

6117 N LOMBARD STREET

CLOSE TO THE ST JOHNS NEIGHBORHOOD IN PORTLAND, OREGON



► FOR SALE ◀

PRICE

\$699,000

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

84

Bike Score

99



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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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

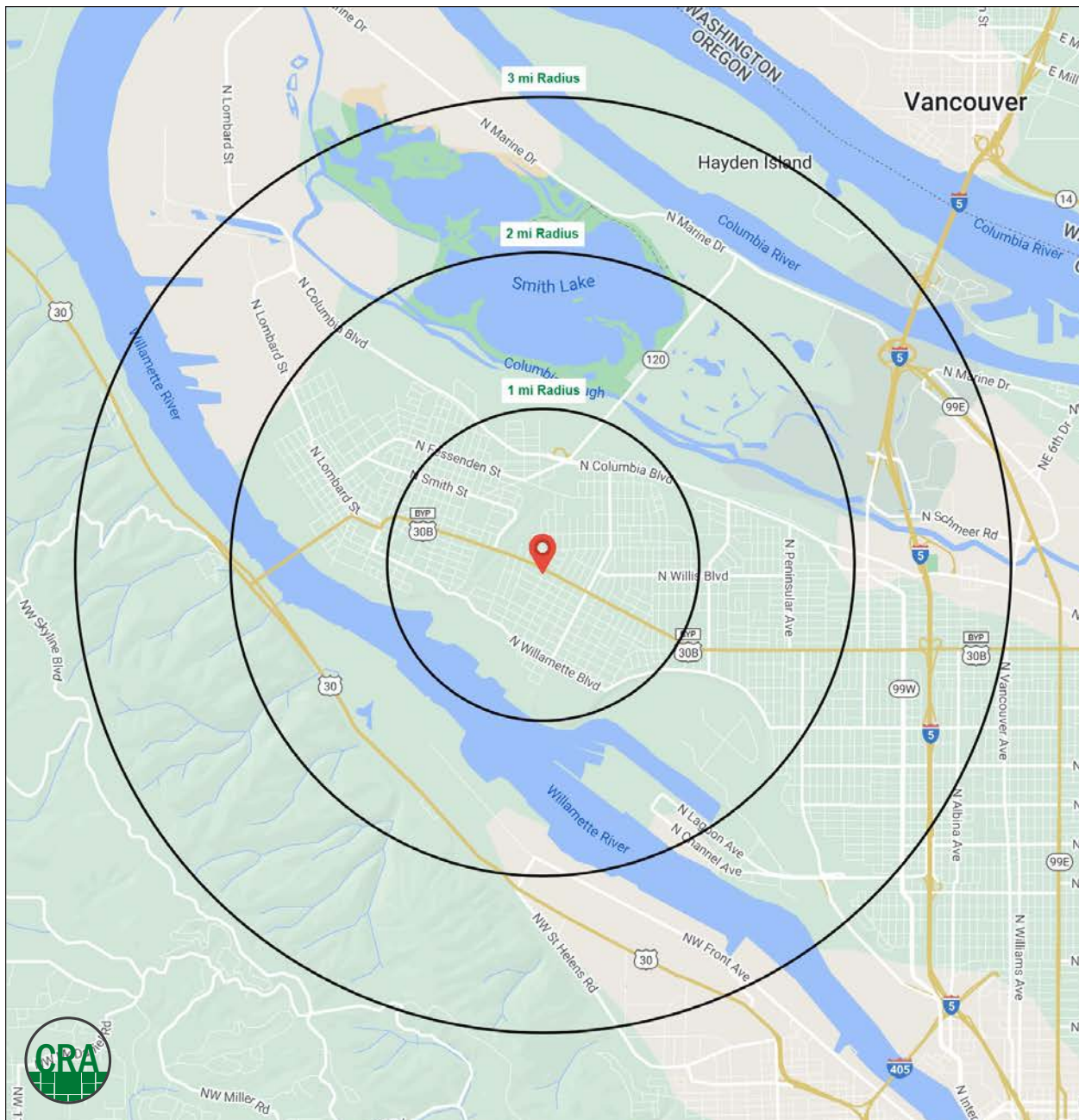
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	22,466	41,549	61,166
Estimated Households	8,114	16,584	25,615
Average HH Income	\$106,568	\$115,936	\$115,987
Median Home Value	\$496,368	\$505,966	\$513,303
Daytime Demographics 16+	10,855	28,090	52,391

34.8

Median Age
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5849/-122.7298

6117 N Lombard St Portland, OR 97203	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	22,466	41,549	61,166
2029 Projected Population	22,348	41,446	61,727
2020 Census Population	23,094	43,206	63,172
2010 Census Population	21,295	39,076	55,552
Projected Annual Growth 2024 to 2029	-0.1%	-	0.2%
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.7%
2024 Median Age	33.2	34.8	35.8
Households			
2024 Estimated Households	8,114	16,584	25,615
2029 Projected Households	8,133	16,730	26,218
2020 Census Households	7,872	16,219	24,850
2010 Census Households	7,341	14,672	21,788
Projected Annual Growth 2024 to 2029	-	0.2%	0.5%
Historical Annual Growth 2010 to 2024	0.8%	0.9%	1.3%
Race and Ethnicity			
2024 Estimated White	68.0%	70.0%	71.4%
2024 Estimated Black or African American	6.5%	6.1%	5.8%
2024 Estimated Asian or Pacific Islander	10.9%	9.6%	9.0%
2024 Estimated American Indian or Native Alaskan	0.9%	1.0%	0.9%
2024 Estimated Other Races	13.7%	13.3%	12.9%
2024 Estimated Hispanic	12.8%	12.7%	12.3%
Income			
2024 Estimated Average Household Income	\$106,568	\$115,936	\$115,987
2024 Estimated Median Household Income	\$84,458	\$90,999	\$95,117
2024 Estimated Per Capita Income	\$39,154	\$46,677	\$48,905
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.6%	3.9%	3.5%
2024 Estimated Some High School (Grade Level 9 to 11)	5.8%	4.1%	3.5%
2024 Estimated High School Graduate	18.4%	16.6%	15.4%
2024 Estimated Some College	20.8%	20.2%	19.3%
2024 Estimated Associates Degree Only	5.2%	6.5%	6.5%
2024 Estimated Bachelors Degree Only	28.0%	31.5%	33.5%
2024 Estimated Graduate Degree	17.3%	17.3%	18.3%
Business			
2024 Estimated Total Businesses	644	1,723	3,483
2024 Estimated Total Employees	3,421	16,031	35,944
2024 Estimated Employee Population per Business	5.3	9.3	10.3
2024 Estimated Residential Population per Business	34.9	24.1	17.6

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, 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:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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