

6117 N LOMBARD STREET

CLOSE TO THE ST JOHNS NEIGHBORHOOD IN PORTLAND, OREGON



► FOR SALE ◀

PRICE

\$1,100,000

PROPERTY

Building Size:

- 2,256 SF

Lot Size:

- 10,000 SF (CM2 zoning)

TRAFFIC COUNTS

N Lombard St – 16,462 ADT ('22)

N Wall Ave – 2,179 ADT ('22)

HIGHLIGHTS

- Great visibility and access from signalized corner
- Former convenience store
- CM2 zoning allows strong redevelopment opportunities
- Across N Lombard from New Seasons Market
- Pylon opportunity.

Walk Score

82

Bike Score

94



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFever

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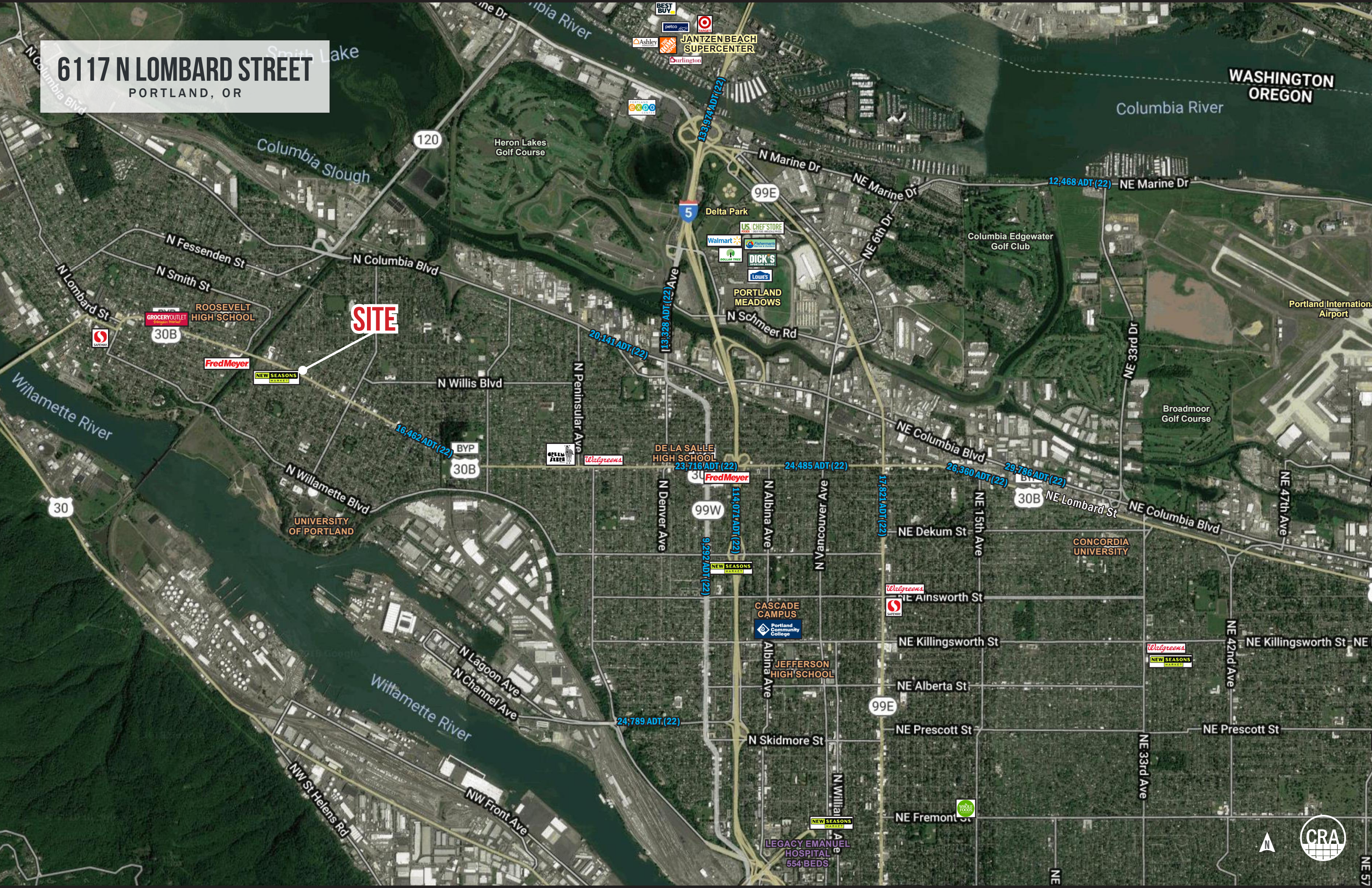
503.274.0211

