

3233 N LOMBARD STREET

CLOSE TO THE ST JOHNS NEIGHBORHOOD IN PORTLAND, OREGON



► FOR LEASE ◀

LOCATION

3233 N Lombard Street
Portland, OR 97217

AVAILABLE SPACE

- 1,123 Usable SF
- 1,300 Rentable SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

N Lombard St – 26,678 ADT ('25)

HIGHLIGHTS

- Anchored by Mike's Drive-In
- Great visibility and access from N Lombard
- Parking available
- Flexible lease terms available
- Pylon sign available
- Common Area Restrooms



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber

503.866.1956 | sam@cra-nw.com

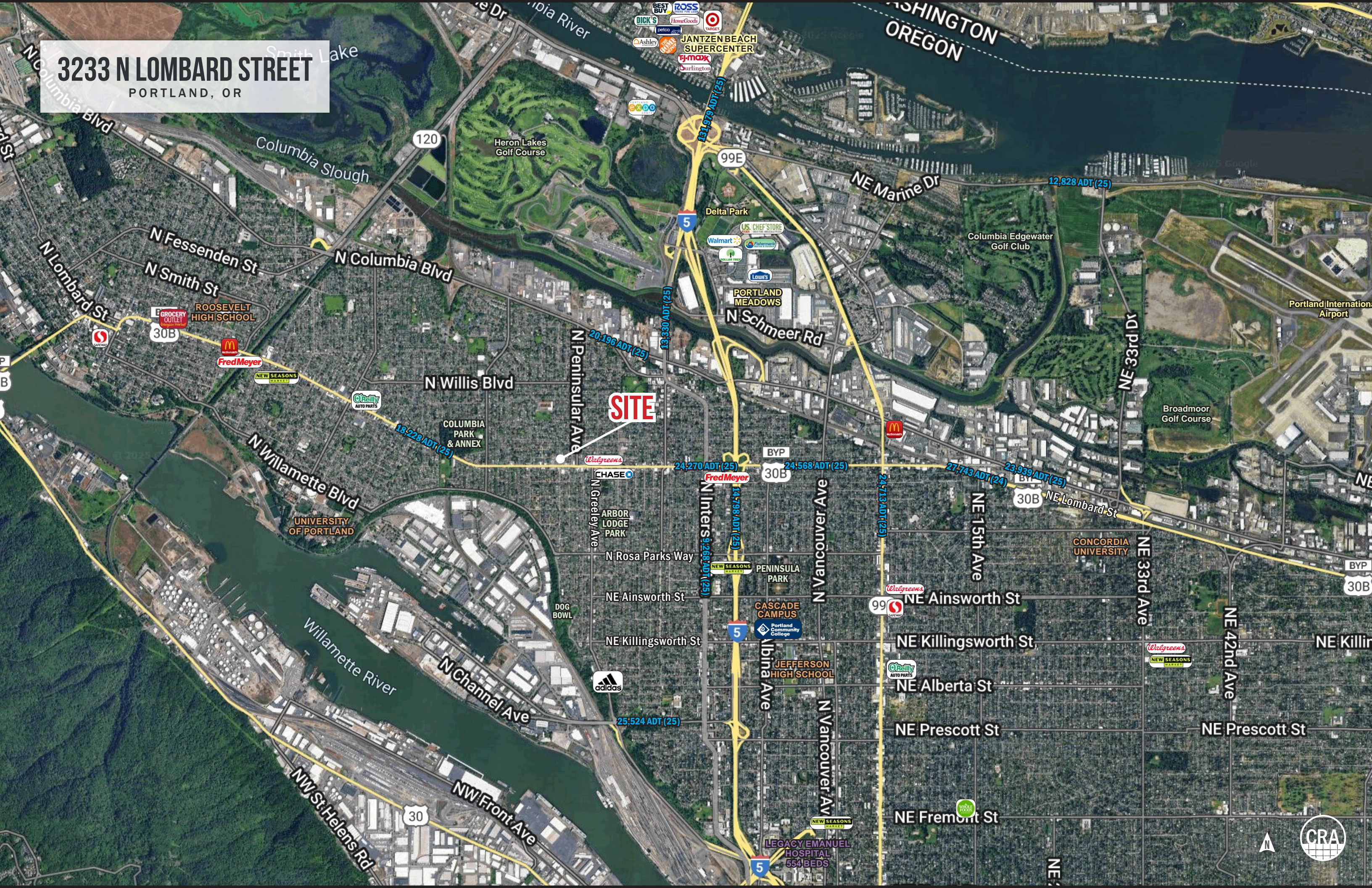
503.274.0211
www.cra-nw.com

PHOTOS

3233 N LOMBARD STREET
PORTLAND, OR



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N Russet St

N Emerald Ave

N Drummond Ave

N Cravensteind Ave

SITE

JDL BUILDERS & REMODELERS

UMPQUA BANK

Mike's Drive-In

Tang!

N Lombard St

BYP 30B

N Lombard St

21,779 ADT ('22)

