

EXCLUSIVELY LISTED BY:



815 N LOMBARD

815-827 N LOMBARD ST, PORTLAND OR 97217

Offering Memorandum

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Marcus & Millichap
THE RHOADES GROUP



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OFFICES NATIONWIDE AND THROUGHOUT CANADA

WWW.MARCUSMILLICHAP.COM

OFFERING SUMMARY

815 N LOMBARD

815-827 N Lombard St, Portland OR 97217

OFFERING PRICE

\$1,200,000

CAP RATE

7.73%

PRO FORMA CAP RATE

8.16%

VITAL DATA

Price Per Unit	\$150,000
Number of Apartment Units	5
Number of Retail/Office Units	3
Price/SF	\$223.42
Rentable SF	5,371
Year Built	1914

815 N LOMBARD // EXECUTIVE SUMMARY



LOCATION OVERVIEW

Nestled in the lush landscapes of the Pacific Northwest, Portland, Oregon, stands as a beacon of eco-consciousness and cultural vibrancy. Situated at the confluence of the Willamette and Columbia rivers and framed by the majestic silhouette of Mount Hood, Portland's geography is as picturesque as it is diverse. Known affectionately as the "City of Roses," Portland's commitment to green living is evident in its abundance of parks and gardens, mirroring its residents' dedication to sustainability.

Beyond its natural allure, Portland pulses with artistic energy, boasting a thriving arts scene that encompasses galleries, theaters, and a renowned indie music culture. The city's culinary landscape is equally dynamic, offering everything from food carts to farm-to-table restaurants and craft breweries, firmly establishing Portland as a culinary destination.

Outdoor enthusiasts revel in the city's proximity to nature, with opportunities for hiking, biking, and kayaking abound, especially in the sprawling expanse of Forest Park. Economically diverse, Portland's tech sector, creative industries, and robust trade contribute to its vibrant economy, while its progressive values manifest in its comprehensive public transportation system and bike-friendly infrastructure, making it a city that effortlessly balances innovation with tradition, and modernity with nature's timeless allure.



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LOCATION HIGHLIGHTS

- ▶ Amenity-Rich Location
- ▶ 15-minute Drive to PDX
- ▶ 10-minute Drive to Downtown Portland
- ▶ Easy Access to Humboldt, Alberta, and Kenton Neighborhoods
- ▶ Several Park & Retail Options Less Than 1 Mile from Property
- ▶ Located Alongside MAX Light Rail for Commuters
- ▶ Property Located Directly off Interstate-5 Highway





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