



FOR SALE



5828 N LOMBARD

Stand Alone Medical / Office Building For Sale

±2,532 SF Building on ±7,405 SF Lot (0.17 AC)

Price: ~~\$875,000~~

PRICE REDUCED TO \$825,000

5828 N Lombard, Portland, Oregon 97203

- University Park District: A vibrant, mixed-use area known for its proximity to the University of Portland and a blend of residential, retail, and medical spaces.
- Starbucks next door and New Seasons Market just two blocks away.
- High Visibility & Traffic: Located on a corner lot with monument signage, the area sees over 9.3k cars per day—ideal for businesses and walk-in traffic.
- On-Site Parking: A rare perk in Portland, especially for commercial properties, making it attractive for tenants and customers alike.

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	5828 N Lombard, Portland, Oregon 97203
Total Building Size	±2,532 SF
Lot Size	±7,405 SF 0.17 Acres
Building Class	C
Parking	2.92/1,000 SF Ratio (7 Surface Spaces)
Zoning	CM2 (Commercial Mixed Use 2)
Use Type	• Medical & Wellness • Retail & Service • Food & Beverage • Creative Studios • Professional Services • Educational / Tutoring Centers.

Location Features

- **Walkable Amenities:** Cafés, small eateries, and service shops dot the area, contributing to a pedestrian-friendly vibe.
- **Transit Access:** Well-connected by TriMet bus lines, offering easy access to downtown Portland and other neighborhoods.
- **Community Feel:** The area blends long-time residents with students and young professionals, creating a dynamic and inclusive atmosphere.

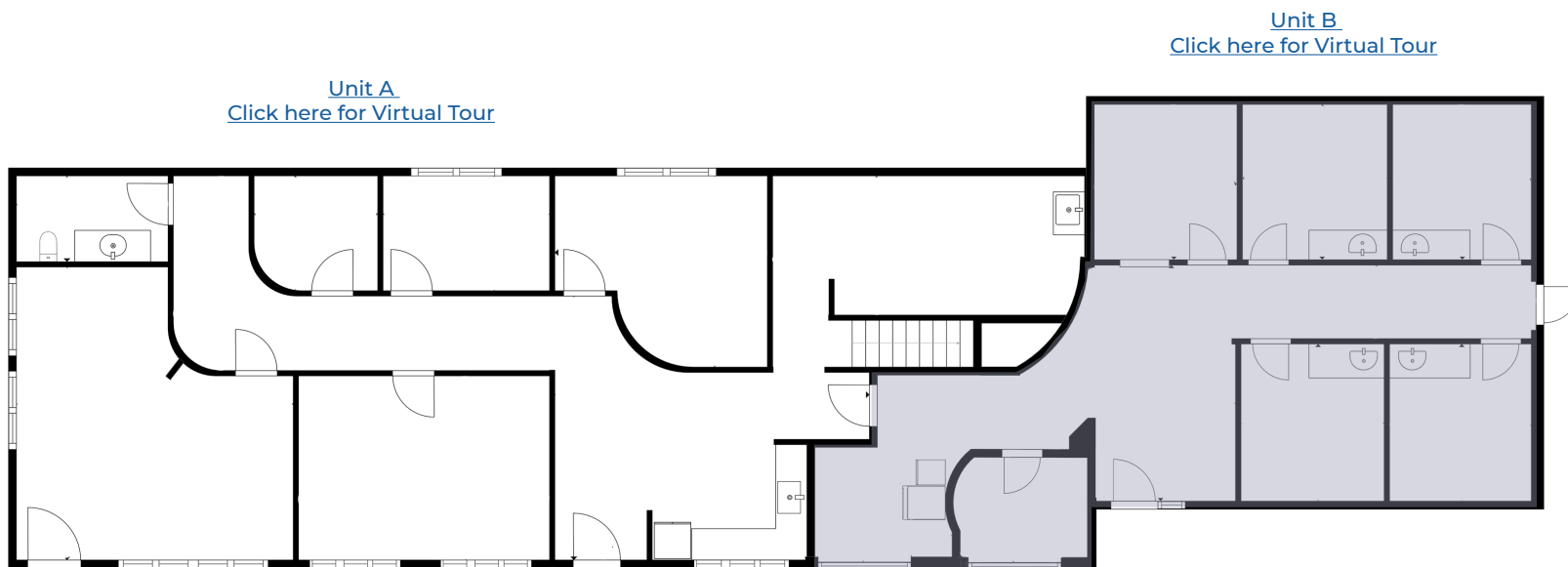
Zoning & Overlay Insights

- **Base Zoning:** The property is zoned CM2 (Commercial Mixed Use 2), which allows for a wide range of uses including retail, office, medical, and residential. This zoning supports up to 4 stories and encourages pedestrian-oriented development.
- **Overlay Zones:**
 - **Design Overlay (d):** Encourages high-quality design and may require design review for exterior changes.
 - **Transit Overlay (t):** Promotes transit-supportive uses and pedestrian-friendly design—great for attracting foot traffic.
- **Nearby Industrial Zoning:** Just west of the site, areas like the Roberts Lot are zoned IG2 (General Industrial 2) with a Prime Industrial (k) overlay, supporting logistics, manufacturing, and