BYP 30B

SEWLARIUM

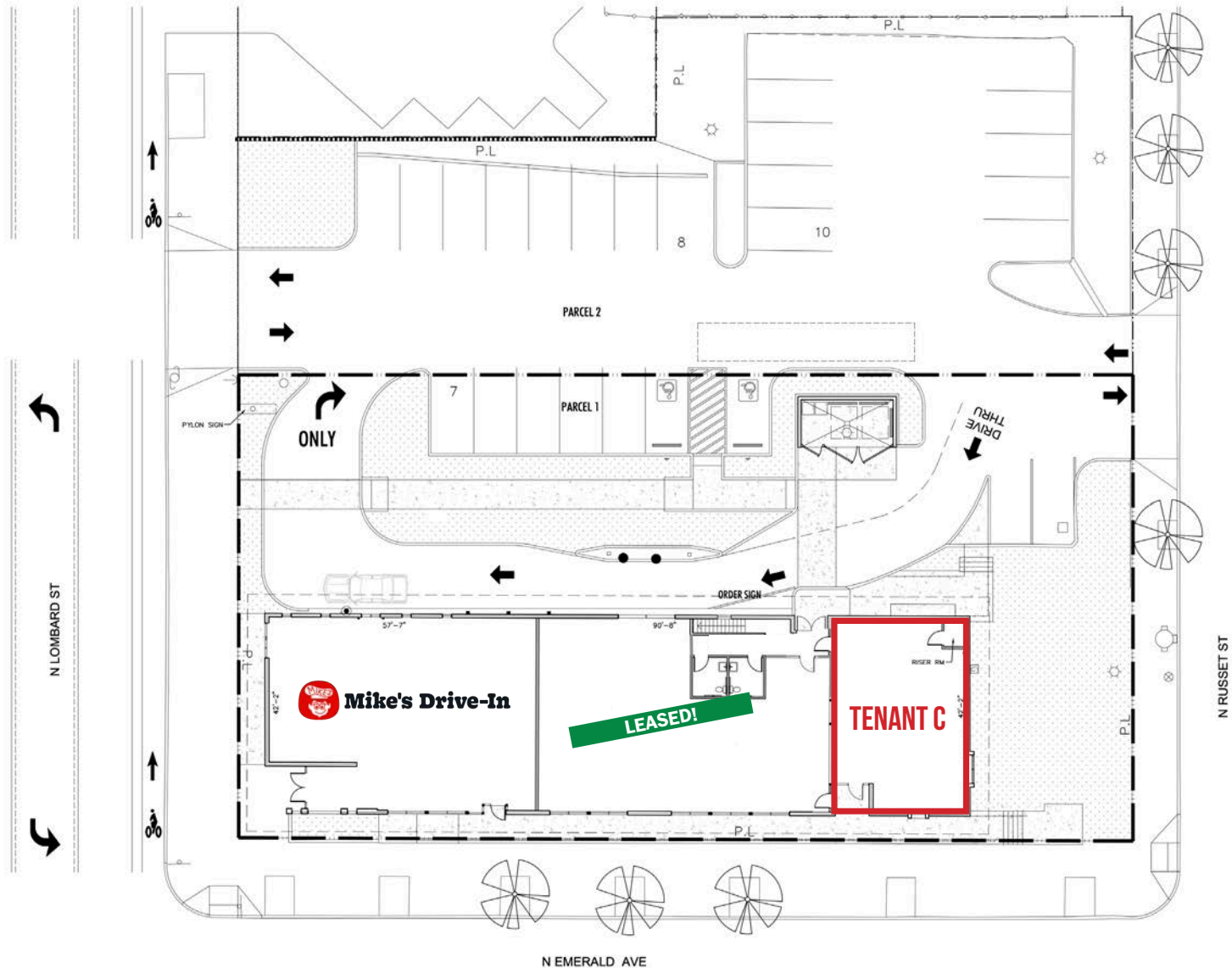
TUK-TUK THAI

Goodwill Industries International, Inc.



