



FOR SALE



NORTH PORTLAND DEVELOPMENT

Permit Ready Multifamily Residential Development Land
Lot Size: 0.225 AC (9,799 SF) | Price: \$975,000

6183 N Lombard St, Portland, OR 97203

- Directly across from New Seasons
- Less than one mile from University of Portland and Downtown St. Johns
- Good Visibility on N Lombard St and Access to Public Transit
- Adjacent Corner Property, 6117 N Lombard, is also available for purchase. (Listed Separately)
- Permit Set of Plans Available at a Discount
- Zoning: [CM2 \(Commercial/Mixed Use 2\) - View Online](#)

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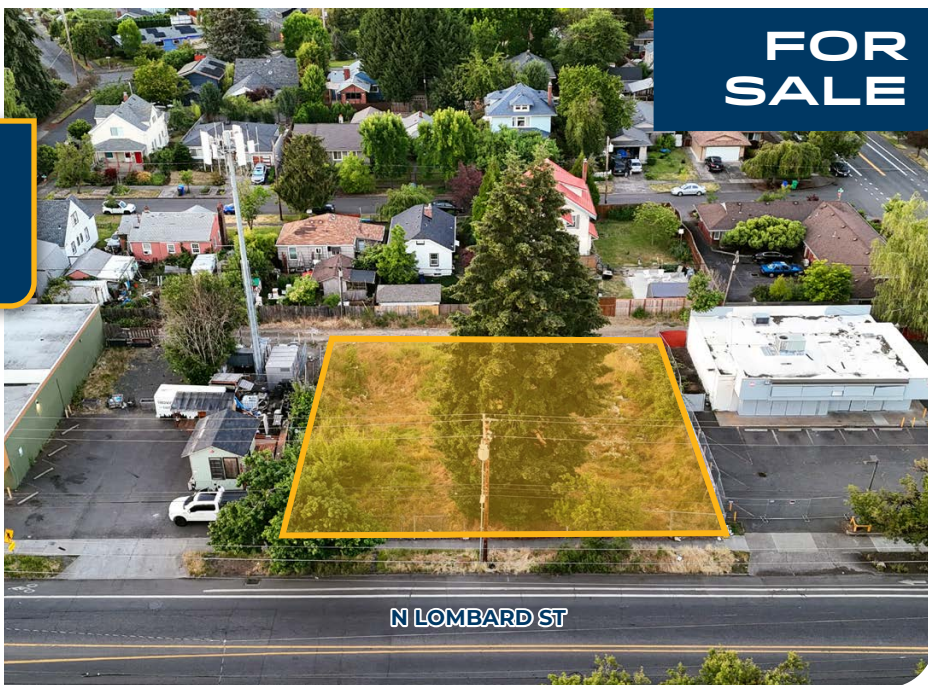
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PROPERTY SUMMARY



**FOR
SALE**



Building Rendering

Property Overview

Address	6183 N Lombard St, Portland, OR 97203
Sale Price	\$975,000
Zoning	CM2 (Commercial/Mixed Use 2)
Lot Size	Approx. 0.225 Acres / 9,799 SF
Parcel ID	R309272
Status	Permit Ready

Site located in LIHTC Qualified Census Tract (QCT)

Capacity Commercial Group is pleased to exclusively present for sale 6183 N Lombard St. Located in the **Portsmouth Neighborhood** of North Portland, the site is directly across from New Seasons along Lombard St.

Situated less than one mile from University of Portland and the vibrant downtown St. Johns area, the property is positioned to attract a variety of potential tenants. The area also boasts proximity to three of the region's major employers, Kaiser Permanente, Daimler Truck, and Adidas North America Headquarters.

