

PROPERTY SUMMARY

FOR LEASE | +/- 1,576 - 6,600 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 - 6,600SF |
| 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 |
| Suite 3 | \$12.00 SF/yr | 2,300 SF |

MARISSA LEE

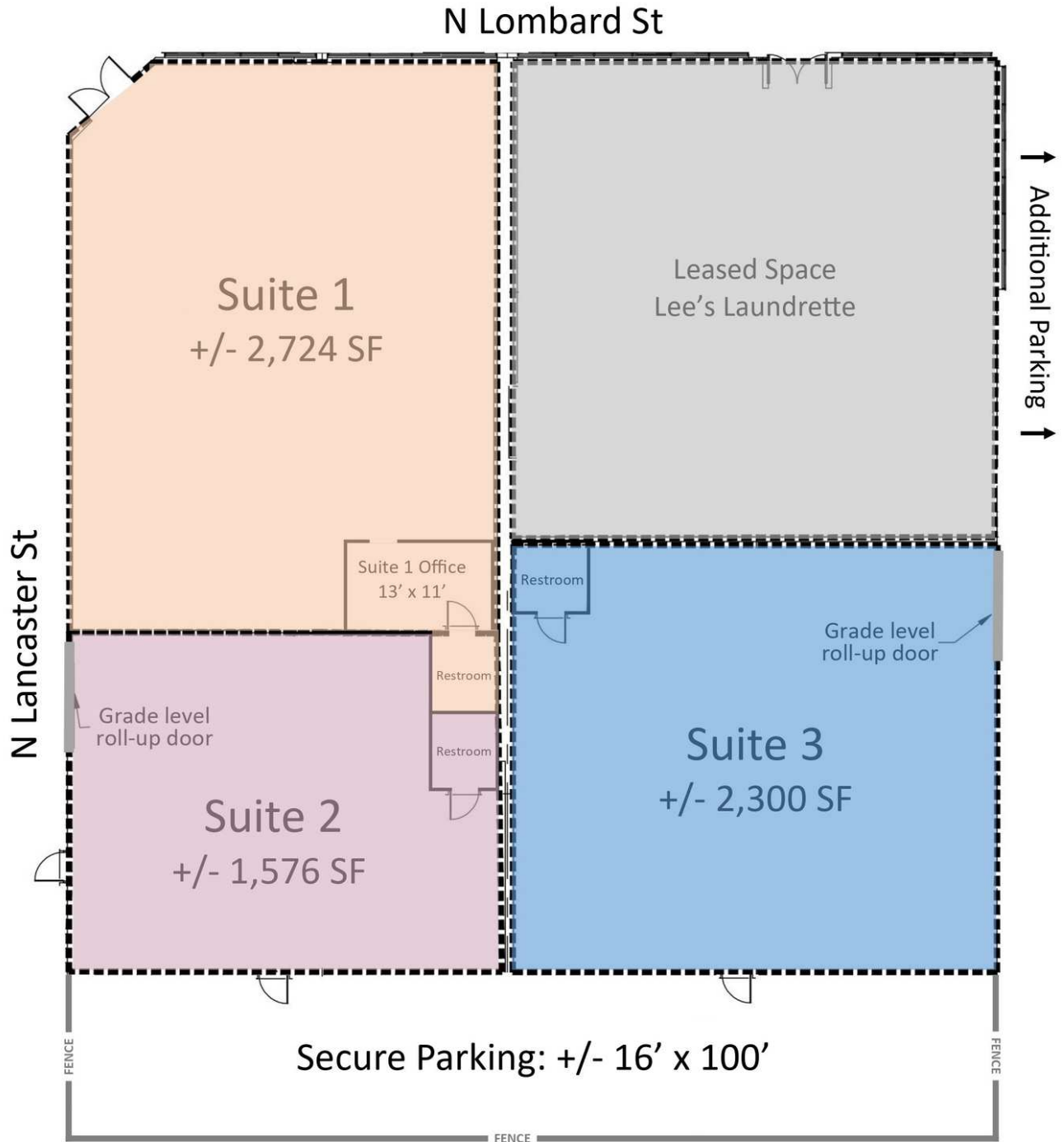
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FLOOR PLAN

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ZONING INFORMATION

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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 |

