

FOR SALE



2629 N LOMBARD ST. Portland, OR

Prime Commercial Standalone – \$374,900
960 SF Building - 0.04 Acres Land



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YOUR URBAN REAL ESTATE RESOURCE

THE BUILDING

YEAR BUILT | 1948
BUILDING AREA | 960 SF
ZONING | CM 2
TAXES | \$2,856.70 (2025)

Building is being sold vacant

REAL MARKET VALUE

\$254,230.00

ASSESSED VALUE

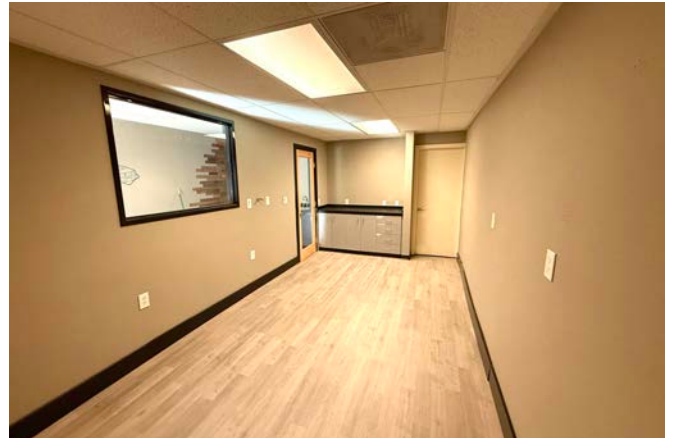
\$106,020.00

LAND

1832 SF

BUILDING

960 SF



PROPERTY HIGHLIGHTS

ALL ELECTRIC AND PLUMBING MODERNIZED IN 2016

NEW FLOORS, PAINT AND COUNTERTOPS

PREMIUM CUSTOM BUILT-IN CABINETRY

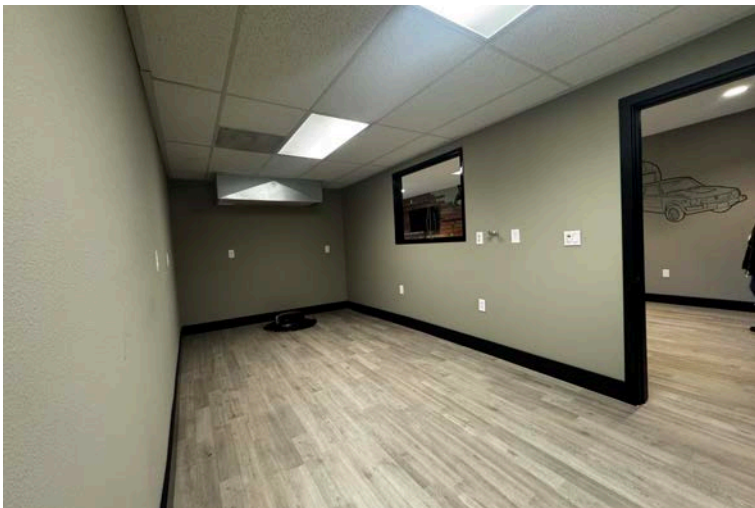
MODERN ADA BATHROOM

PRIVATE AND SPACIOUS BACK PATIO

NEW APARTMENT COMPLEX, MC DONALDS
AND STARBUCKS TO BE COMPLETED SOON

BLOCKS FROM ARBOR LODGE AND GAMMANS PARK
ON BUSLINE AND NEAR BIKETOWN BIKE SHARE STATION

BLOCKS FROM KENTON AND AND NEAR PORTLAND
INTERNATIONAL RACEWAY AND THE EXPO CENTER



NEIGHBORHOOD STATISTICS

Households by Income

Average Household Income: \$108,313
 \$150,000 to \$200,000: 12,811
 \$200,000 or more: 19,069

