

FOR LEASE

4936 N LOMBARD

±1,000 SF 2nd Gen. Retail Suite | University Park, Portland, Oregon



±1,000
SF Available



\$2,100/Mo
Base Rent, Gross



Gross Lease
No CAM Passthrough



University Park
N Lombard Corridor

SPACE SNAPSHOT

THE SUITE AT A GLANCE

±1,000

TOTAL SF

Gross

LEASE STRUCTURE

\$2,100

MONTHLY RENT

ADA

RESTROOM

WHY THIS SPACE STANDS OUT

✓ **2nd Generation Retail Space**

Previously built out as a retail/office suite, with private and open work areas and a mini-split system already in place on N Lombard's established retail corridor.

✓ **Gross Lease Structure**

\$2,100/month with no CAM, property tax, or insurance passthrough — just a flat trash/recycling and HVAC maintenance fee on top.

✓ **Established Retail Corridor**

Ground-floor position on N Lombard St in University Park, alongside two active ground-floor co-tenants in the same building.

✓ **ADA-Compliant Restroom**

ADA restroom and dedicated mini-split heating and cooling included in the suite.



4936 N Lombard St

SUITE THESIS

A 2nd generation retail suite on N Lombard combining a gross, predictable rent structure with an established University Park retail corridor location.

INTERIOR VIEWS

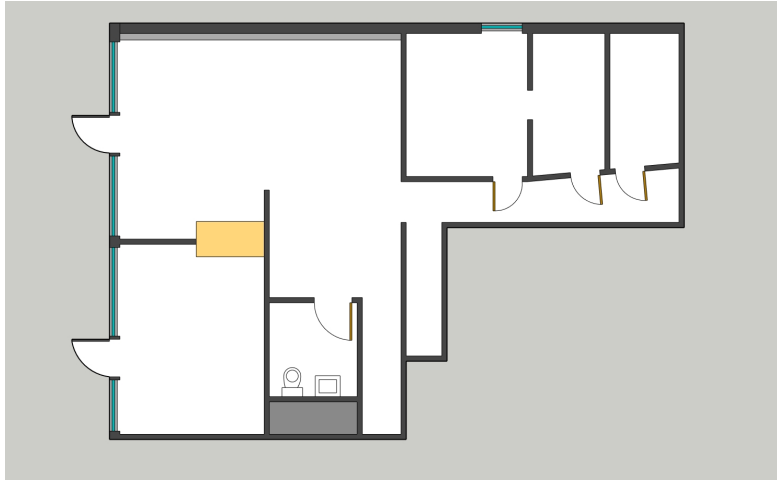
PROPERTY PHOTOS



OPEN WORK AREA & RECEPTION · RECEPTION COUNTER · PRIVATE SUITE NOOK · STOREFRONT & ENTRY · STREET-FACING SUITE · RETAIL SUITE INTERIOR

LAYOUT

FLOOR PLAN



Open

MAIN WORK / RECEPTION

Ground Floor

N LOMBARD FRONTAGE

1

ADA RESTROOM

Mini-Split

HEATING & COOLING

LEASING PERSPECTIVE

WHY THIS SPACE STANDS OUT

A gross, predictable rent structure and a straightforward monthly rate create a compelling opportunity, with an established University Park corridor location adding built-in foot traffic.

"At \$2,100 a month on a gross lease, a tenant knows exactly what they're paying every month. No CAM reconciliation, no tax surprises — just a straightforward number from day one."

KAI FUHRMANN

Managing Principal, Lodestone Commercial | 503.740.3008

THE LEASE AT A GLANCE

01

RATE

\$2,100/month gross — \$25.20/SF/yr — with no CAM, tax, or insurance passthrough to the tenant.

02

STRUCTURE

Landlord bills a flat \$60/mo trash fee and \$33.33/mo HVAC fee; tenant pays electric and water/sewer directly.

03

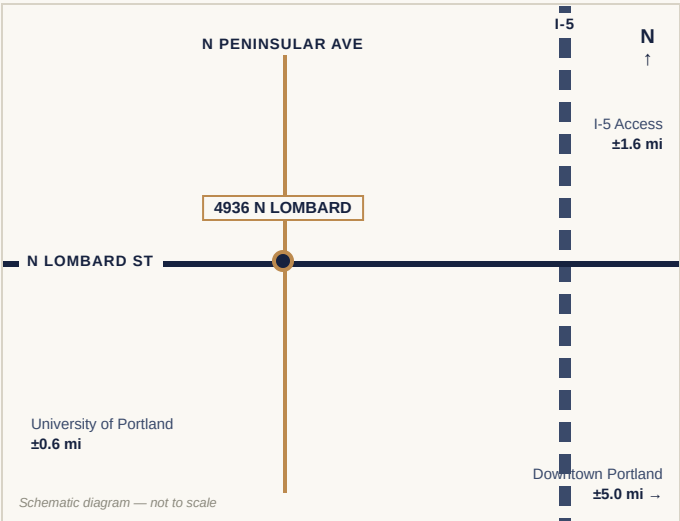
LOCATION

Ground-floor position on N Lombard St in University Park, alongside two active co-tenants in the same building.

LOCATION

LOCATION & DEMOGRAPHICS

4936 N Lombard St sits at the corner of N Lombard St and N Peninsular Ave in Portland's University Park neighborhood (zip 97203) — an established residential area anchored by N Lombard's neighborhood retail corridor.



33,116	Population, ZIP 97203
\$78,660	Median Household Income, ZIP 97203
34.3	Median Age, ZIP 97203
13,255	Housing Units — 58.8% Owner / 41.2% Renter

Sources: U.S. Census Bureau, ACS 2024 5-Year Estimates (Census Reporter); Point2Homes | ZIP 97203