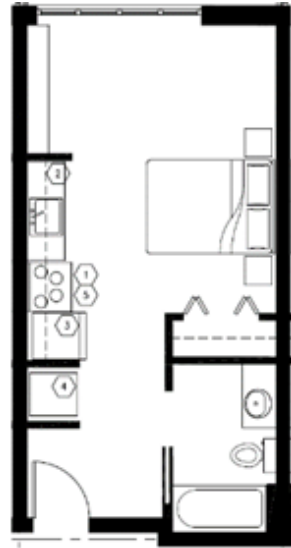
Nearby Highlights

- New Seasons
- University of Portland
- Fred Meyer
- Starbucks
- Grocery Outlet
- Arches Bookhouse
- Drunken Noodle Thai
- Twilight Room
- Chill N Fill
- Sweet Home Chicken
- Victorico's Lombard
- Big Kahuna's BBQ
- Lombard House
- St. Johns Beer Porch

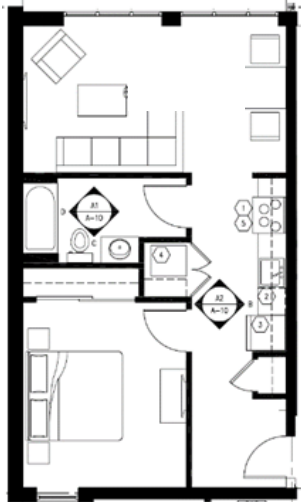
North Portland Neighborhood of Portsmouth. Nearby transit includes TriMet Bus Routes 35 and 75.



Typical Studio Unit



Typical Studio Unit



Typical 1-BR Unit



Typical 2-BR Unit

BUILDING FEATURES

- 4 Story Building
- 46 Units
- Elevator Served
- 8 Secured Parking Stalls
- On-site Manager Office
- Bike Storage
- Common Area Patio Space

N Lombard | Unit Summary

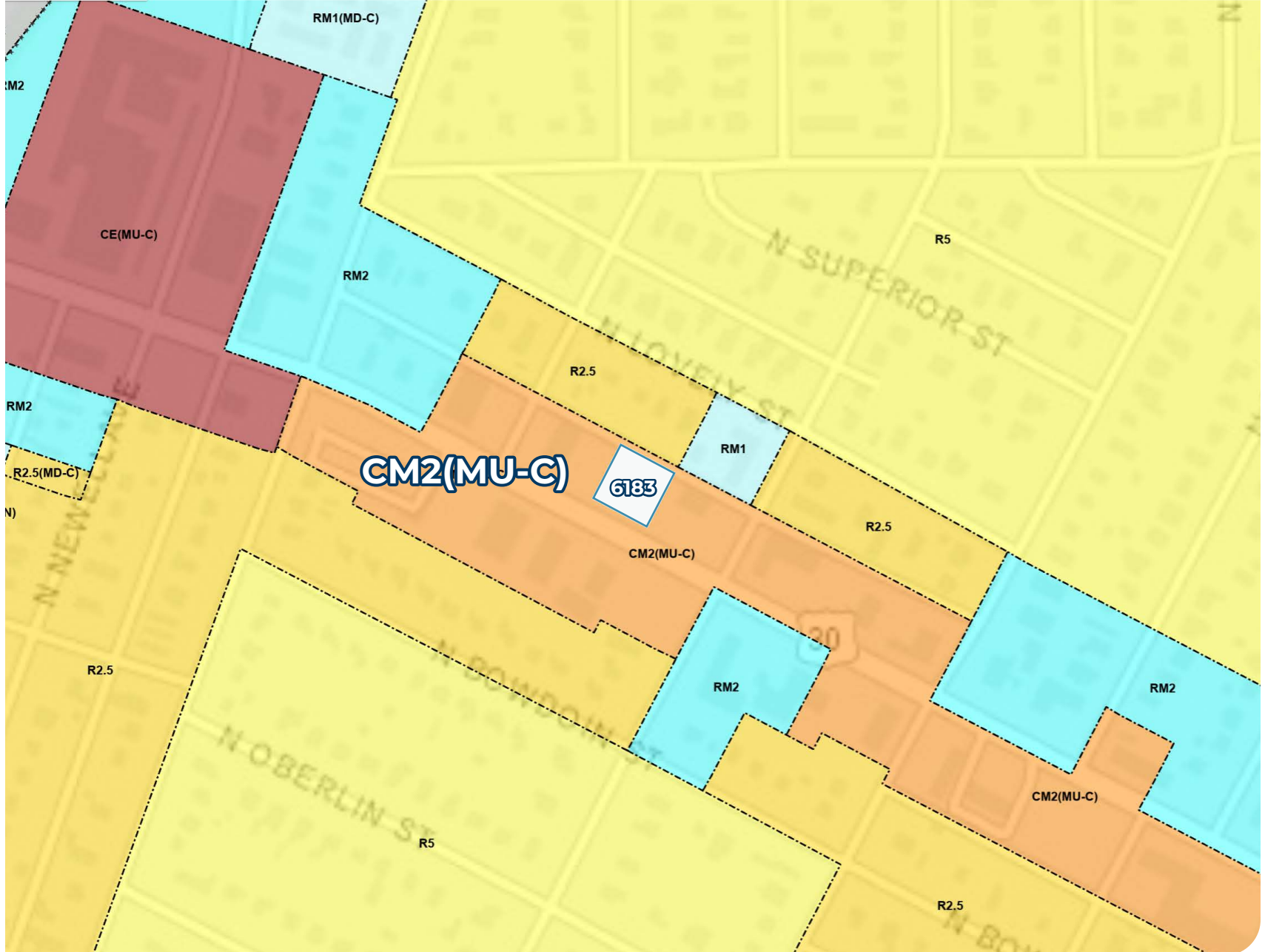
Unit Type	# of Units	% of Units	Average SF	Total SF	SF % of Total RSF
Studio	30	65%	415	12,462	49%
1X1	9	20%	724	6,516	25%
2X2	6	13%	956	5,733	22%
1X1 Live/Work	1	2%	892	892	3%
Multi-family Total/Avg	46	100%	557	25,603	100%
Retail	1	-	-	800	-





