

 **SALE** Excellent Retail & Land Portfolio Opportunity  
8416-8426 N Lombard Street, Portland, OR 97203

**PRICE REDUCTION!**  
**\$1,395,000**



Apex Real Estate Partners  
415 NW 11<sup>th</sup> Ave, Portland, OR 97209  
503.595.2840 / [www.apexcre.com](http://www.apexcre.com)

Jordan Fezler, Broker  
503.595.2844  
[Jordan@apexcre.com](mailto:Jordan@apexcre.com)

Wes Mallard, Broker  
503.595.2840  
[Wes@apexcre.com](mailto:Wes@apexcre.com)







## Offering Highlights

There are limitless opportunities for this core St Johns property. The asset consists of two buildings fronting N Lombard St, as well as 10,000 SF of commercial mixed-use land. An outdoor beer garden, food cart pod, indoor bar, pickleball courts, daycare, retail, office, dance or yoga studio, or multi-tenant investment are all possibilities. Occupy one space and have the other space help pay your debt service. Get creative!





# Summary

<b>Address:</b>	8416-8426 N Lombard Street Portland, OR 97203
<b>Building Sizes (SF):</b>	Total: ± 8,000 <ul style="list-style-type: none"><li>Parcel 1: ± 5,000</li><li>Parcel 2: ± 3,000</li></ul> with additional 1,500 basement space
<b>Stories:</b>	<ul style="list-style-type: none"><li>Parcel 1: 1 with basement</li><li>Parcel 2: 1 with basement</li></ul>
<b>Year Built/ Renovated:</b>	<ul style="list-style-type: none"><li>Parcel 1: 1930 / 2015</li><li>Parcel 2: 1924 / 2015</li></ul>
<b>Land Size (AC/SF):</b>	Total: ± 0.41 / ± 18,000 <ul style="list-style-type: none"><li>Parcel 1: ± 0.11 / ± 5,000</li><li>Parcel 2: ± 0.07 / ± 3,000</li><li>Parcel 3: ± 0.11 / ± 5,000</li><li>Parcel 4: ± 0.11 / ± 5,000</li></ul>
<b>Zoning:</b>	Commercial Mixed Use 2 (CM2)
<b>TIF:</b>	Interstate Corridor
<b>Business District:</b>	St Johns Boosters
<b>Height:</b>	Max 45'
<b>FAR:</b>	2.5:1 increasing 4:1 w/ bonus provisions
<b>Urban Renewal Area:</b>	Interstate Corridor
<b>Parcel ID:</b>	<ul style="list-style-type: none"><li>Parcel 1: R232269</li><li>Parcel 2: R232270</li><li>Parcel 3: 232265</li><li>Parcel 4: R232266</li></ul>



# 8426 N Lombard Street

8426 N Lombard Street offers an excellent  $\pm 5,000$  SF opportunity for a dance studio, yoga, pilates, or any class-related use. The existing build-out features four large studios with mirrors, an office, a reception area, a kitchen, and two restrooms. Additionally, there is ample storage space in the basement.



