

PROPERTY SUMMARY

FOR LEASE | +/- 1,576 - 4,300 SF | FLEX / RETAIL / OFFICE
2056 N LOMBARD ST, PORTLAND, OR 97217



PROPERTY HIGHLIGHTS

- Flex, Retail, or Office use
- Multiple configurations available
- Open layout; buildout ready
- Signage available at the corner of N Lombard & N Denver
- Newer roof & roof insulation
- Dedicated restrooms
- Secure parking available
- Grade level roll-up doors
- High visibility / signage exposure
- Traffic counts: 19,172 vehicles per day
- Zoning: Commercial Mixed Use (CM2)

PROPERTY DESCRIPTION

Lease opportunity on Lombard St in North Portland's Kenton neighborhood. Located at the signalized, high-traffic exposed corner of N Lombard & N Denver. Zoning allows for a wide range of uses including hard-to-find flex space.

OFFERING SUMMARY

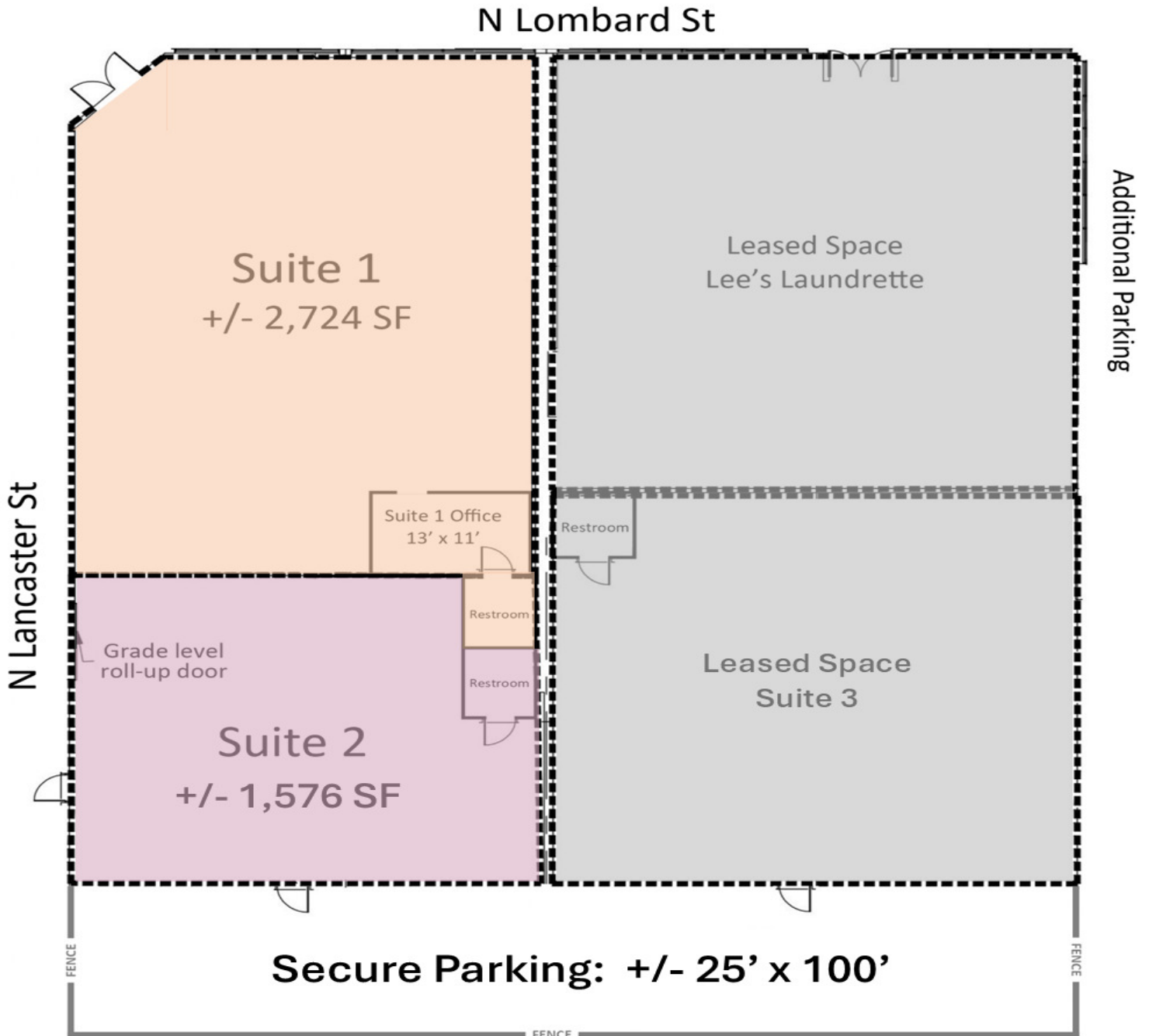
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	+/- 1,576 - 4,300SF
Lot Size:	0.29 Acres
Building Size:	9,604 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 1	\$12.00 SF/yr	2,724 SF
Suite 2	\$12.00 SF/yr	1,576 SF

MARISSA LEE

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Allowable Uses

This property is zoned Commercial Mixed Use (CM2).

