

UNIVERSITY PARK RESTAURANT & COMMERCIAL KITCHEN FOR LEASE

±1,700 SF 2ND GEN RESTAURANT & ±1,700 SF COMMERCIAL KITCHEN
5003 N LOMBARD ST SUITE A & SUITE B, PORTLAND, OR 97203



PROPERTY HIGHLIGHTS

- Building renovated in 2015
- Located in University Park neighborhood
- 20,000 residents within a 1 mile radius
- Traffic counts in excess of 16,000 along N Lombard
- Shared 270 gal grease trap
- Shared restrooms
- Suite A Restaurant is available now and features hood & walk-ins, outdoor seating, large windows
- Suite B Commercial Kitchen features glass rollup door, off-street parking, office/storage, hood. Available April 2026

SPACES	LEASE RATE	SPACE SIZE
Suite A Restaurant	\$22.00 SF/yr	1,700 SF
Suite B Commercial Kitchen	\$22.00 SF/yr	1,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	561	1,917	6,968
Total Population	1,571	5,795	20,451
Average HH Income	\$111,759	\$115,530	\$109,822

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SUITE A 2ND GENERATION RESTAURANT

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SUITE B COMMERCIAL KITCHEN

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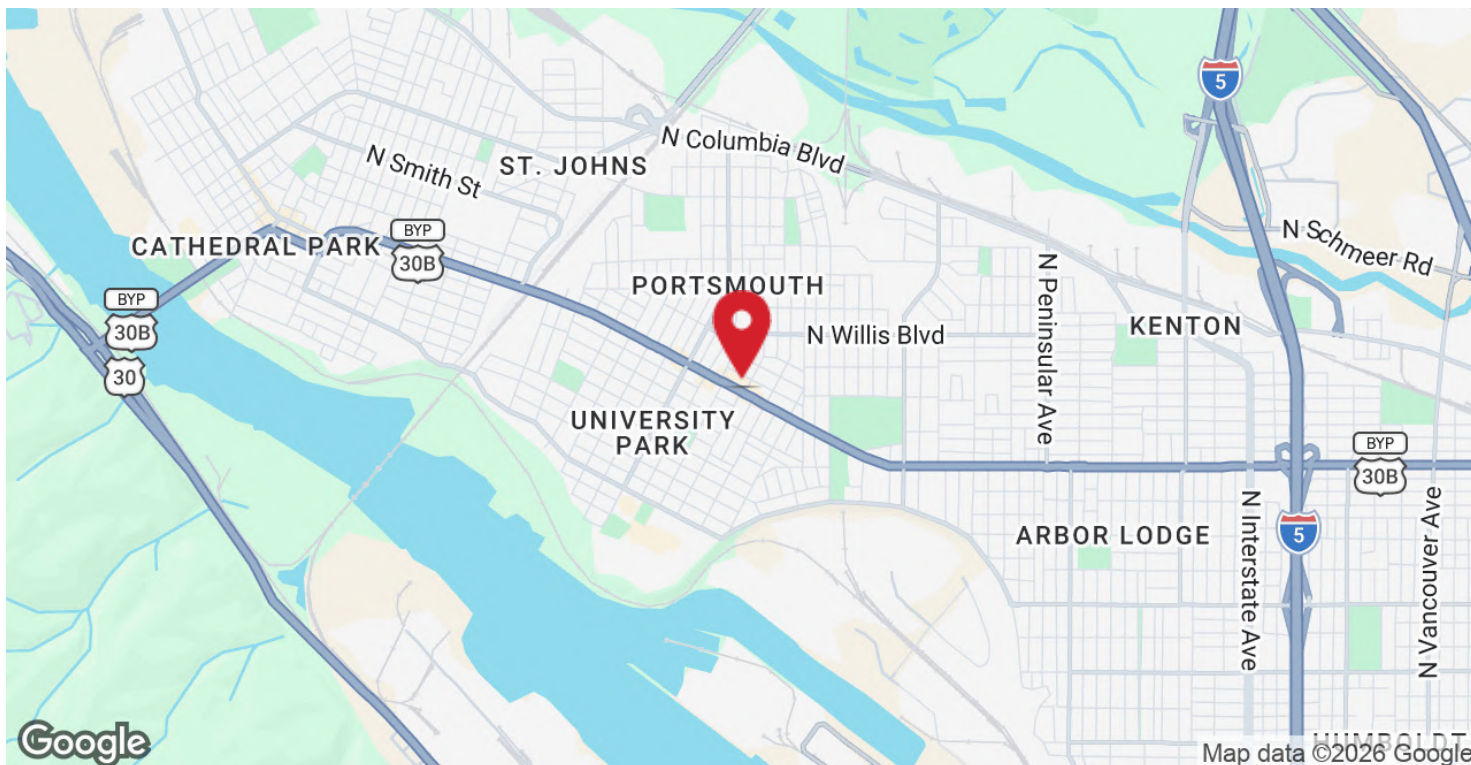
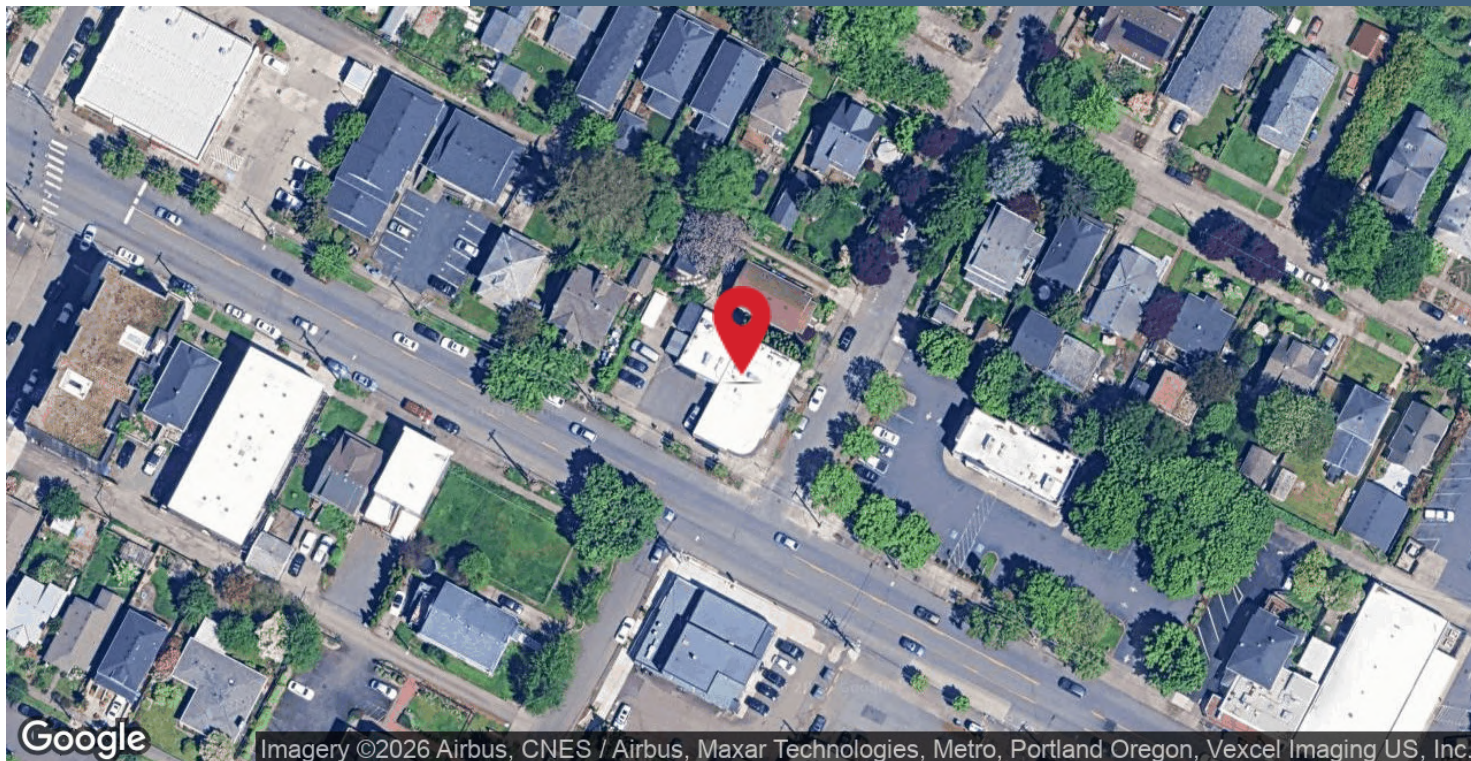
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LOCATION MAP

