

HIGH VISIBILITY AUTO BUILDING

3401 N. Lombard Street | Portland, OR



FOR MORE INFORMATION, CONTACT:

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FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

**LOT SIZE**

4,415 SF

BUILDING SIZE

1,669 SF

ZONING

CM1, Commercial Mixed Use 1

YEAR BUILT

1951

TENANCY

Owner/User or Investment

BILLBOARD

Additional income of \$900/year from billboard currently leased through 2026.

SALE PRICE:

\$460,000

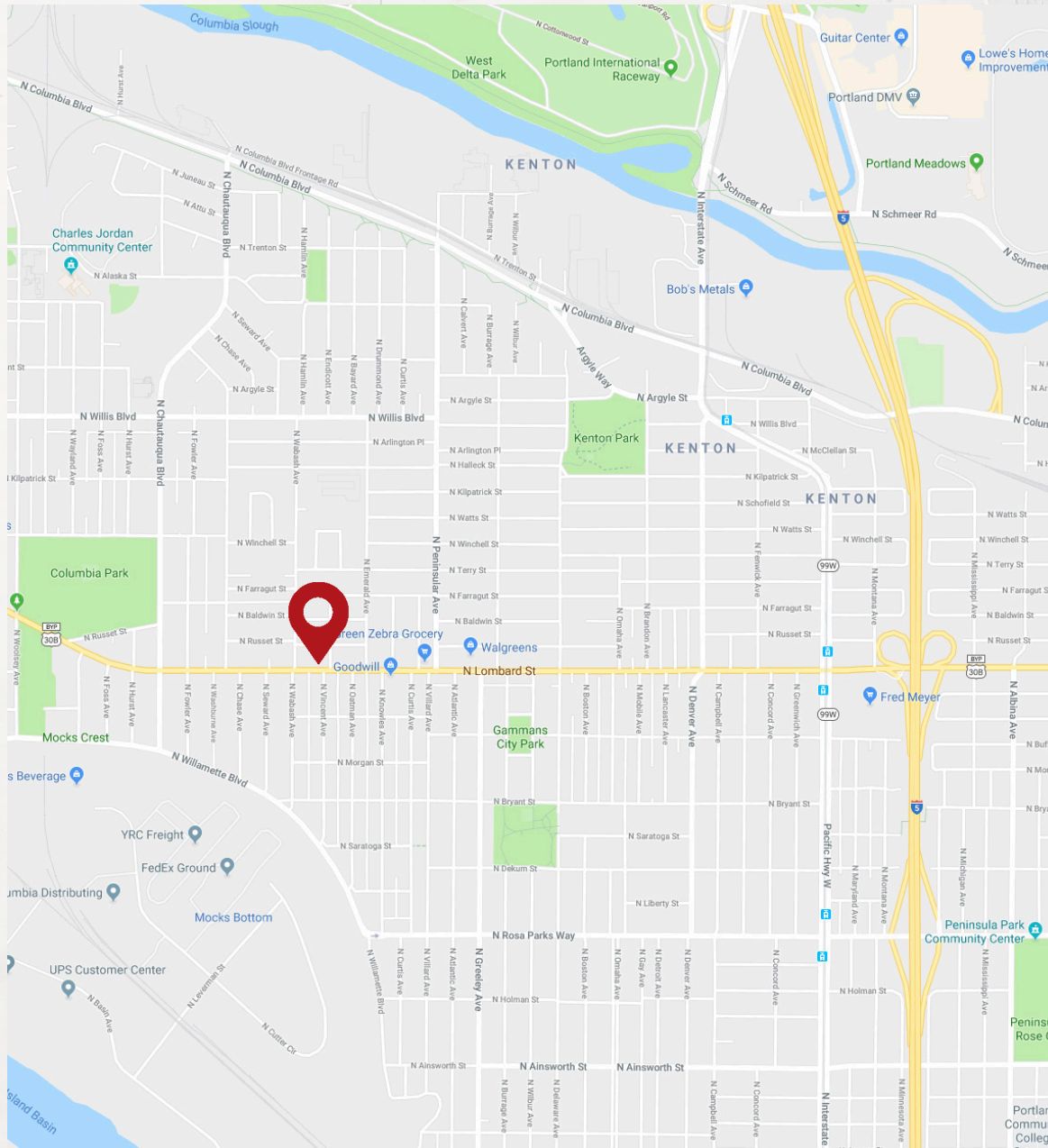
ZONING

COMMERCIAL MIXED USE 1 (CM1) Specific allowable uses include: retail sales and services, office space, household living, institutional uses and very limited manufacturing uses.

With the zoning change implemented in May 2018, new auto repair use is not allowed. Existing auto repair is granted a grandfather clause and can remain as long as the property does not sit vacant for more than 3 consecutive years, a change of use, or damage to more than 50% of the building.

Buyer to complete own due diligence on zoning and legal uses for the site.

*Can be combined with 3447-3353 N. Lombard for a larger development purchase



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