The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

To learn more about this zoning, visit:

<https://www.portlandmaps.com/bps/zoning/#/zones/base/CM2>

Specific allowable uses include the following:

Allowable	Limited/Conditional
Household Living	Group living
Retail Sales and Services	Quick Vehicle Servicing
Office	Commercial Parking
Vehicle Repair	Major Event Entertainment
Commercial Outdoor Recreation	Manufacturing and Production
Basic Utilities	Wholesale Sales
Parks and Open Areas	Industrial Service
Schools	Basic Utilities
Colleges	Community Service
Medical Centers	Agriculture
Religious Institutions	Radio Frequency Transmission Facilities
Daycare	Rail Lines and Utility Corridors

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ADDITIONAL PHOTOS

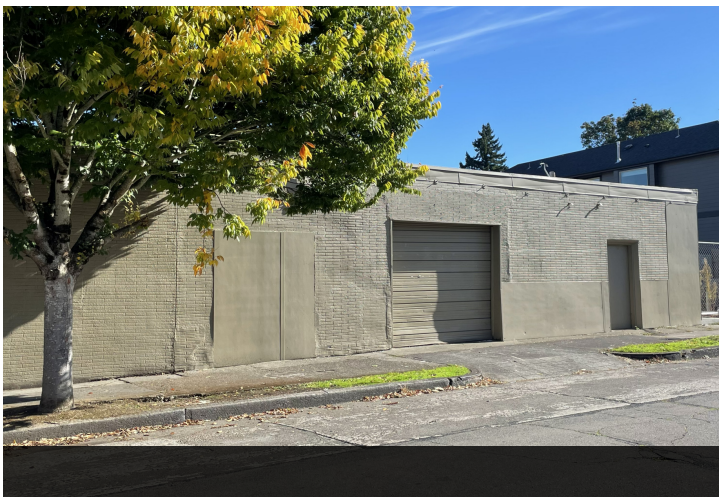
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Available Signage