ZONING

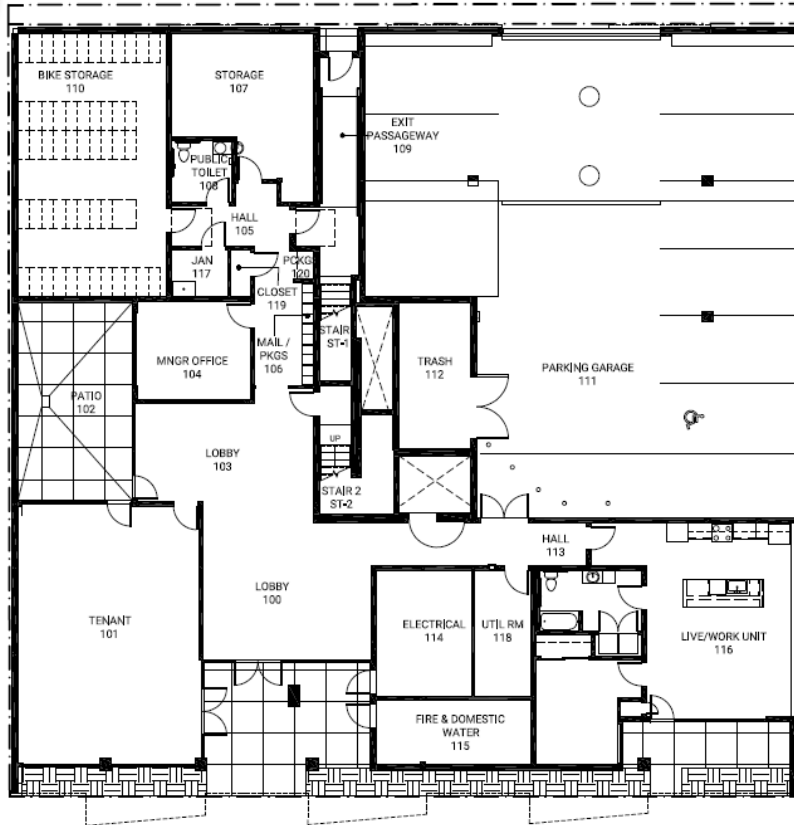
ZONING: COMMERCIAL MIXED USE 2 (CM2)