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6117 N LOMBARD STREET

PORTLAND, OR

SITE



6117 N LOMBARD STREET
PORTLAND, OR

LOMBARD & FORTUNE
MINI MART



NEW SEASONS
MARKET



SITE

 **Master Muffler**
Exhaust Specialties
and brakes!
since 1950

DRUNKEN NOODLE



6117 N LOMBARD STREET

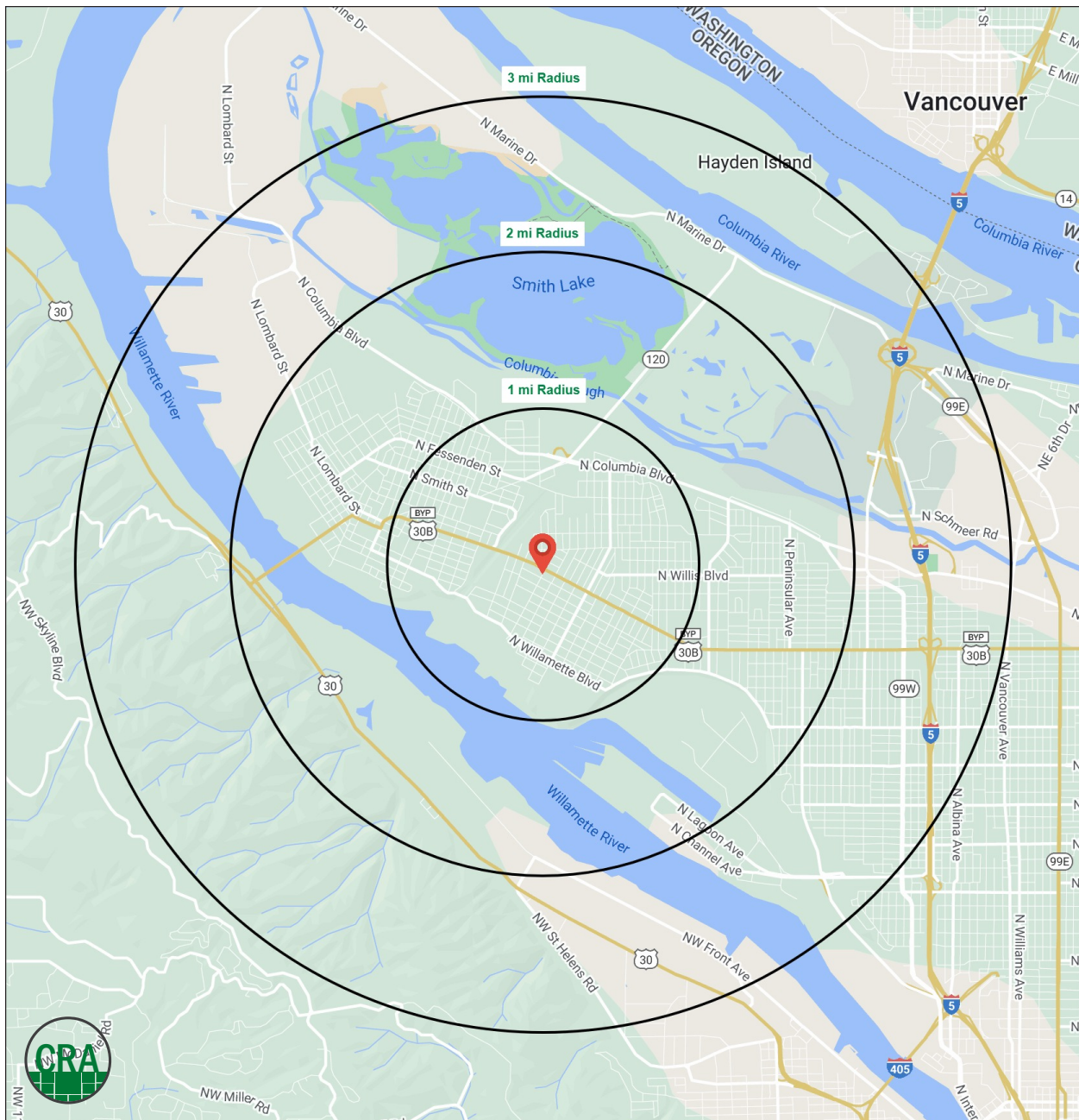
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2022	22,847	42,856	62,823
Estimated Households 2022	7,828	16,103	24,763
Average HH Income	\$89,415	\$94,938	\$94,972
Median Home Value	\$407,901	\$404,723	\$412,827
Daytime Demographics 16+	11,384	29,310	54,283