Secure Parking

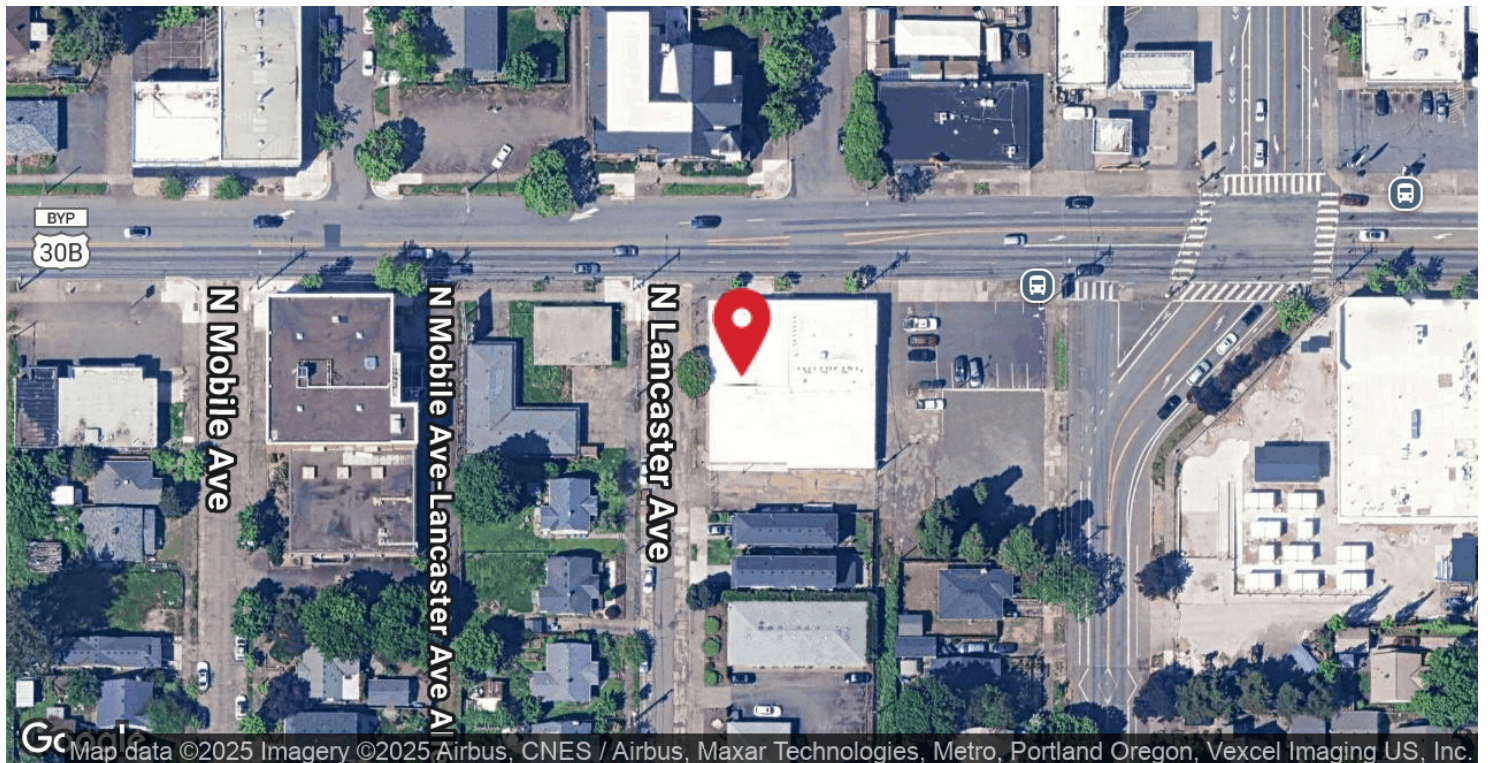
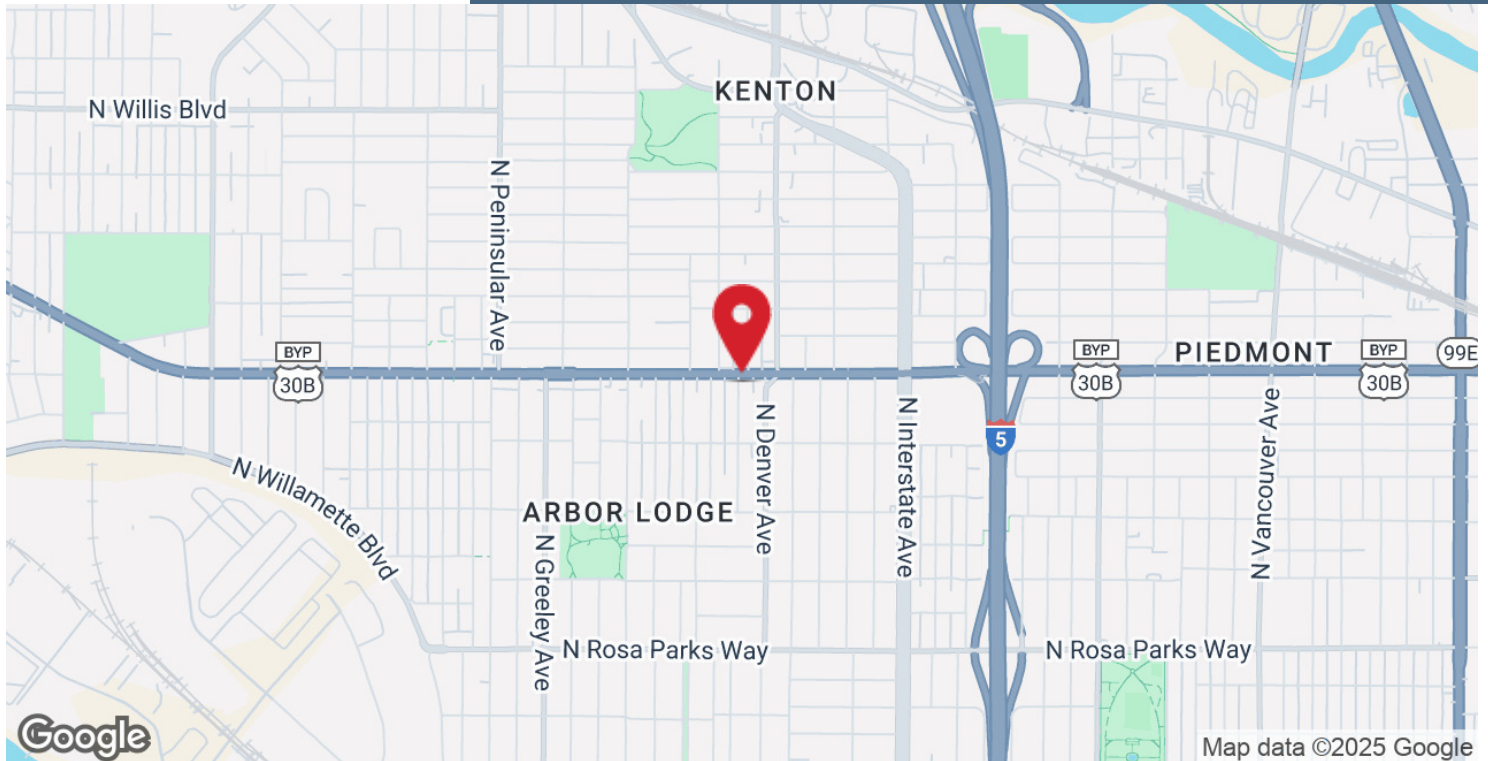


