

RETAIL SHOWROOM WITH PARKING

3347-3353 N. Lombard St. and N. Gravenstein Ave. & N. Russet St. | Portland, OR



FOR MORE INFORMATION, CONTACT:

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FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

Located in the trendy Kenton Neighborhood on the corner of N. Lombard Street and N. Gravenstein Avenue. This property consists of three separate tax lots being sold together to provide a new owner the opportunity to utilize each lot as they see fit.

The 5,000 SF showroom with warehouse is ideal for an owner user looking for retail frontage on Lombard with ample parking for employees and customers.

1 3347-3353 N Lombard Street

LOT SIZE

4,415 SF

BUILDING SIZE

5,000 SF

ZONING

CM1, Commercial Mixed Use 1

YEAR BUILT

1924

FEATURES

- Updated plumbing, electrical, water lines, and new HVAC in 2010
- Central vacuum system for showroom
- Approximately 1,160 SF of finished basement area
- Sawdust exhaust system throughout shop area

2 N. Gravenstein Avenue & N. Russet Street

COMBINED LOT SIZE

10,000 SF

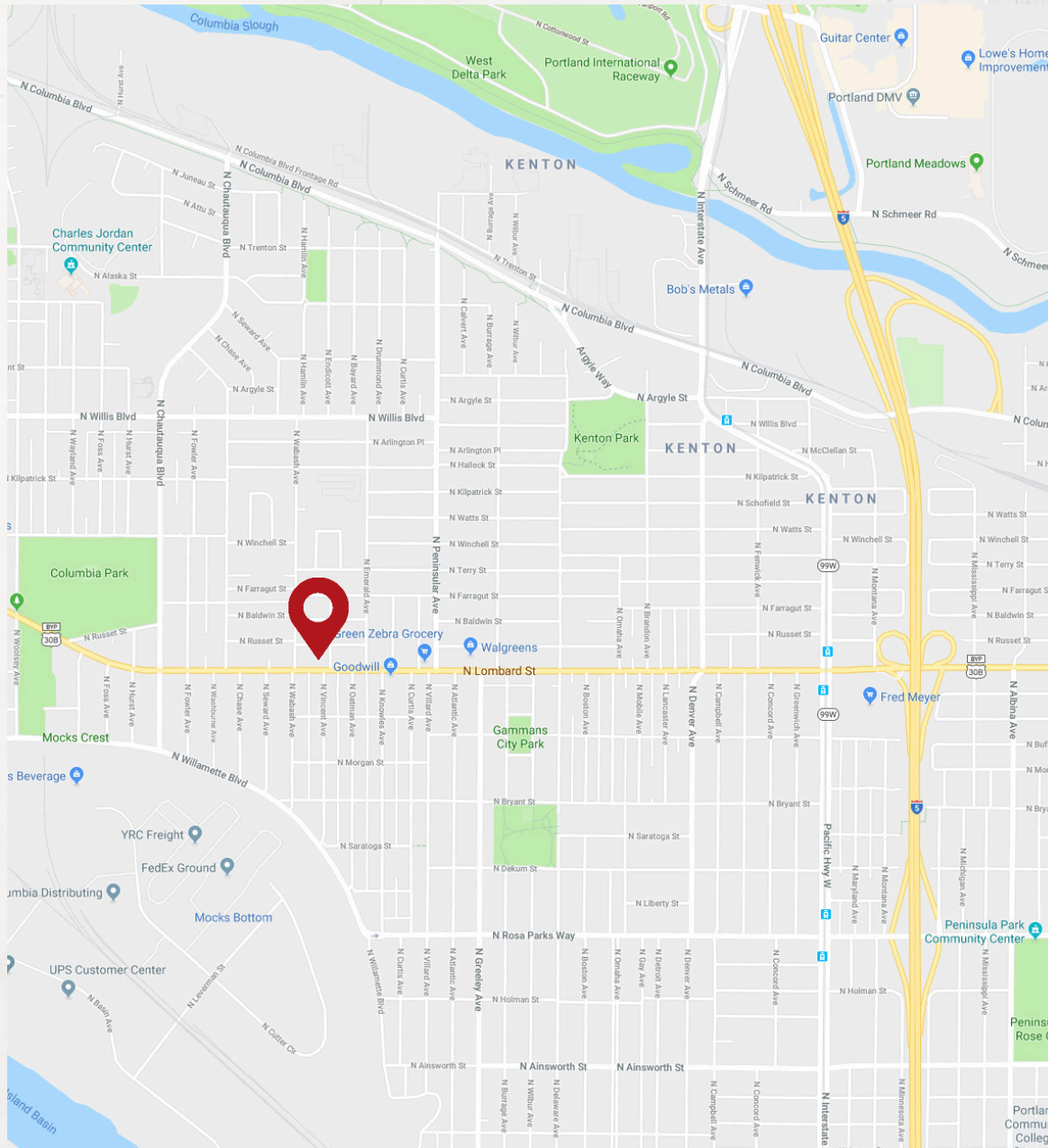
FEATURES

- Two 5,000 SF fee simple lots totaling 10,000 SF
- Lots are paved, fenced and currently used for parking
- New roof 2017 - TPO
- Can be combined with 3401 N Lombard for ownership of 18,820 SF



SALE PRICE:

\$1,525,000



DEMOGRAPHICS

	1 Mile	3 Miles
Population	20,860	101,369
Households	7,652	41,063
Median HH Income	\$69,175	\$66,961
Pop. Growth '18-'23	↑6.5%	↑7.0%
HH Growth '18-'23	↑6.3%	↑6.8%

LOCATION HIGHLIGHTS

The property is located on a busy corridor surrounded by grocery, restaurant and retail amenities, including Green Zebra Grocery and Walgreens. The property also offers quick access to St. John's, University Park, and Hayden Island.

Additional highlights include:

- Traffic count at property: 13,220
- 1 mile to I-5 via N. Lombard
- 1 mile to MAX Yellow Line
- 4 miles to Vancouver, WA
- 4.5 miles to Downtown Portland