Population

2029 Projection: 284,872
 2024 Estimate: 285,208

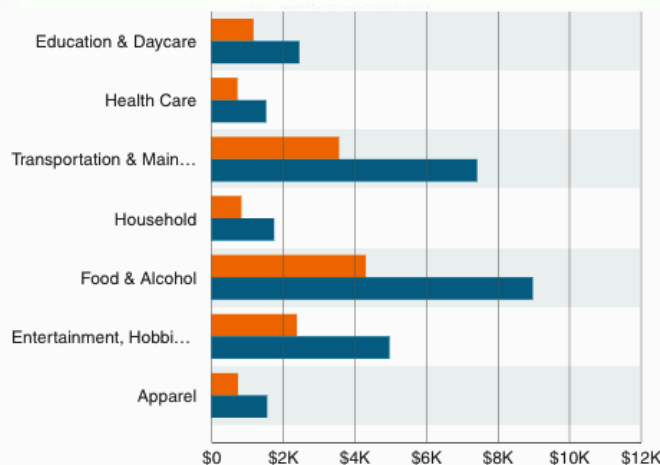
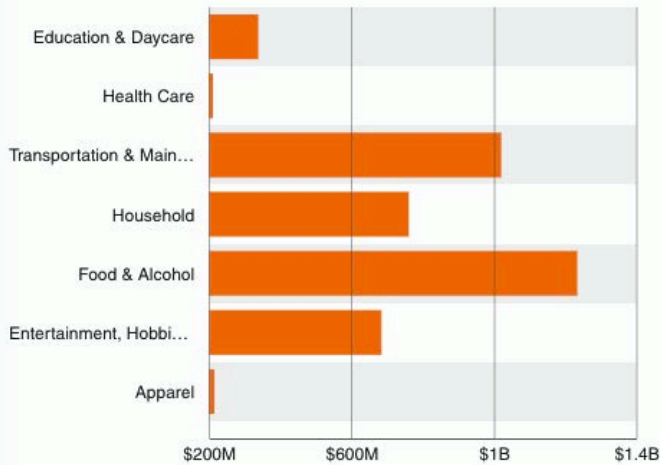
Households

Median Home Value : \$627,511
 Owner Occupied Households: 54,423
 Renter Occupied Households: 82,870