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LOCATION MAP

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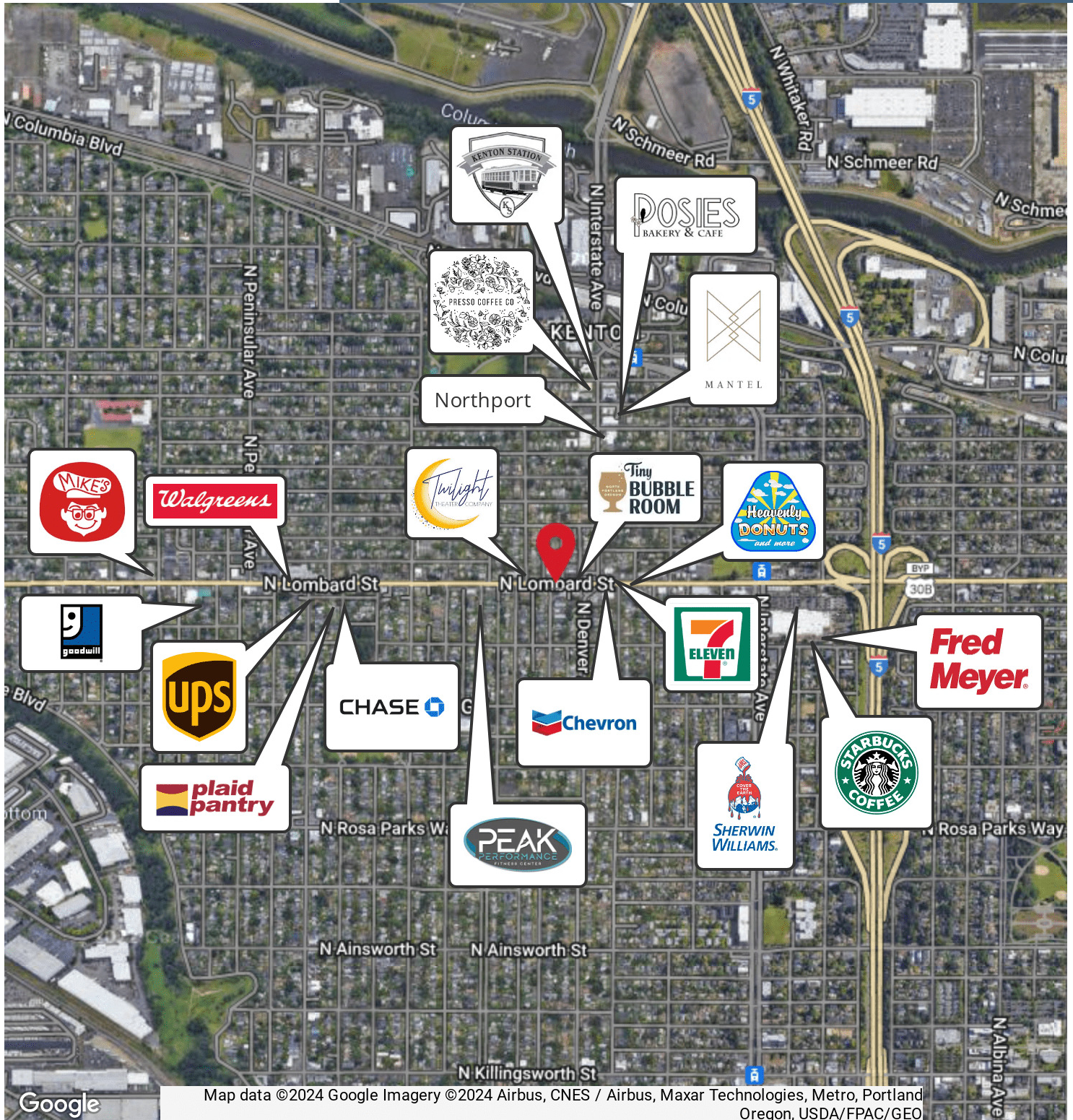


