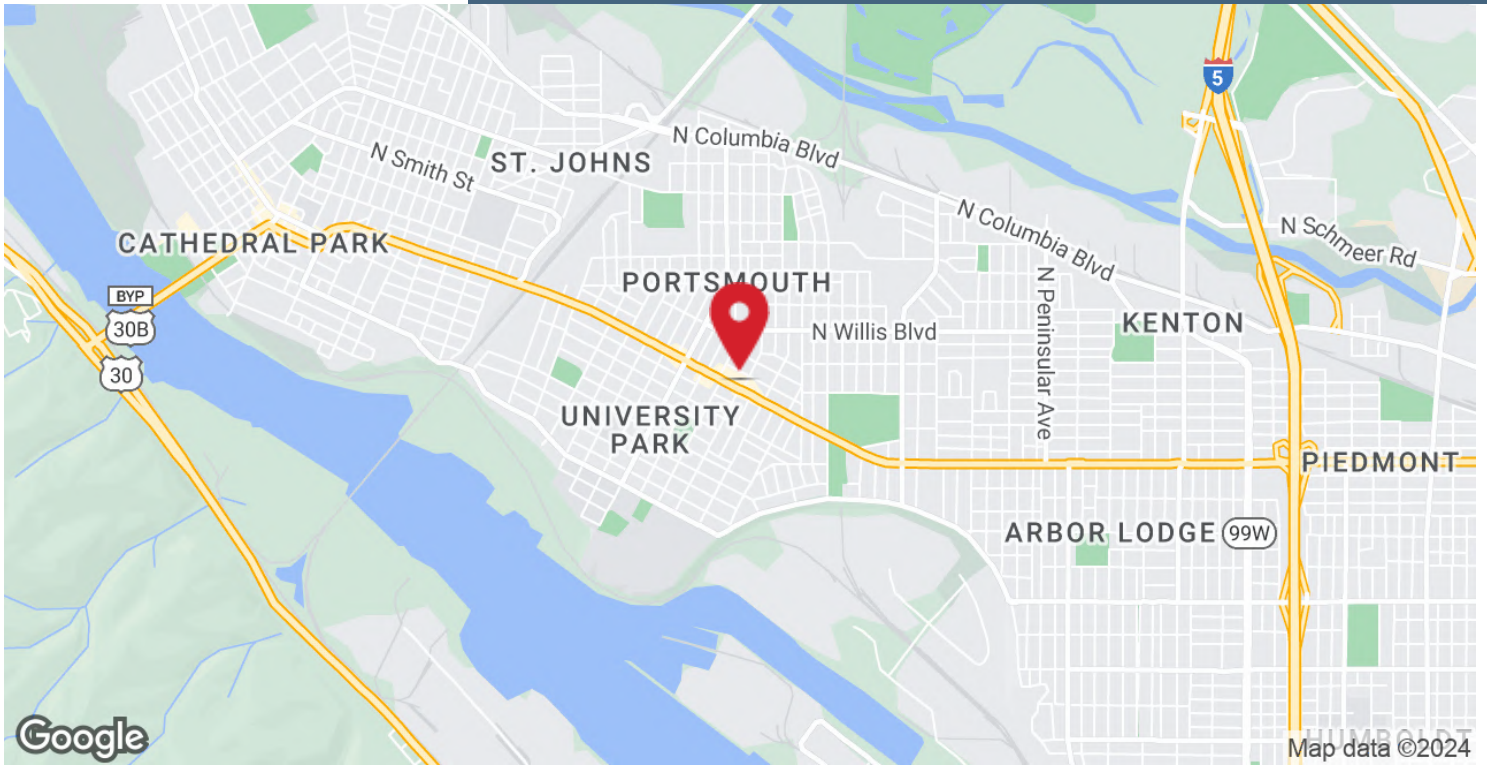
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LOCATION MAP

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RETAILER MAP

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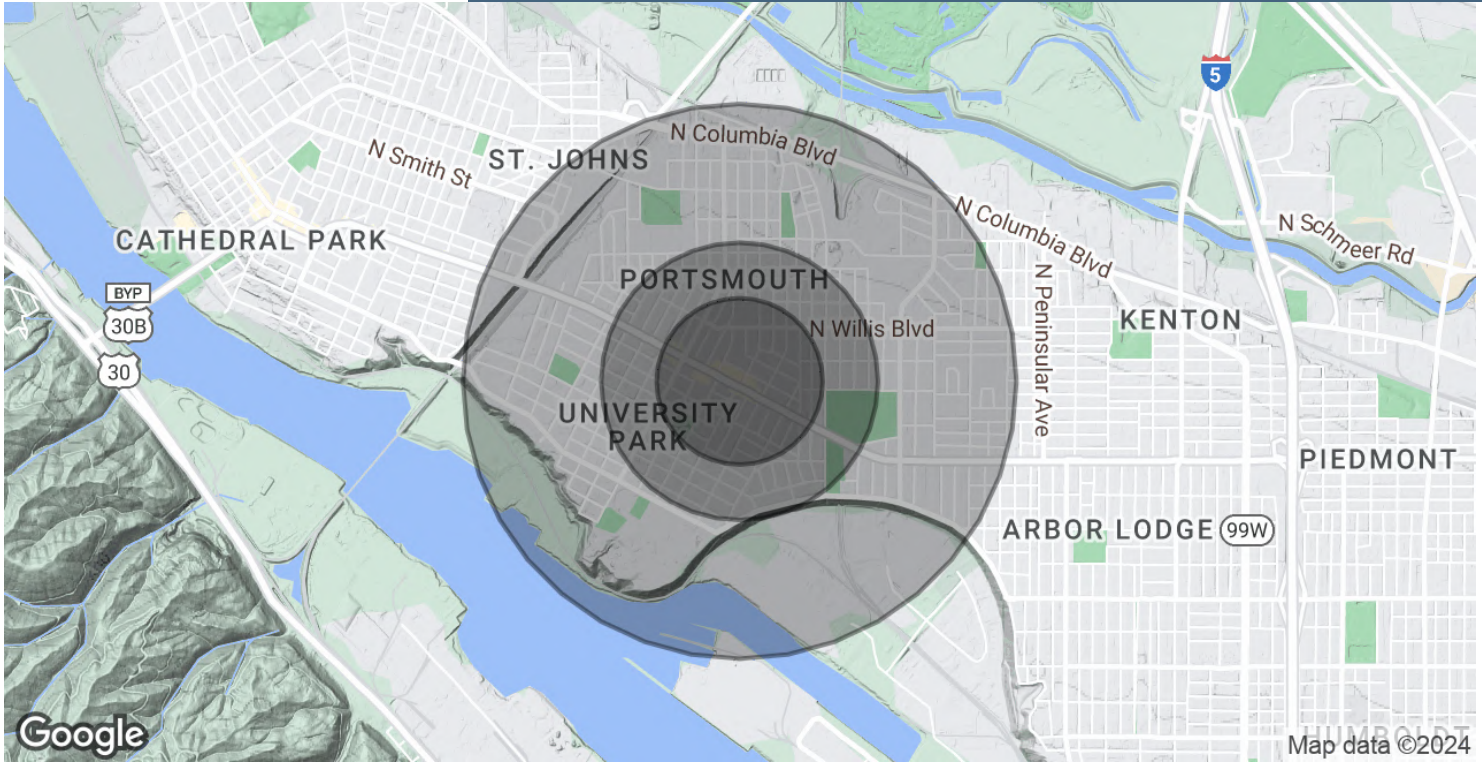
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DEMOGRAPHICS MAP & REPORT

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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

Demographics data derived from AlphaMap

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