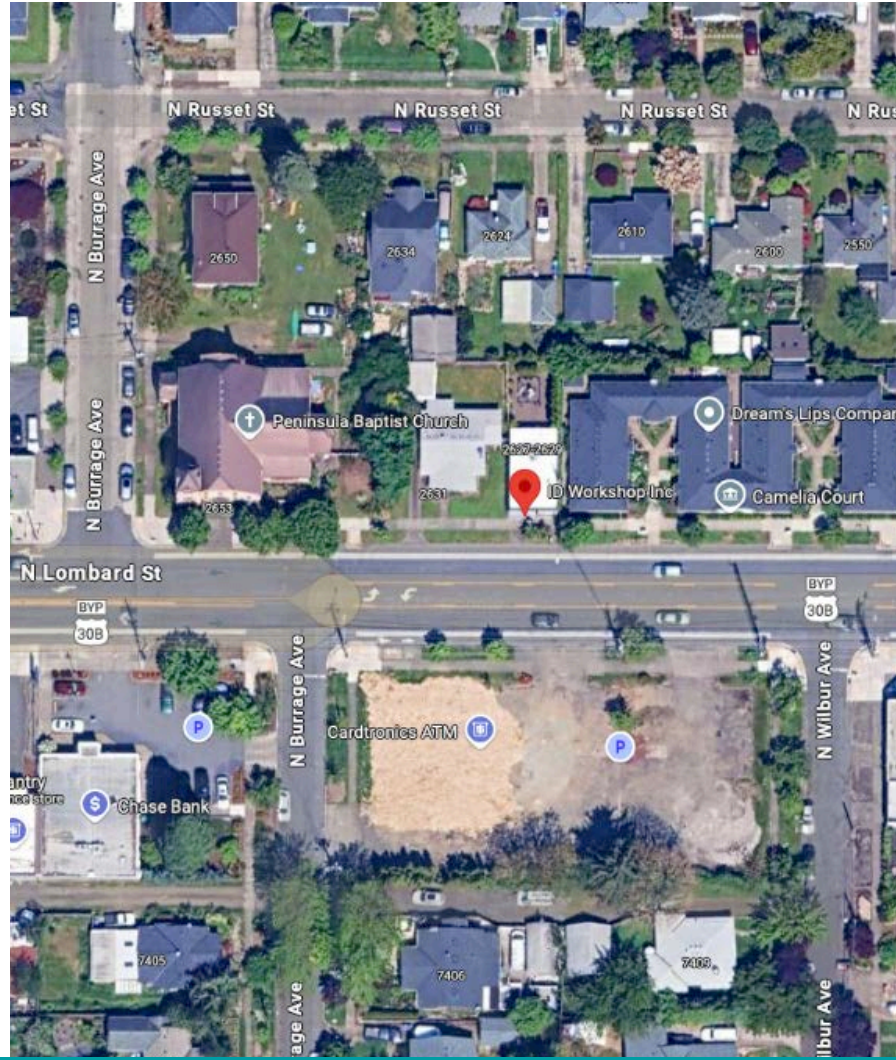
Traffic Volume

N Lombard & N Burrage E: 15,390
 N Lombard & N Delaware E: 24,121
 N Lombard & N Delaware W: 22,390
 N Greeley & N Lombard N: 5,500

DEMOGRAPHICS 0-5 MILES (2022-2024)



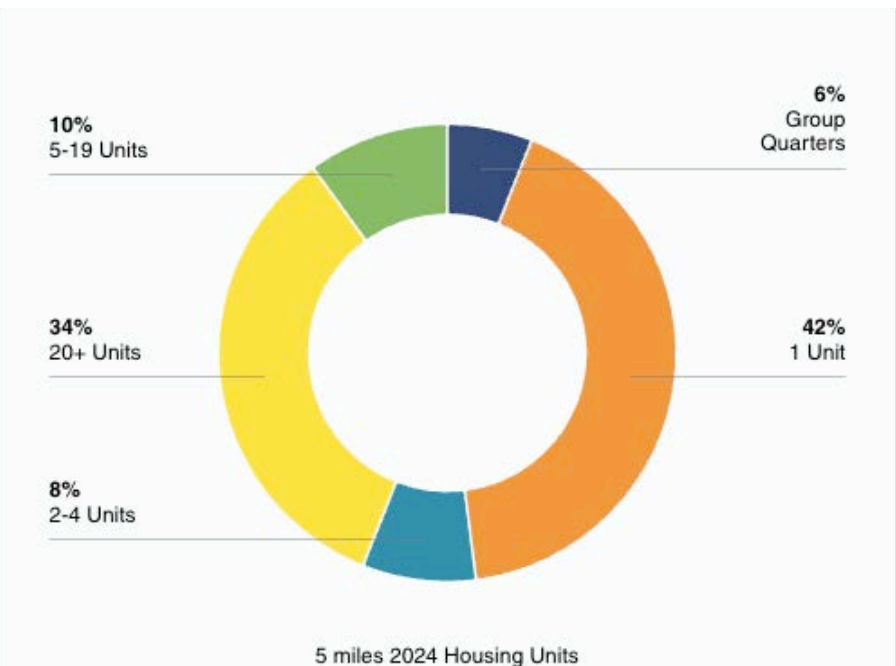
5 miles 2024 Per Capita 5 miles 2024 Avg Households