ADDITIONAL PHOTOS

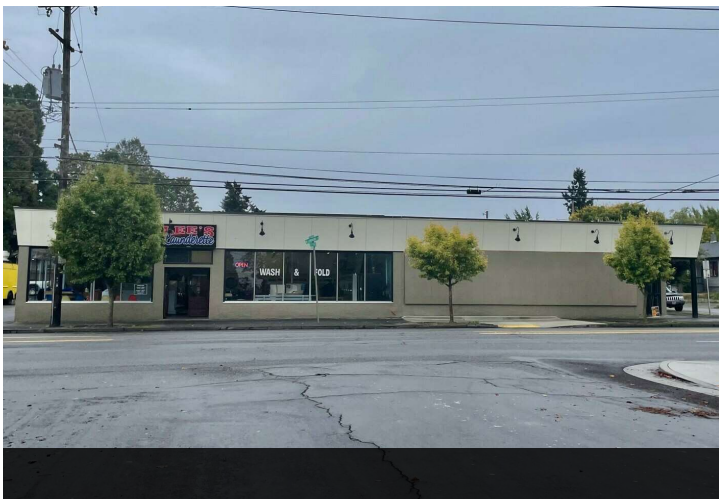
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Available Signage



Secure Parking



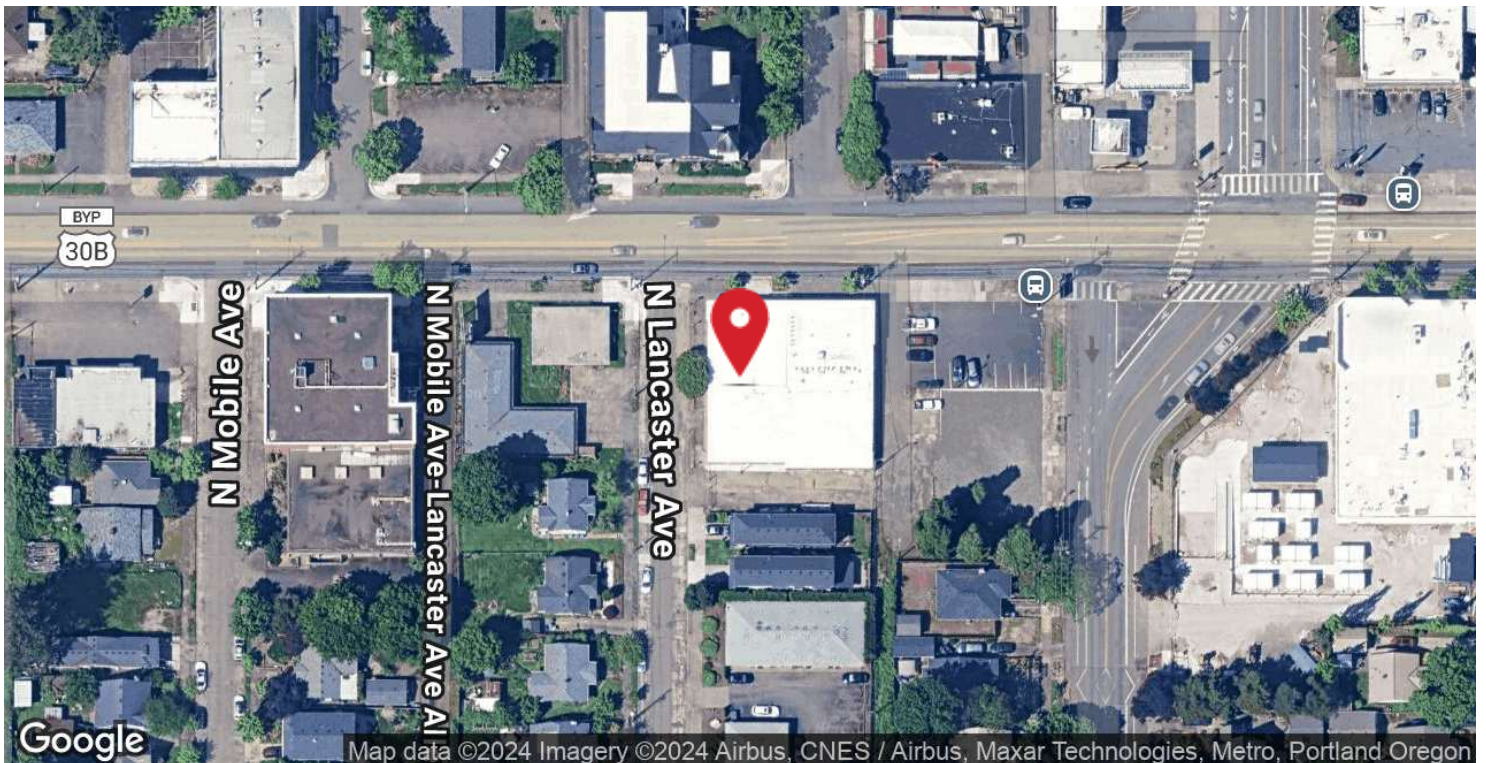
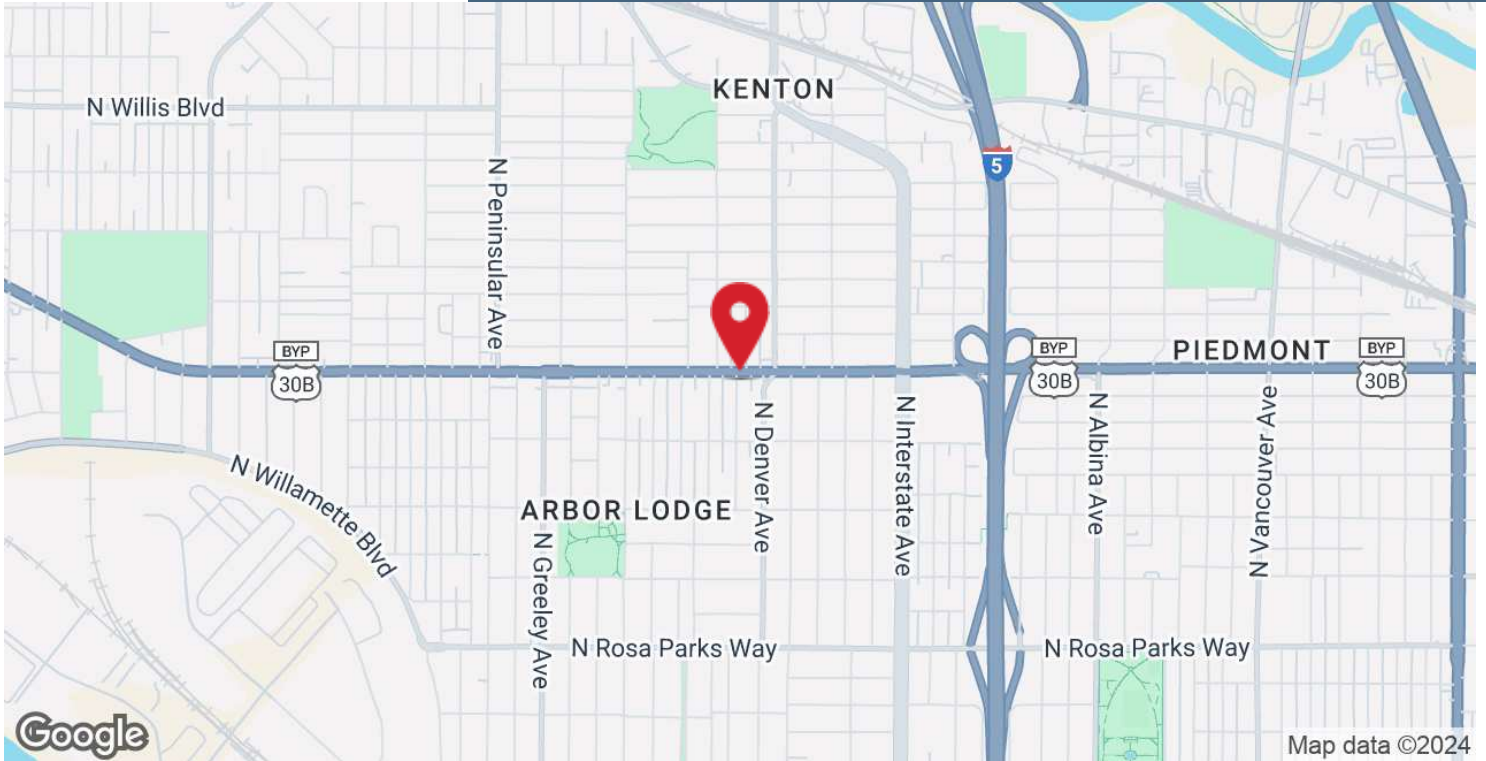
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LOCATION MAP

