

Freestanding Retail Building

8950 N LOMBARD STREET, PORTLAND, OR 97203

REDUCED PRICE!



**FOR SALE &
LEASE**



Kevin VandenBrink
503.972.7289
kevinv@macadamforbes.com
Licensed in OR

Todd Collins
503.972.7283
todd@macadamforbes.com
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



PROPERTY DESCRIPTION

Opportunity to own or lease a freestanding retail building in Rivergate submarket. The property is zoned Commercial Mixed Use 2 (CM2), which is a medium-scale, commercial mixed-use zone intended for sites in a variety of centers and corridors, in other mixed-use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development.

PROPERTY HIGHLIGHTS

- Monument and on-building signage
- Off-street parking
- Paint and parking lot improvements planned
- Frontage on Lombard Street

OFFERING SUMMARY

Sale Price:	\$1,475,000
Lease Rate*:	\$15.00 SF/yr (NNN)
Available SF:	6,393 SF
Lot Size:	0.33 Acres
Building Size:	6,393 SF

* Incentive lease rate of \$12/SF for the first year of a lease with a term of three years or longer.



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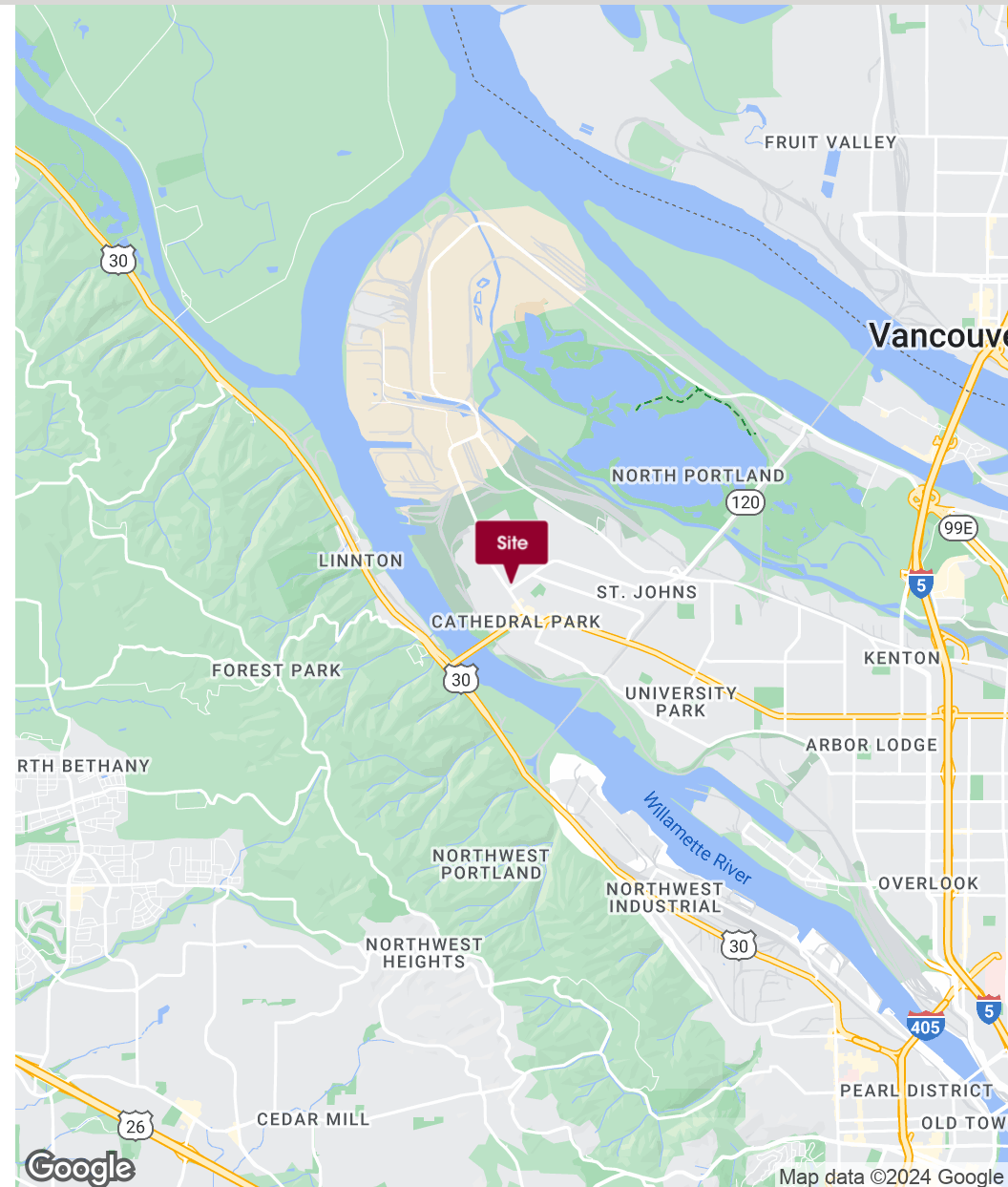


DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	13,716	29,455	41,950
Median age	33.7	31.8	32.7
Total households	5,974	11,859	16,320
Average HH income	\$82,328	\$79,398	\$83,997
Average house value	\$345,138	\$355,693	\$373,934

LOCATION OVERVIEW

The property is located in the revitalized St. John's neighborhood, minutes away from Highway 30, Interstate 5, Downtown Portland, and the Central Eastside.



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