

DO NOT DISTURB TENANT

— FOR LEASE —

LINDSEY LOFTS



LOCATED IN THE HEART OF HISTORIC ST. JOHNS NEIGHBORHOOD

ADDRESS

8401 N Ivanhoe Street
Portland, OR 97203

AVAILABLE / RATE

2nd-Gen Restaurant/Bar/Cafe | +/- 1,950 SF
\$3,900 Modified Gross (\$26/SF) + Utilities
Seeking restaurant, bar, café, bakery users.
Do not disturb the current Tenant.

Medical/Office Space | ± 832 SF
\$1,600 Modified Gross (\$23.08/SF) + Utilities
Seeking Office Users

TRAFFIC COUNTS

N Ivanhoe Street - 9,920 ADT ('25)
N Lombard Street - 8,541 ADT ('25)

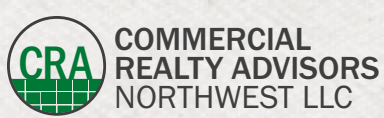
Walk Score
94

Bike Score
94

Transit Score
45

HIGHLIGHTS

- Walkable Neighborhood with a Range of Local Shops, Cafes, Restaurants, and Bars along North Lombard Street and around the St. Johns area
- 1/2 Mile from Cathedral Park and St. Johns Bridge
- Nearby TriMet Bus Service includes Routes 4, 11, 16, 44, and 75 connecting St. Johns with the Portland Metro Area.
- Located in the Heart of St. Johns, N. Portland, One Block from N. Lombard Street. Lindsey Lofts features 6 Oversized Loft Units with Ground-floor Commercial Suites.
- 5 min Drive from University of Portland
- Restaurant/Bar FF&E Negotiable
- Seeking Office Users: Medical, Insurance Agency, Consultants, Licensed Massage Therapists, Med Spas, Aestheticians, Chiropractors, etc.
- Available Now!



John Bausone 503.729.5608 | john@cra-nw.com

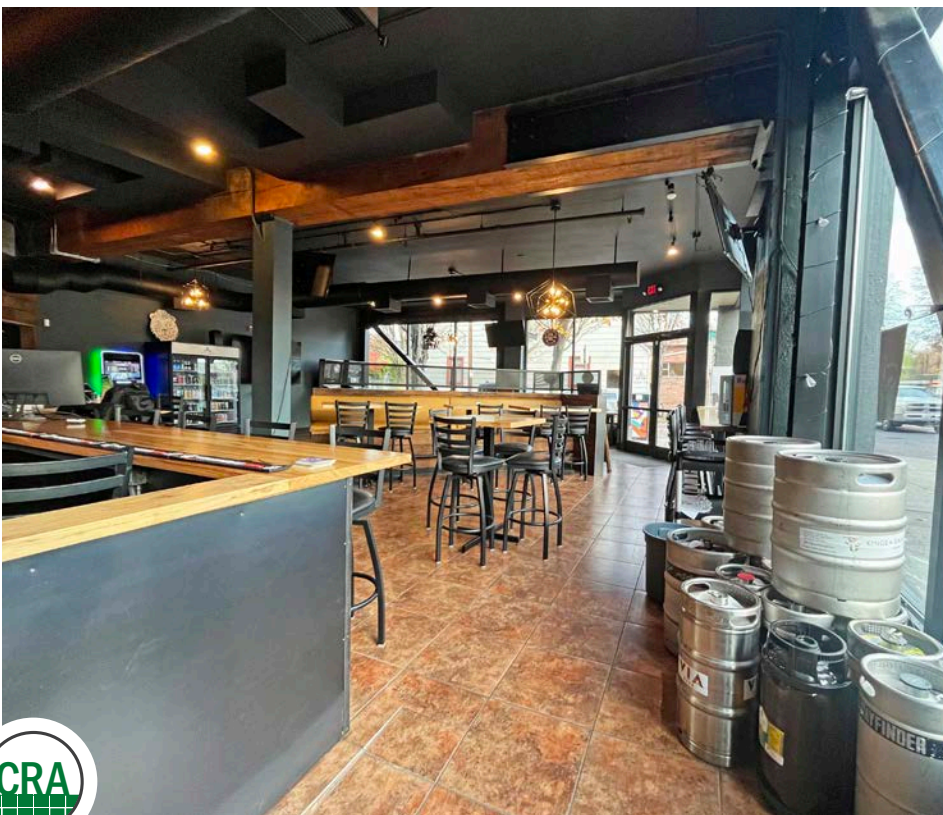
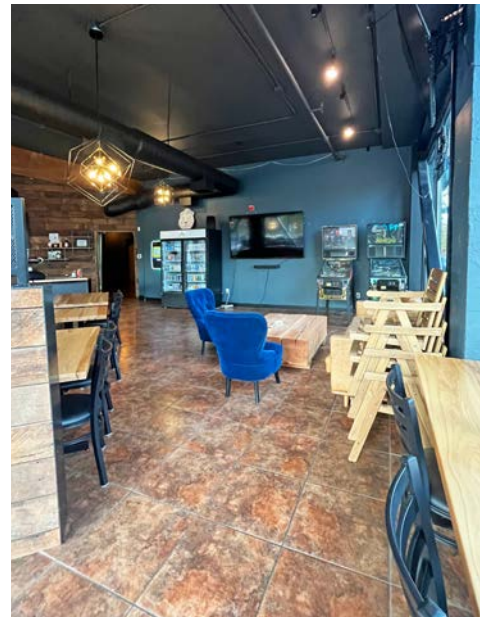
503.274.0211
www.cra-nw.com