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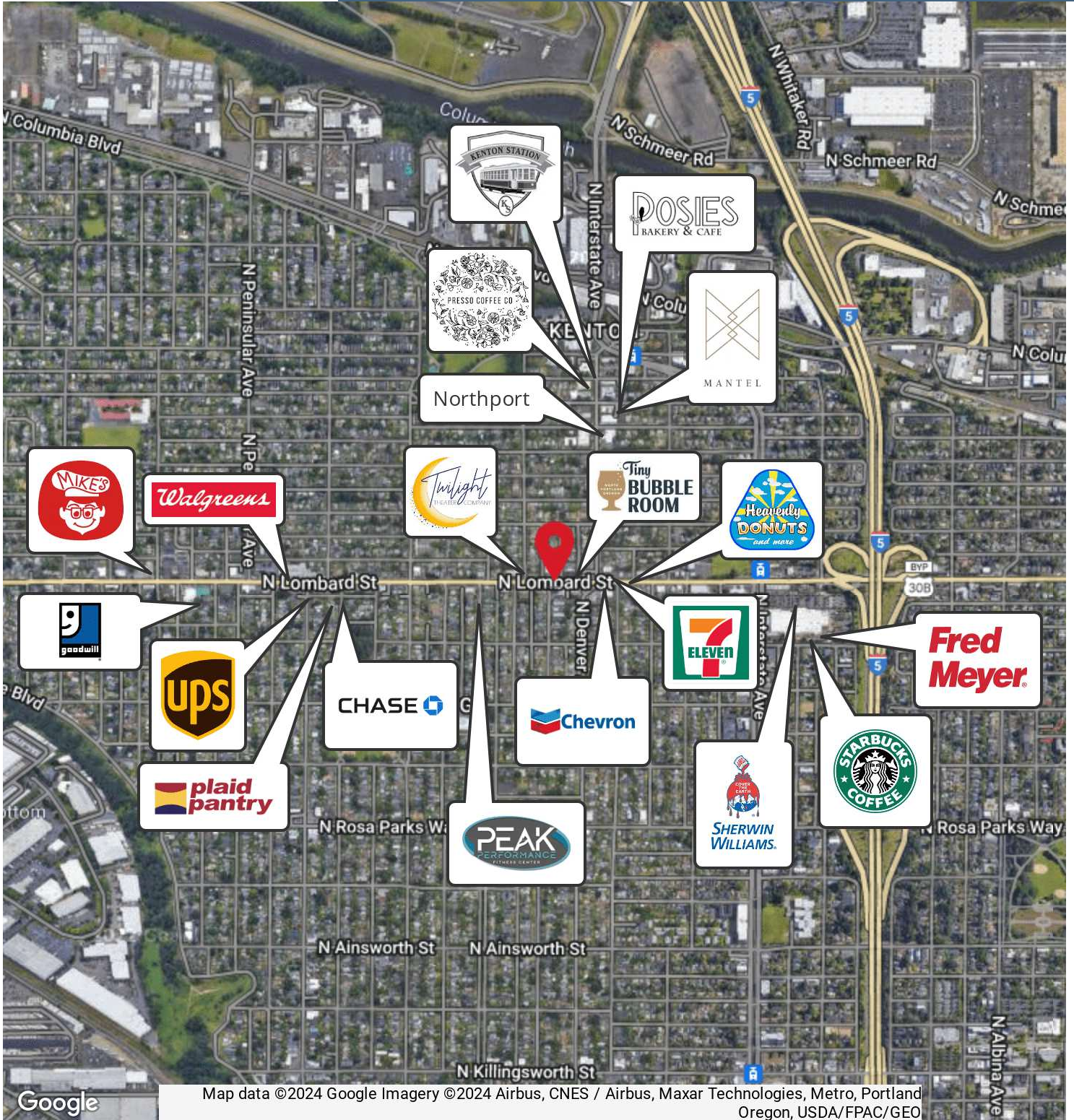


