

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.

TRAFFIC COUNTS

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

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
- Available Now!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

John Bausone 503.729.5608 | john@cra-nw.com

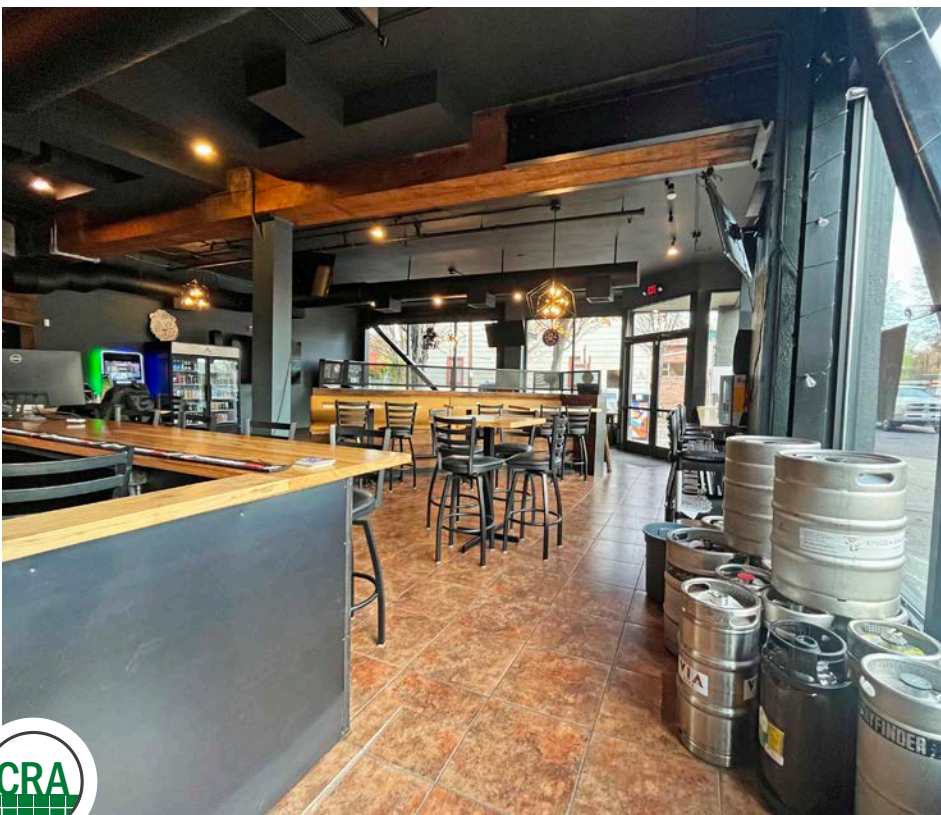
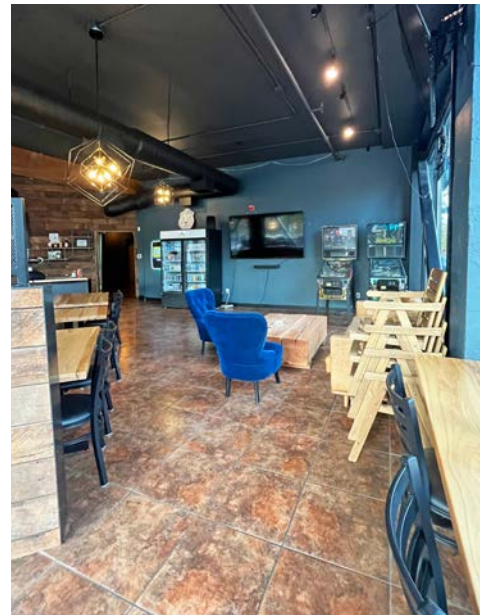
503.274.0211
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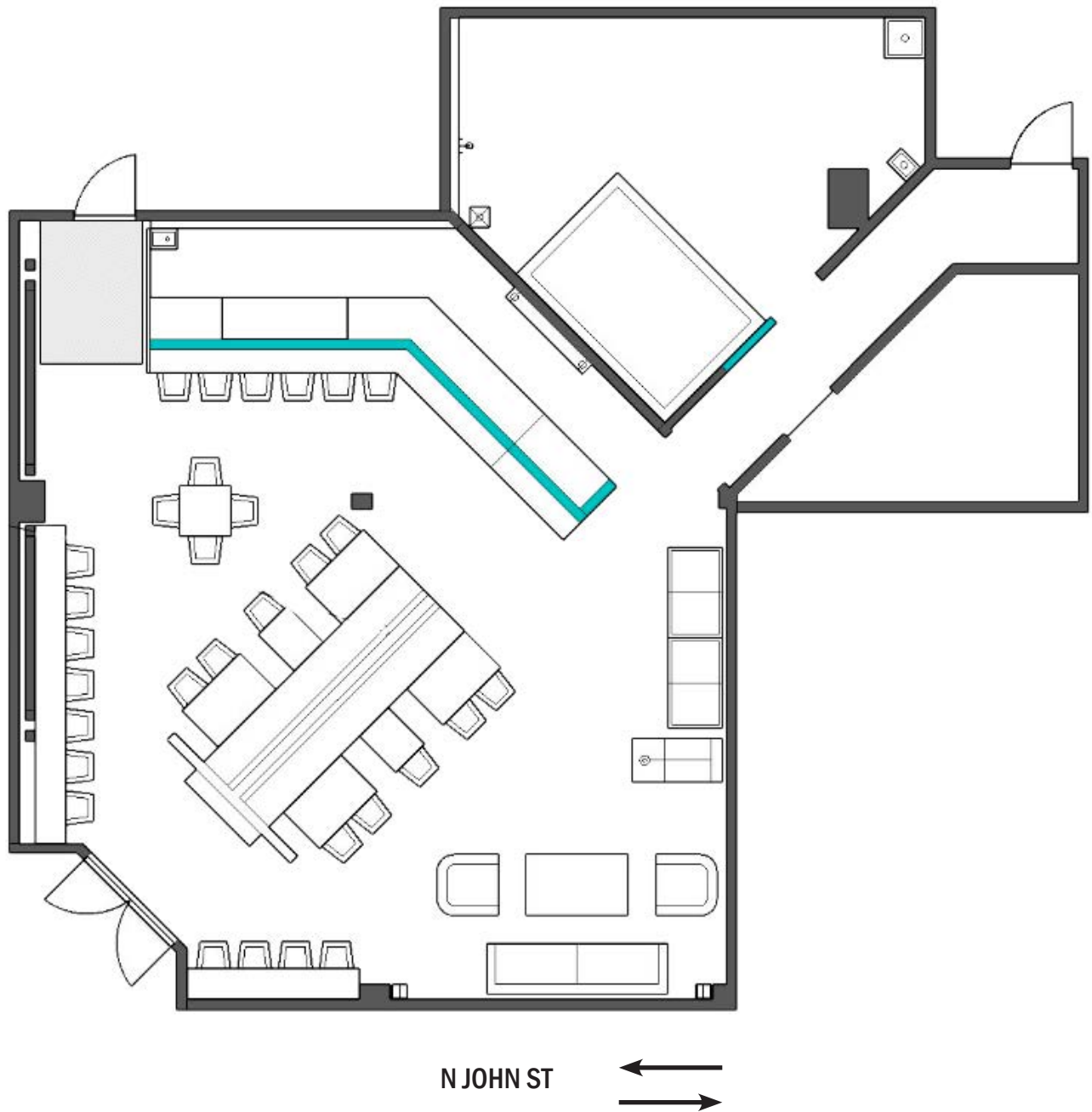
PHOTOS: 2ND-GEN RESTAURANT/BAR/CAFE