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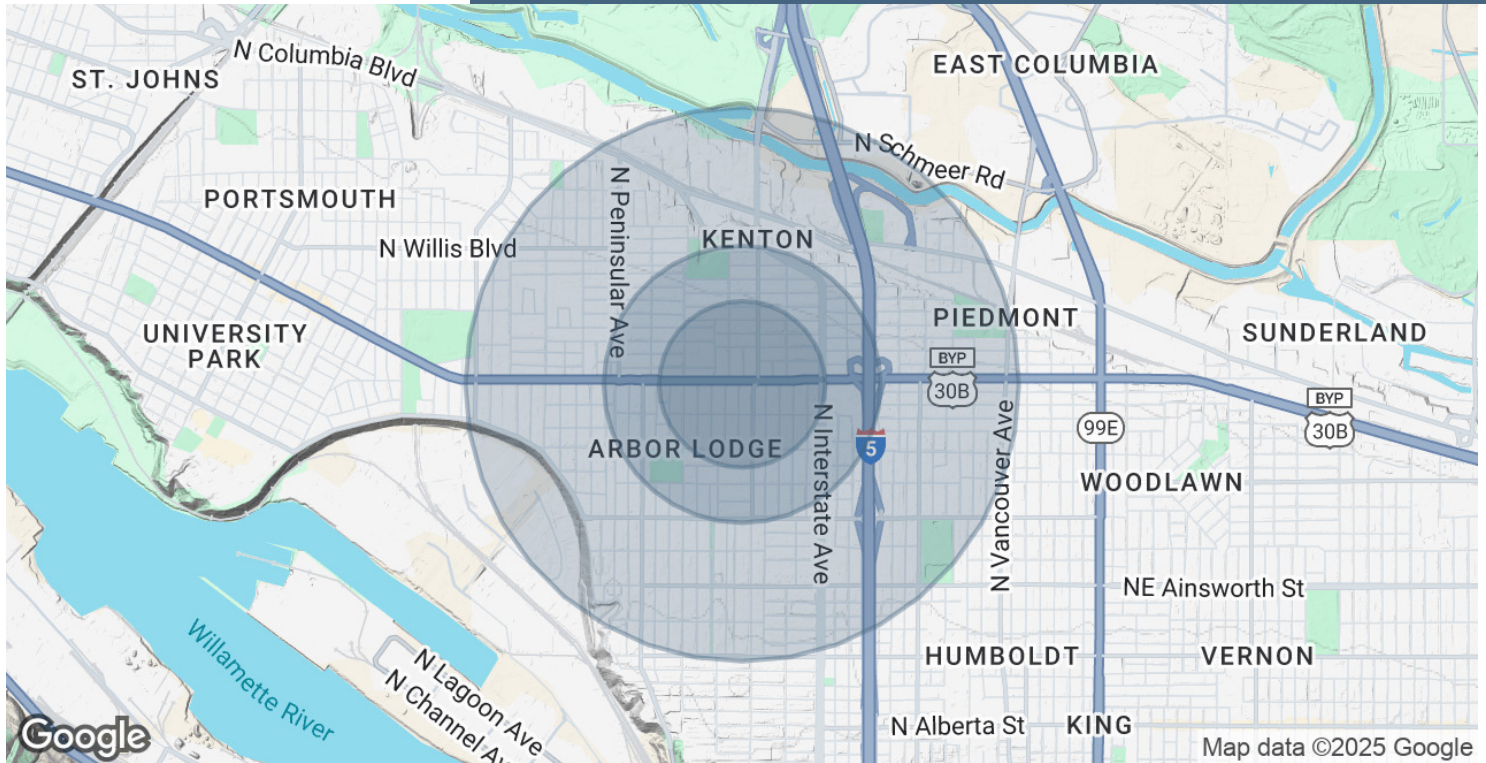
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,440	6,278	20,226
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,089	2,793	8,881
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$135,610	\$135,394	\$129,048
Average House Value	\$671,655	\$664,093	\$652,197

Demographics data derived from AlphaMap

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