32.6

Median Age
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5849/-122.7298

6117 N Lombard St	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97203			
Population			
2022 Estimated Population	22,847	42,856	62,823
2027 Projected Population	22,971	43,149	63,683
2020 Census Population	23,094	43,231	63,168
2010 Census Population	21,295	39,066	55,559
Projected Annual Growth 2022 to 2027	0.1%	0.1%	0.3%
Historical Annual Growth 2010 to 2022	0.6%	0.8%	1.1%
2022 Median Age	30.7	32.6	34.2
Households			
2022 Estimated Households	7,828	16,103	24,763
2027 Projected Households	7,894	16,273	25,220
2020 Census Households	7,872	16,218	24,830
2010 Census Households	7,341	14,669	21,774
Projected Annual Growth 2022 to 2027	0.2%	0.2%	0.4%
Historical Annual Growth 2010 to 2022	0.6%	0.8%	1.1%
Race and Ethnicity			
2022 Estimated White	55.3%	60.7%	64.2%
2022 Estimated Black or African American	8.9%	8.0%	7.7%
2022 Estimated Asian or Pacific Islander	14.1%	9.6%	8.0%
2022 Estimated American Indian or Native Alaskan	1.4%	1.5%	1.4%
2022 Estimated Other Races	20.3%	20.2%	18.8%
2022 Estimated Hispanic	18.0%	17.3%	15.4%
Income			
2022 Estimated Average Household Income	\$89,415	\$94,938	\$94,972
2022 Estimated Median Household Income	\$74,197	\$78,192	\$82,607
2022 Estimated Per Capita Income	\$31,376	\$36,120	\$37,795
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	4.9%	3.7%	3.4%
2022 Estimated Some High School (Grade Level 9 to 11)	5.9%	4.9%	4.0%
2022 Estimated High School Graduate	19.2%	17.8%	16.3%
2022 Estimated Some College	18.8%	19.2%	19.0%
2022 Estimated Associates Degree Only	5.8%	6.8%	6.9%
2022 Estimated Bachelors Degree Only	28.5%	30.2%	32.6%
2022 Estimated Graduate Degree	16.9%	17.3%	17.8%
Business			
2022 Estimated Total Businesses	639	1,717	3,449
2022 Estimated Total Employees	3,906	17,415	37,935
2022 Estimated Employee Population per Business	6.1	10.1	11.0
2022 Estimated Residential Population per Business	35.8	25.0	18.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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REALTY ADVISORS
NORTHWEST LLC**

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