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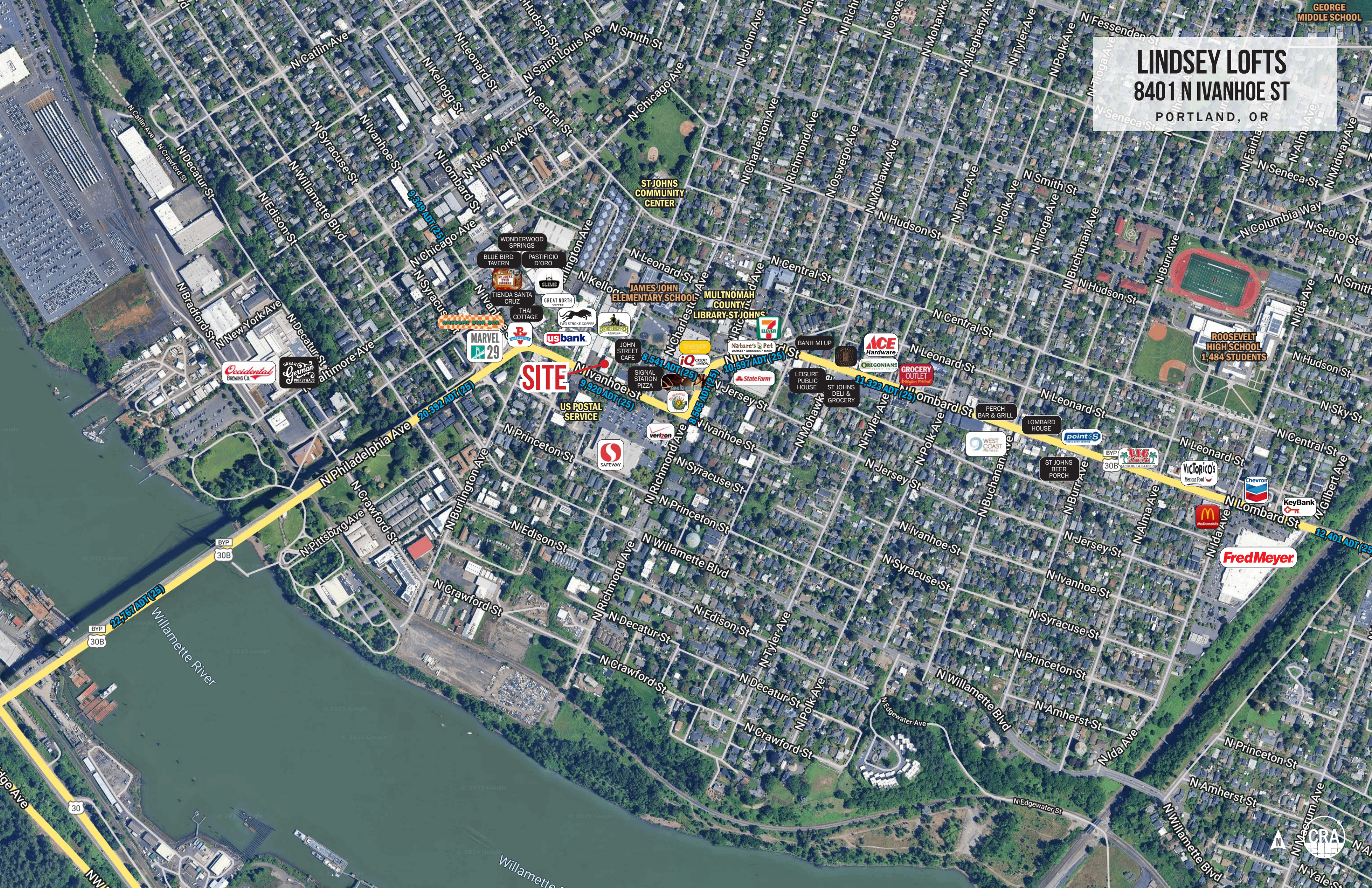
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N JOHN ST