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RETAILER MAP

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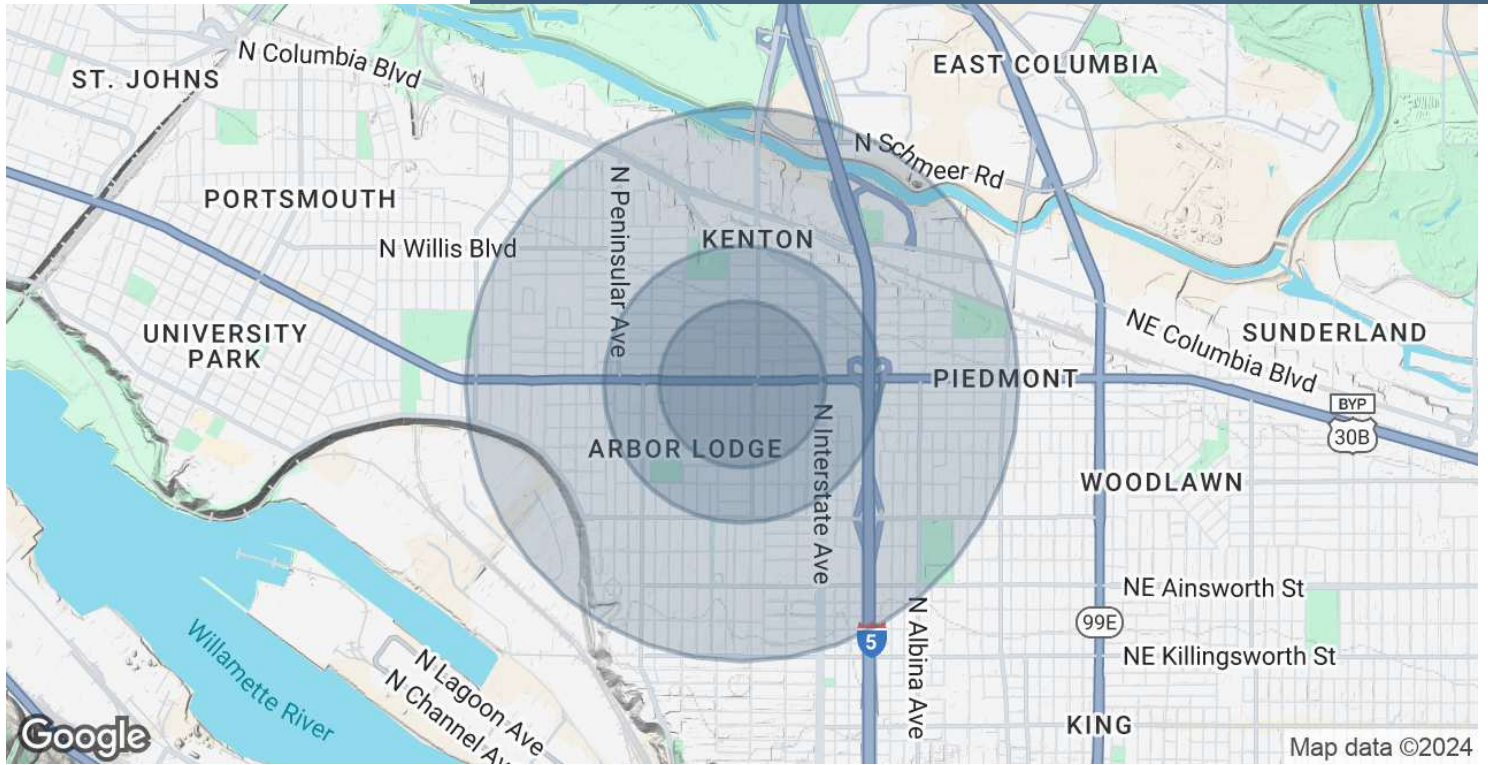
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DEMOGRAPHICS MAP & REPORT

FOR LEASE | +/- 1,576 - 6,600 SF | FLEX / RETAIL / OFFICE
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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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