THREE TENANT EXAMPLE

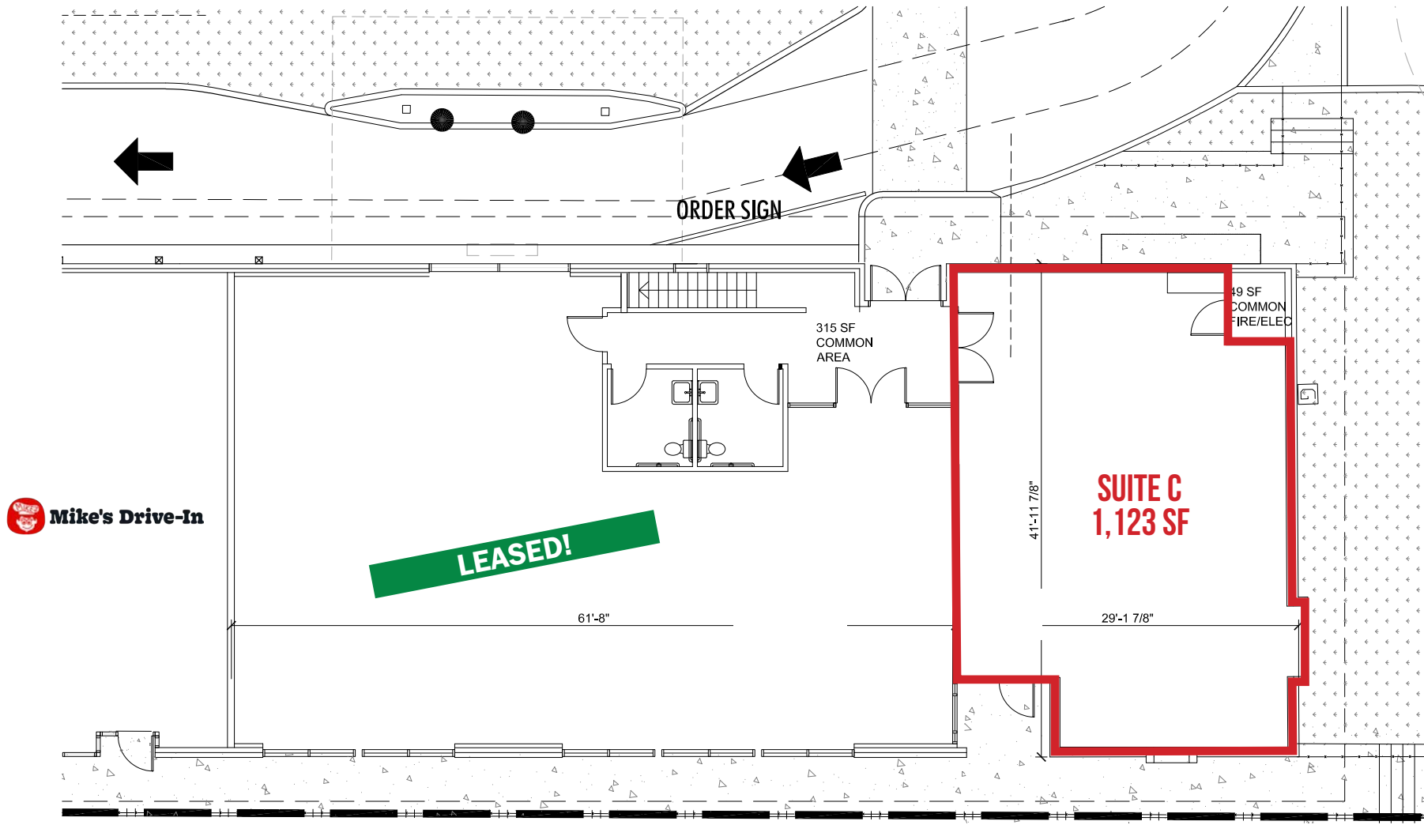
3233 N LOMBARD STREET PORTLAND, OR



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

SITE PLAN

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DEMOGRAPHIC SUMMARY

3233 N LOMBARD STREET

PORTLAND, OR

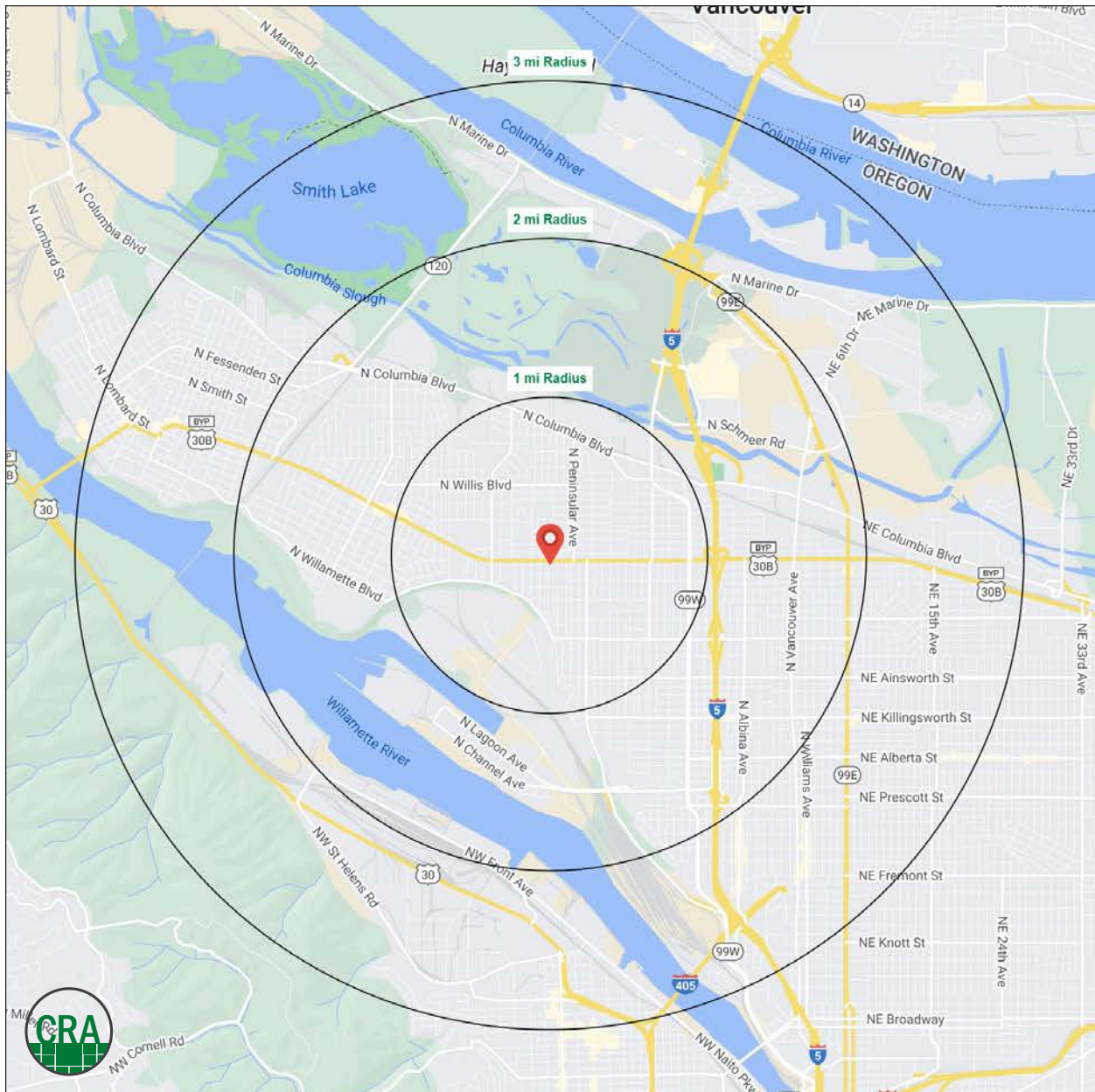
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	18,163	53,710	103,962
Projected Population 2030	18,306	54,324	105,408
Estimated Households 2030	7,640	22,177	46,271
Average HH Income	\$140,167	\$128,728	\$131,866
Median Home Value	\$568,254	\$562,938	\$560,586
Daytime Demographics 16+	12,650	37,810	94,913