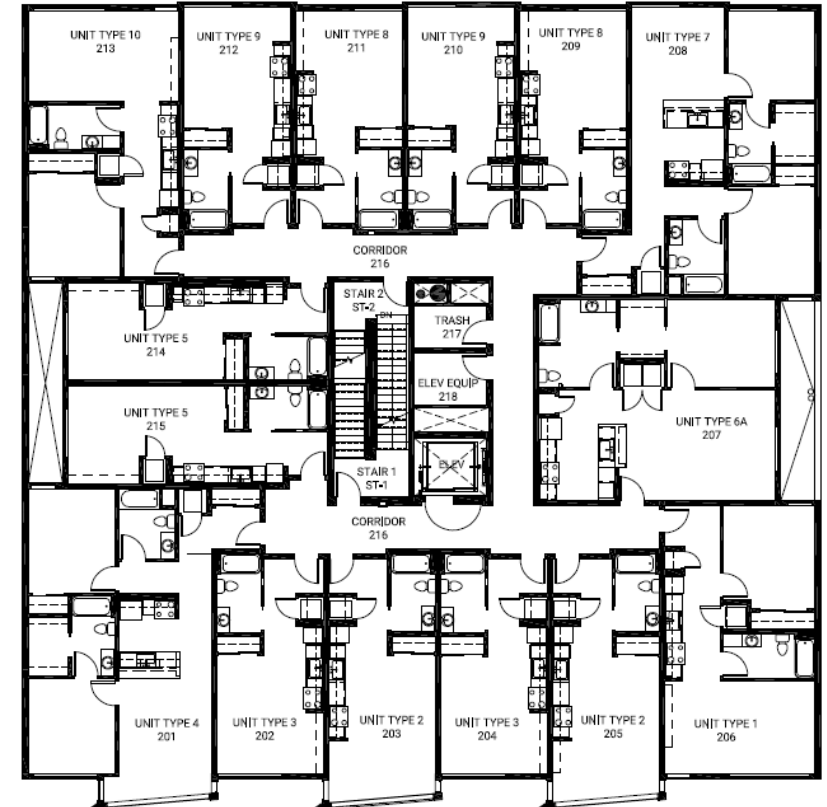


CONCEPTUAL FLOOR PLANS

FLOOR PLATES



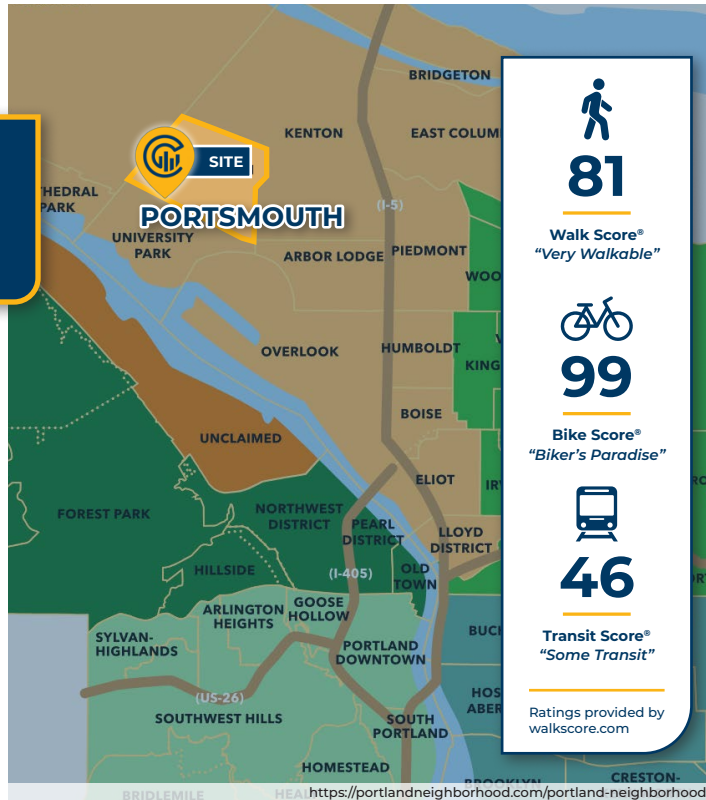
FLOOR 1



FLOORS 2-4



PORTSMOUTH NEIGHBORHOOD



NORTHGATE PARK

- 10.87 Acres
- Accessible Play Area
- Engineered Mulch Surface
- Ramp into Play Area
- Accessible Restroom
- Picnic Table
- Playground
- Paths (Paved)
- Baseball Field
- Soccer Field
- Softball Field
- Splash Pad
- Tennis Court (Lighted)

A 12 minute walk from 6183 N Lombard St.



CATHEDRAL PARK

- 21.85 Acres
- Accessible Restroom
- Nature Patch
- Picnic Table
- Plaza
- Boat Dock
- Boat Ramp
- Riverfront Views
- Stage (Outdoor)
- Dog Off-leash Area
- Paths (Paved)

Less than a 10 minute drive from
6183 N Lombard St.