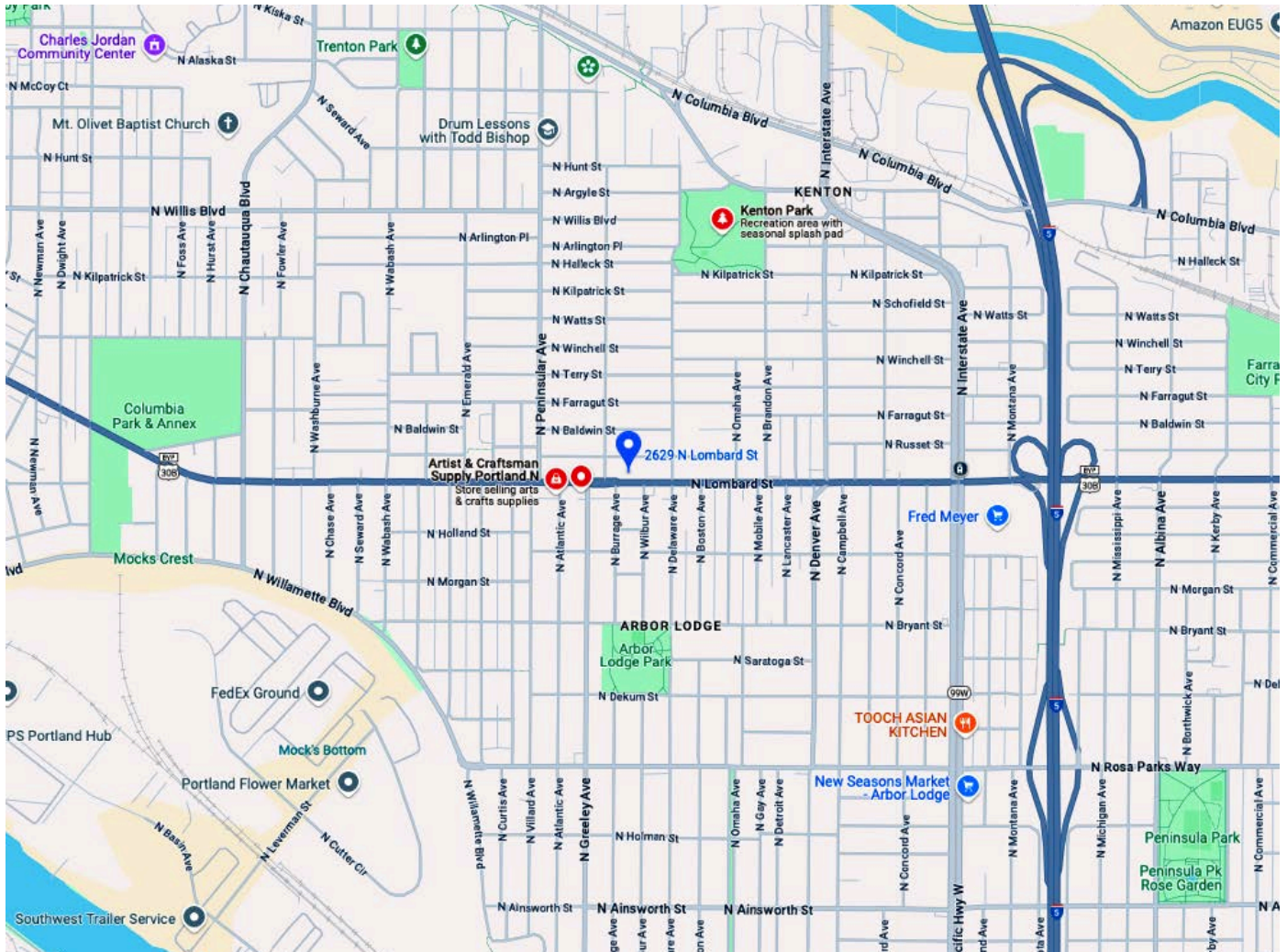
Walk Score 89 Very Walkable
Most errands can be accomplished on foot.

Transit Score 50 Good Transit
Many nearby public transportation options.

Bike Score 99 Biker's Paradise
Daily errands can be accomplished on a bike.



NEIGHBORHOOD



SHOP

Sewlarium
 FangPet and Garden
 Fred Meyer
 The E Bike Store
 New Seasons Market
 Flip Flop Games
 Too Many Records
 Petal Passion
 The UPS Store
 Artist & Craftsman Supply

EAT

Tuk Tuk
 Canary
 Burrito Azteca
 Mike's Drive-In
 Sawan Thai
 Mocks Bottom Cafe
 Presso Coffee
 Spitz- Portland
 Thai Ginger
 Tulip Shop Tavern

PLAY

Peninsula Park
 Wonderwood Springs Golf & Cafe
 Paul Bunyan Statue
 Portland International Raceway
 Kenton Antiques & Collectibles
 Carnation Contemporary Gallery
 Charles Gordon Community Center
 Kenton Park
 University Of Portland
 Underwater Galleries

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.



For additional details contact:

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