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LINDSEY LOFTS

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PORTLAND, OR

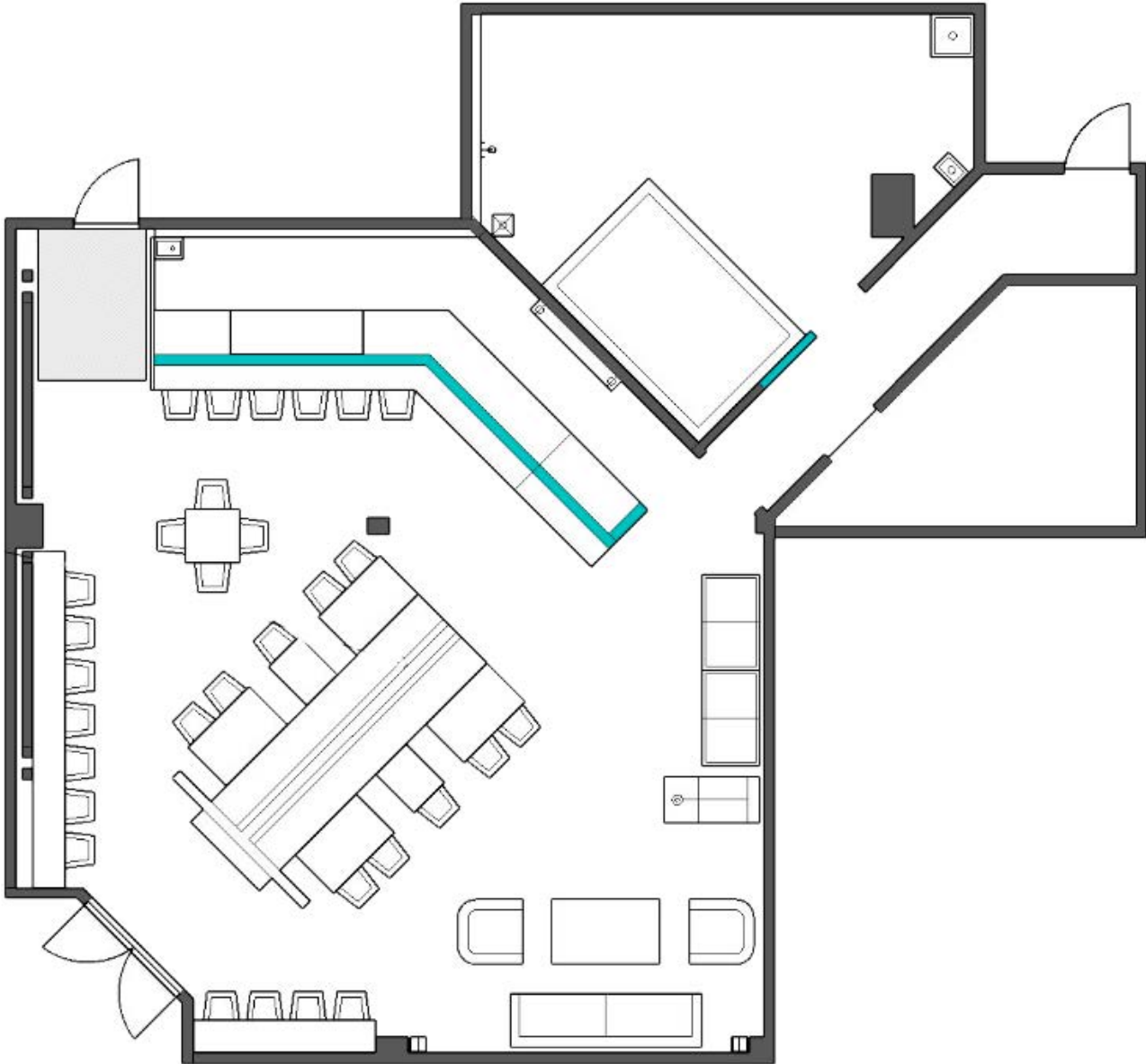
PHOTOS: 2ND-GEN RESTAURANT/BAR/CAFE



LINDSEY LOFTS 8401 N IVANHOE ST

PHOTOS: 2ND-GEN RESTAURANT/BAR/CAFE

PORTLAND, OR