B

Portsmouth is a neighborhood in Portland, Oregon with a population of 10,155. Portsmouth is in Multnomah County. Living in Portsmouth offers residents an urban suburban mix feel and most residents own their homes. In Portsmouth there are a lot of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Portsmouth and residents tend to be liberal. - Read more about [Portsmouth](#) on Niche.

C+

PUBLIC SCHOOLS

B-

JOB

A-

HEALTH & FITNESS

D

HOUSING

A+

NIGHT LIFE

A

OUTDOOR ACTIVITIES

B

GOOD FOR FAMILIES

A+

DIVERSITY

A

COMMUTE



MAJOR EMPLOYERS IN THE REGION



The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>

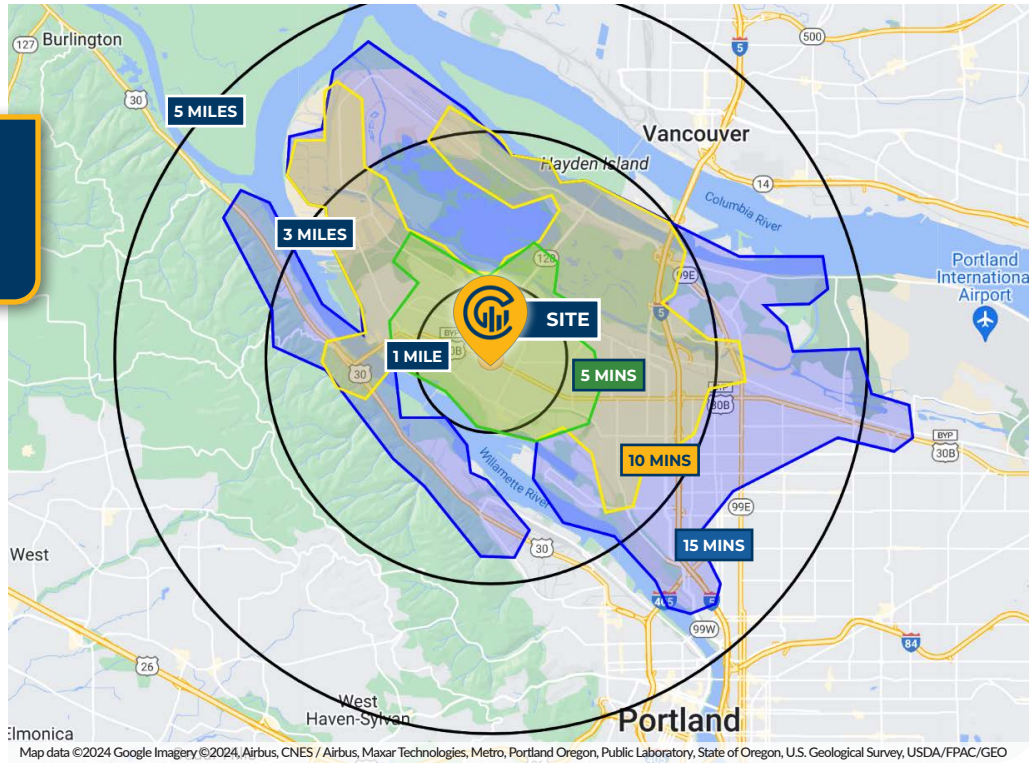


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	21,903	60,760	209,946
2029 Projected Population	21,818	61,317	213,301
2020 Census Population	22,470	62,736	209,524
2010 Census Population	20,752	55,153	174,099
Projected Annual Growth 2024 to 2029	-	0.2%	0.3%
Historical Annual Growth 2010 to 2024	0.4%	0.7%	1.5%
Households & Income			
2024 Estimated Households	7,905	25,407	99,465
2024 Est. Average HH Income	\$107,535	\$116,032	\$146,702
2024 Est. Median HH Income	\$84,756	\$95,193	\$108,525
2024 Est. Per Capita Income	\$39,488	\$48,854	\$69,869
Businesses			
2024 Est. Total Businesses	648	3,456	16,751
2024 Est. Total Employees	3,304	35,828	152,360

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,
TIGER Geography - RS1

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