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LOMBARD RETAILER MAP

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Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo

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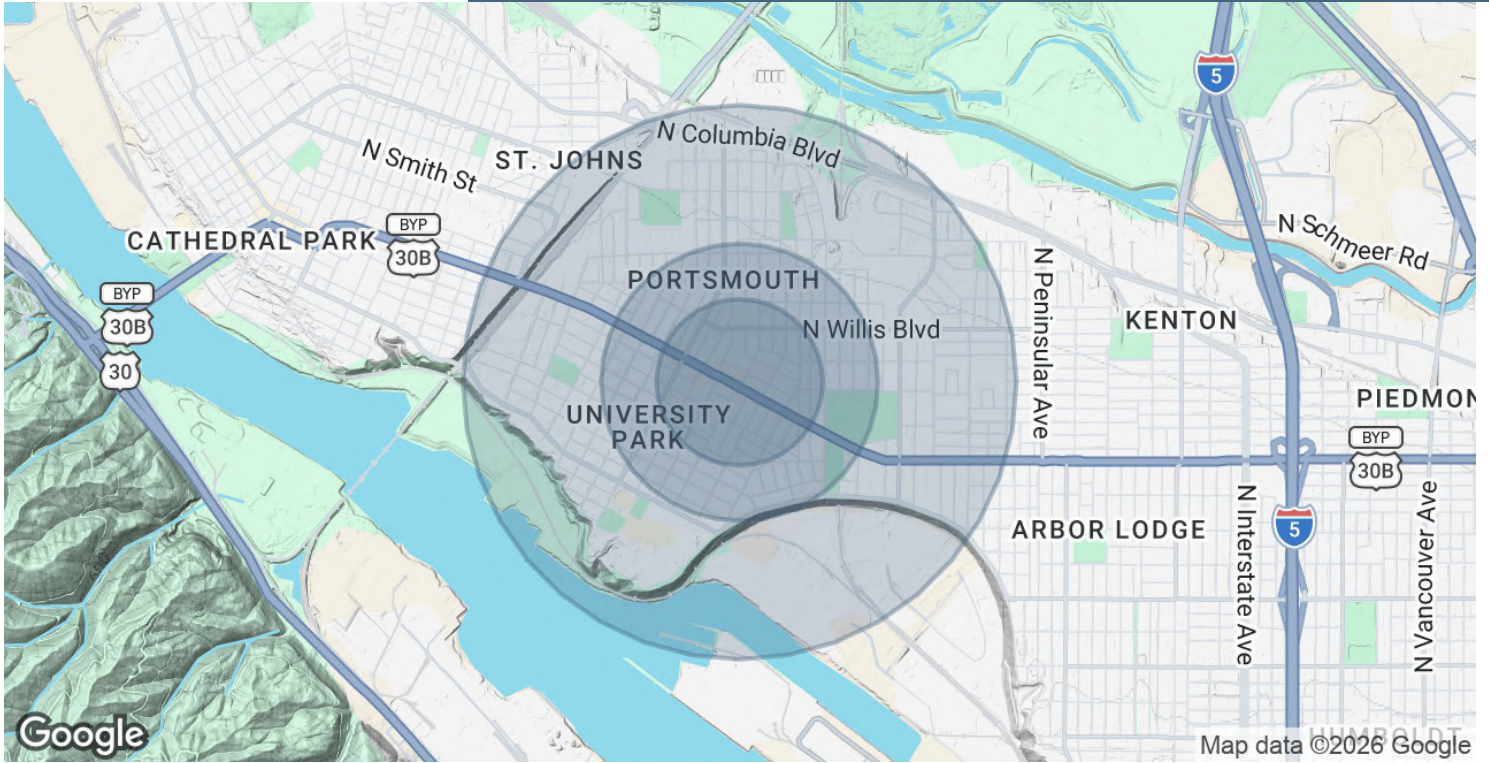
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,571	5,795	20,451
Average Age	36	35	35
Average Age (Male)	36	35	35
Average Age (Female)	37	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	561	1,917	6,968
# of Persons per HH	2.8	3	2.9
Average HH Income	\$111,759	\$115,530	\$109,822
Average House Value	\$610,717	\$618,251	\$582,598

Demographics data derived from AlphaMap

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