N JOHN ST ←
→



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

LINDSEY LOFTS

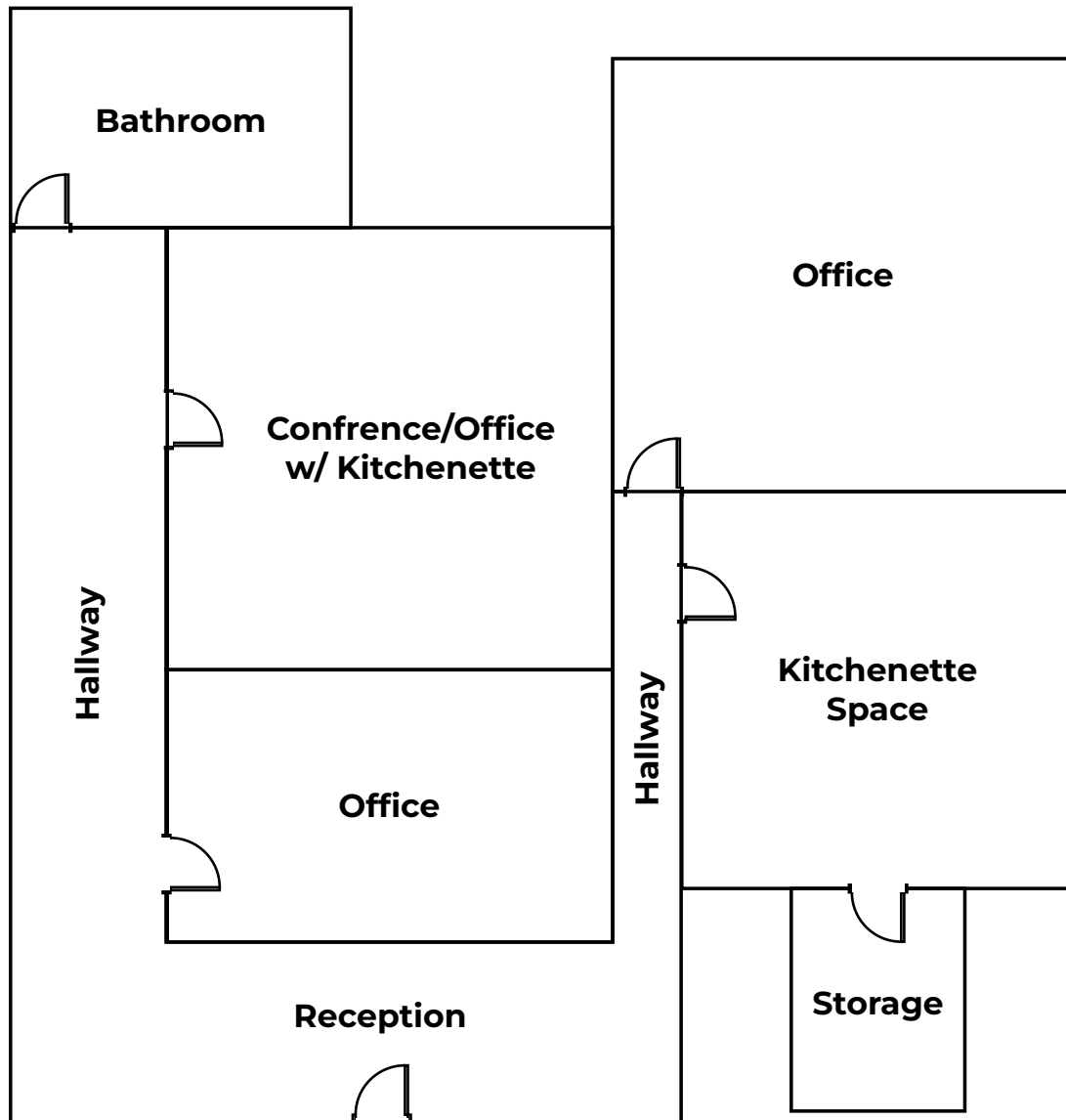
7319 N JOHN AVE, 102
PORTLAND, OR

PHOTOS: MEDICAL/OFFICE SPACE



LINDSEY LOFTS
7319 N JOHN AVE, 102
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N JOHN ST