## Property Highlights

**Property Type:** Retail / Studio

**Property Size (SF):**  $\pm 5,000$  with additional basement space

**Flooring:**

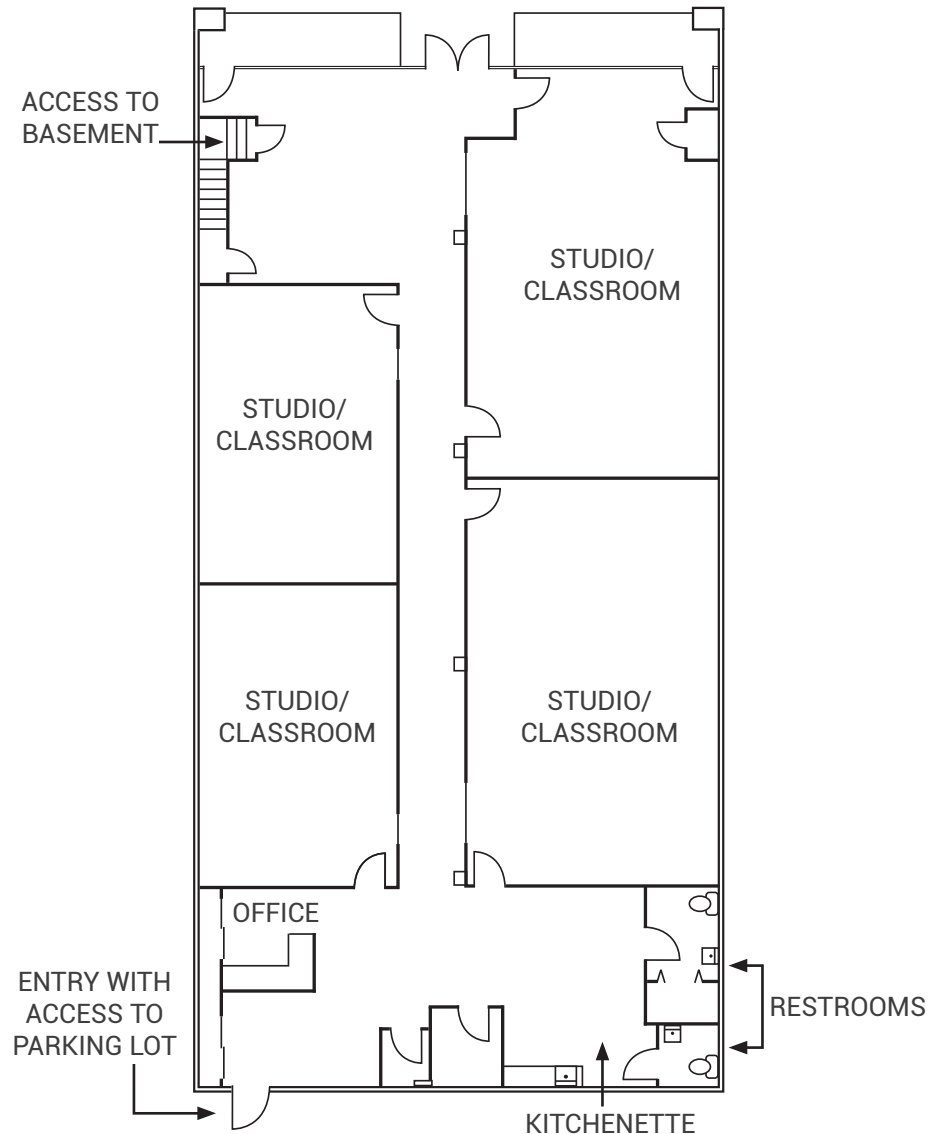
- Concrete
- Flooring overlay

**Improvements:**

- Furnace replacement
- Two roof top units 4 ton and 5 ton equipment
- 200 amp service

**Security System:**

- Low voltage alarm
- Retractable entry gates with locks







# 8416 N Lombard Street

Discover ± 3,000 SF of versatile retail space at 8416 N Lombard Street. Featuring a welcoming entry flanked by two expansive display windows, ideal for highlighting your creative concepts. The spacious basement provides ample storage solutions for your business needs.



## Property Highlights

**Property Type:** Retail

**Property Size (SF):** ± 3,000 with additional 1,500 basement space

**Flooring:**

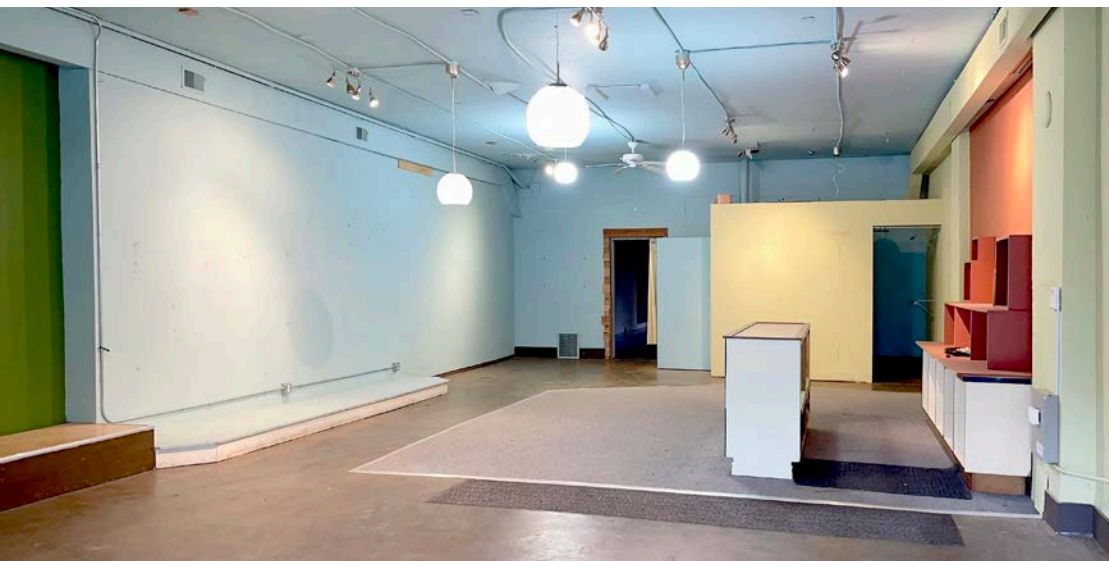
- Polished concrete
- Hardwood floors

**Improvements:**

- New roof installation - 2024
- Reroof partial seismic upgrade: reinforce sheathing with plywood anchor perimeter walls to roof diaphragm remove (2) chimneys
- Installation of new receptacles and installation of new lighting on existing circuit
- Replaced up to 80ft of sewer line
- Replaced oil furnace with 120,000 btu 80% furnace with gas pipe

**Security System:**

- Low voltage alarm
- Retractable entry gates with locks



# Great Walkability

Ideally situated, the location is just minutes to downtown with easy access to freeways, public transit, and a multitude of retailers. Within walking distance, you will find numerous restaurants, pubs, breweries, and coffee shops in St Johns's downtown, which has been coined a "town within a city." Proximity to the Willamette River, as well as numerous parks, offer plenty of natural spaces to enjoy.



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