\$140,167

Average HH Income
1 MILE RADIUS

35.5

Median Age
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5775/-122.7002

3233 N Lombard St Portland, OR 97217	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	18,163	53,710	103,962
2030 Projected Population	18,306	54,324	105,408
2020 Census Population	18,846	55,397	106,601
2010 Census Population	16,804	48,858	88,301
Projected Annual Growth 2025 to 2030	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2025	0.5%	0.7%	1.2%
2025 Median Age	36.8	35.5	36.2
Households			
2025 Estimated Households	7,640	22,177	46,271
2030 Projected Households	7,768	22,598	47,340
2020 Census Households	7,507	21,355	43,840
2010 Census Households	6,658	18,955	36,045
Projected Annual Growth 2025 to 2030	0.3%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	1.0%	1.1%	1.9%
Race and Ethnicity			
2025 Estimated White	72.1%	68.2%	68.7%
2025 Estimated Black or African American	7.5%	10.1%	10.4%
2025 Estimated Asian or Pacific Islander	6.2%	6.1%	5.7%
2025 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.0%
2025 Estimated Other Races	13.2%	14.6%	14.2%
2025 Estimated Hispanic	12.0%	13.4%	13.0%
Income			
2025 Estimated Average Household Income	\$140,167	\$128,728	\$131,866
2025 Estimated Median Household Income	\$116,295	\$105,101	\$101,968
2025 Estimated Per Capita Income	\$59,229	\$53,590	\$59,004
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	3.0%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	2.8%	3.6%	3.4%
2025 Estimated High School Graduate	11.0%	13.3%	13.1%
2025 Estimated Some College	18.7%	18.6%	17.7%
2025 Estimated Associates Degree Only	7.0%	6.0%	6.0%
2025 Estimated Bachelors Degree Only	36.9%	36.3%	36.8%
2025 Estimated Graduate Degree	21.7%	19.2%	20.6%
Business			
2025 Estimated Total Businesses	973	2,660	7,241
2025 Estimated Total Employees	8,177	23,681	69,772
2025 Estimated Employee Population per Business	8.4	8.9	9.6
2025 Estimated Residential Population per Business	18.7	20.2	14.4

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

SAM LEFEBER 503.866.1956 | sam@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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