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

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8401 N IVANHOE ST

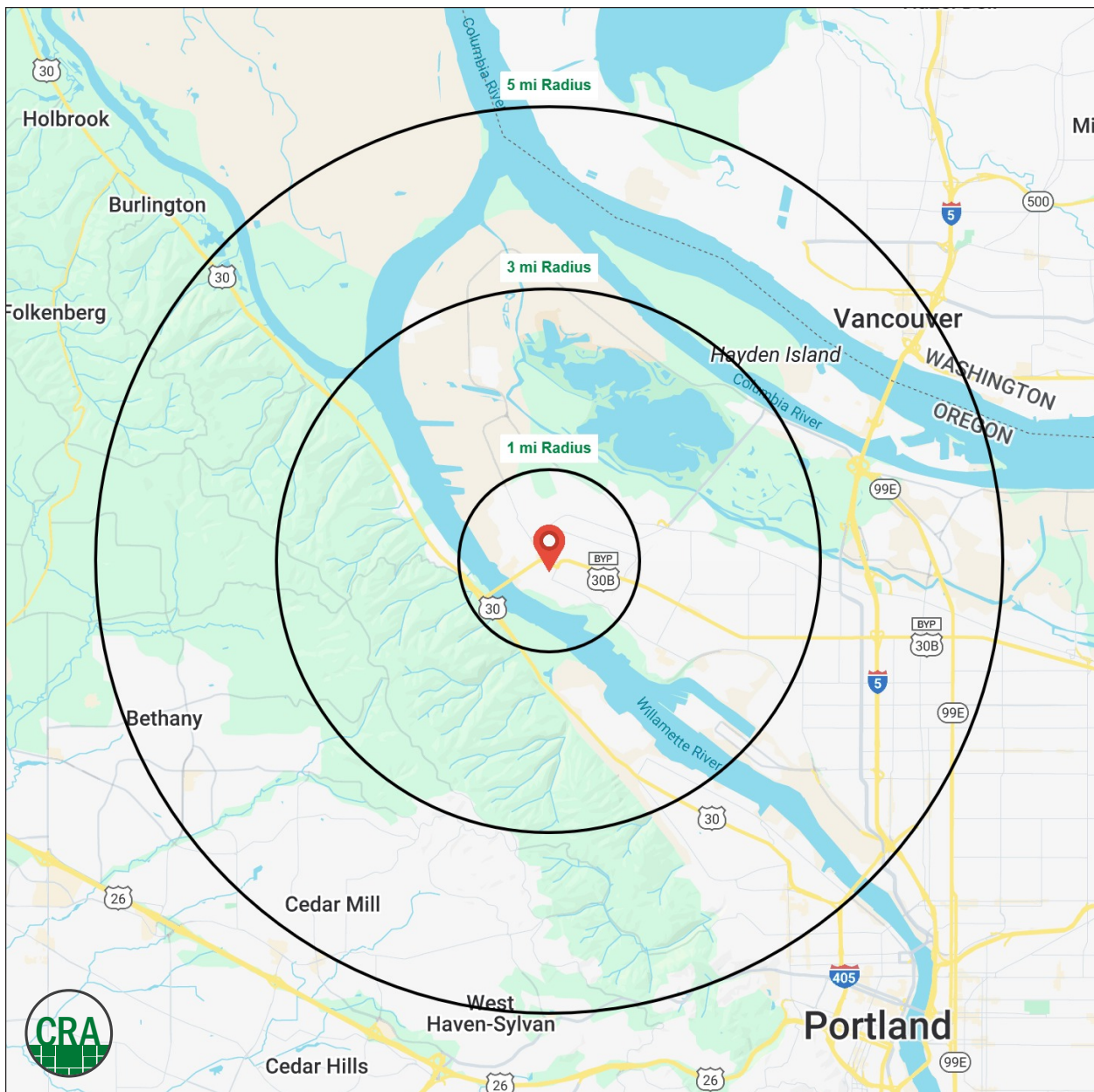
PORTLAND, OR

DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2025) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025 | 14,773 | 41,498 | 159,750 |
| Projected Population 2030 | 14,863 | 41,242 | 162,849 |
| Average HH Income | \$108,736 | \$122,752 | \$161,537 |
| Median Home Value | \$475,035 | \$529,948 | \$661,630 |
| Daytime Demographics 16+ | 8,149 | 35,114 | 131,538 |
| Some College or Higher | 75.8% | 76.0% | 82.9% |

\$108,736
Average Household Income
1 MILE RADIUS

36.4
Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5892/-122.7534

| Lindsay Lofts | 1 mi radius | 3 mi radius | 5 mi radius |
|---|--------------------|--------------------|--------------------|
| Portland, OR 97203 | | | |
| Population | | | |
| 2025 Estimated Population | 14,773 | 41,498 | 159,750 |
| 2030 Projected Population | 14,863 | 41,242 | 162,849 |
| 2020 Census Population | 15,831 | 43,579 | 157,997 |
| 2010 Census Population | 14,054 | 39,614 | 128,119 |
| Projected Annual Growth 2025 to 2030 | 0.1% | -0.1% | 0.4% |
| Historical Annual Growth 2010 to 2025 | 0.3% | 0.3% | 1.6% |
| 2025 Median Age | 36.4 | 34.9 | 37.9 |
| Households | | | |
| 2025 Estimated Households | 6,843 | 16,570 | 68,524 |
| 2030 Projected Households | 6,942 | 16,584 | 71,433 |
| 2020 Census Households | 6,682 | 16,263 | 63,193 |
| 2010 Census Households | 5,887 | 14,808 | 51,298 |
| Projected Annual Growth 2025 to 2030 | 0.3% | - | 0.8% |