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



LINDSEY LOFTS

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

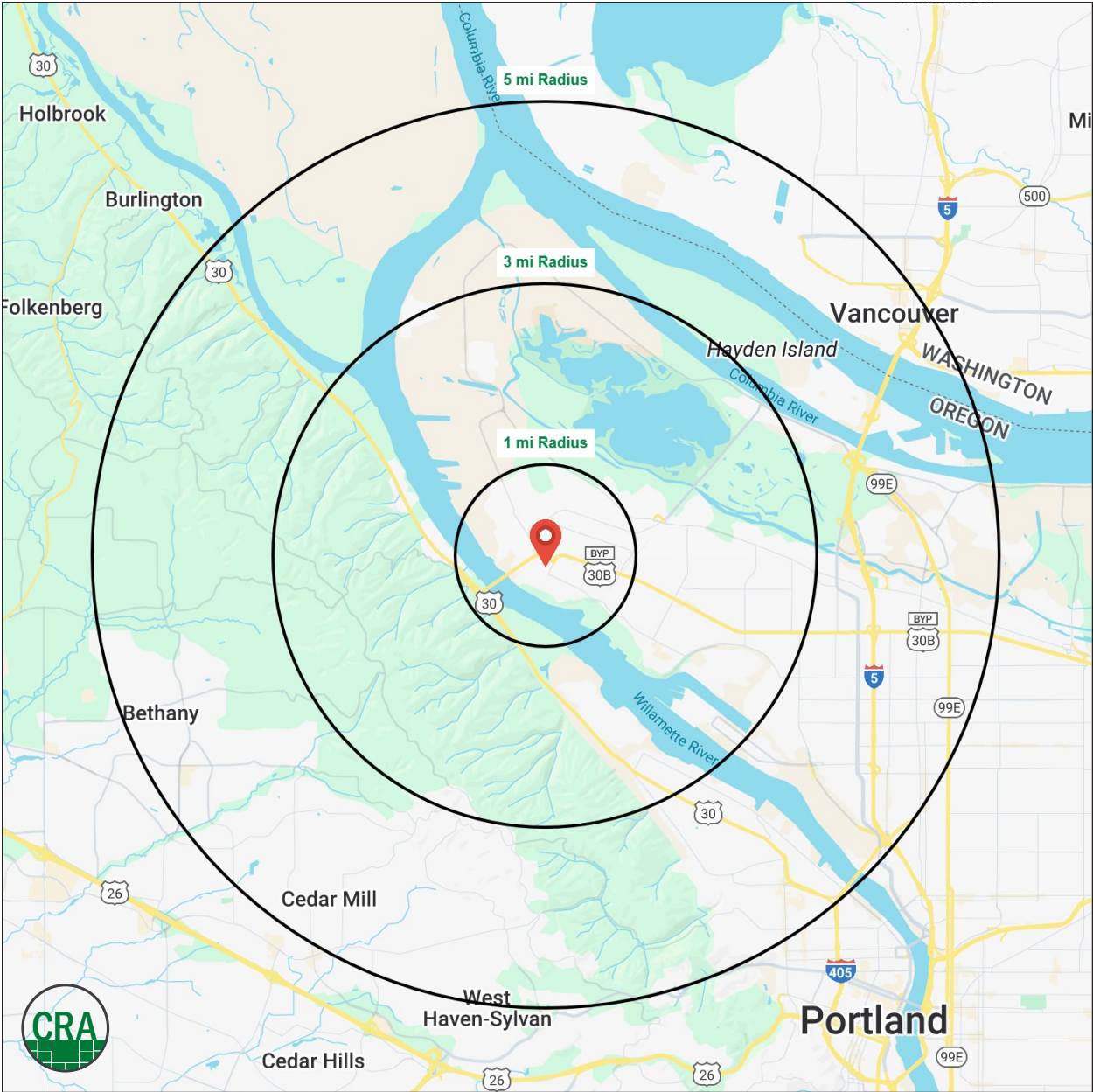
Average Household Income

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	3 mi	5 mi
Portland, OR 97203	radius	radius	radius
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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Licensed brokers in Oregon & Washington

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