| Historical Annual Growth 2010 to 2025 | 1.1% | 0.8% | 2.2% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 69.2% | 67.0% | 65.7% |
| 2025 Estimated Black or African American | 6.6% | 8.3% | 6.3% |
| 2025 Estimated Asian or Pacific Islander | 5.1% | 6.7% | 14.5% |
| 2025 Estimated American Indian or Native Alaskan | 1.4% | 1.2% | 0.8% |
| 2025 Estimated Other Races | 17.6% | 16.9% | 12.7% |
| 2025 Estimated Hispanic | 17.1% | 16.3% | 11.6% |
| Income | | | |
| 2025 Estimated Average Household Income | \$108,736 | \$122,752 | \$161,537 |
| 2025 Estimated Median Household Income | \$81,999 | \$97,655 | \$127,071 |
| 2025 Estimated Per Capita Income | \$50,416 | \$49,424 | \$69,544 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 2.4% | 3.4% | 2.0% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 2.2% | 4.3% | 2.8% |
| 2025 Estimated High School Graduate | 19.5% | 16.3% | 12.2% |
| 2025 Estimated Some College | 18.1% | 19.5% | 15.5% |
| 2025 Estimated Associates Degree Only | 7.6% | 6.7% | 5.7% |
| 2025 Estimated Bachelors Degree Only | 32.7% | 30.9% | 36.6% |
| 2025 Estimated Graduate Degree | 17.4% | 19.0% | 25.2% |
| Business | | | |
| 2025 Estimated Total Businesses | 702 | 2,087 | 10,309 |
| 2025 Estimated Total Employees | 4,693 | 23,405 | 90,160 |
| 2025 Estimated Employee Population per Business | 6.7 | 11.2 | 8.7 |
| 2025 Estimated Residential Population per Business | 21.1 | 19.9 | 15.5 |

For more information, please contact:

JOHN BAUSONE 503.729.5608 | john@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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