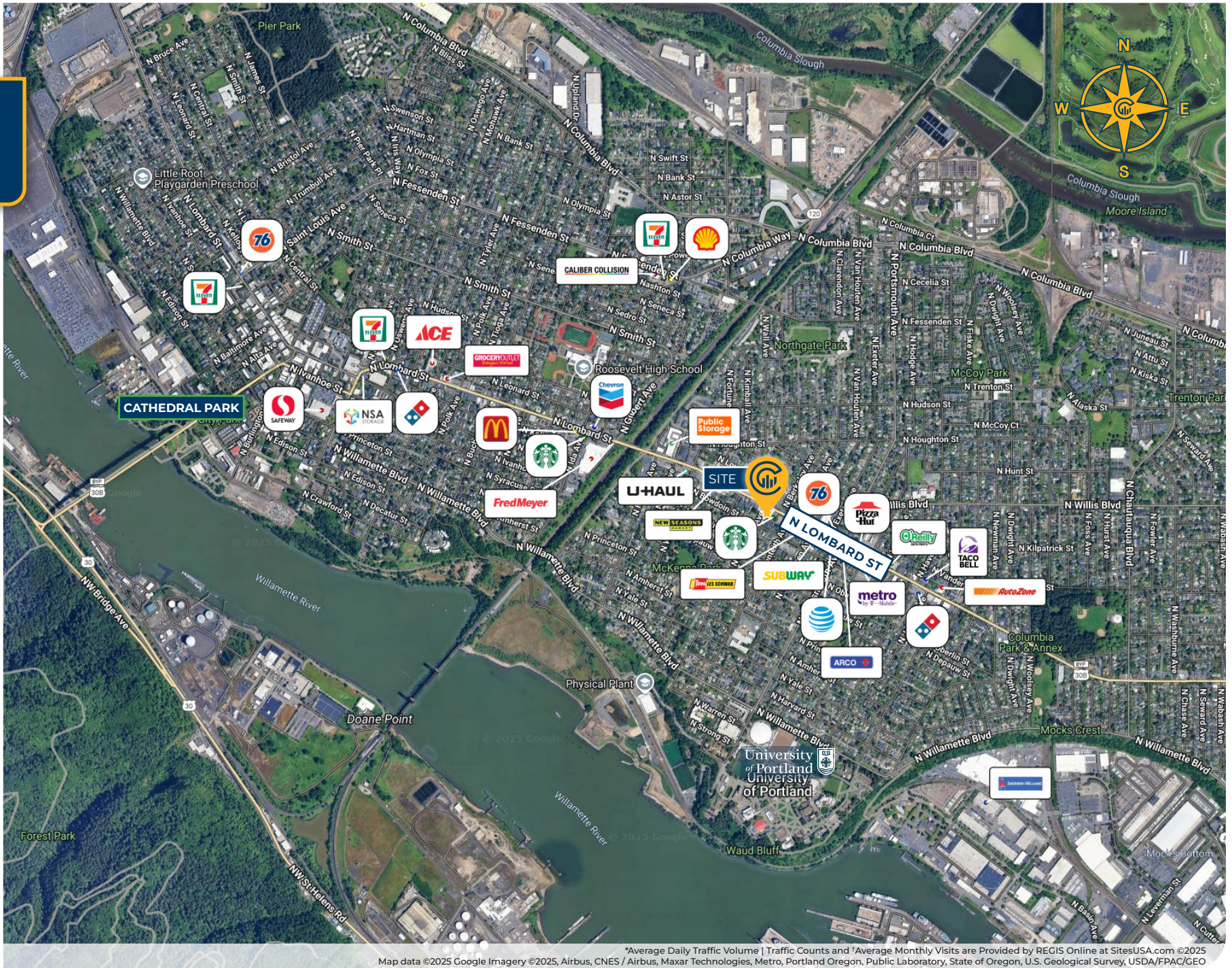
FLOOR PLAN

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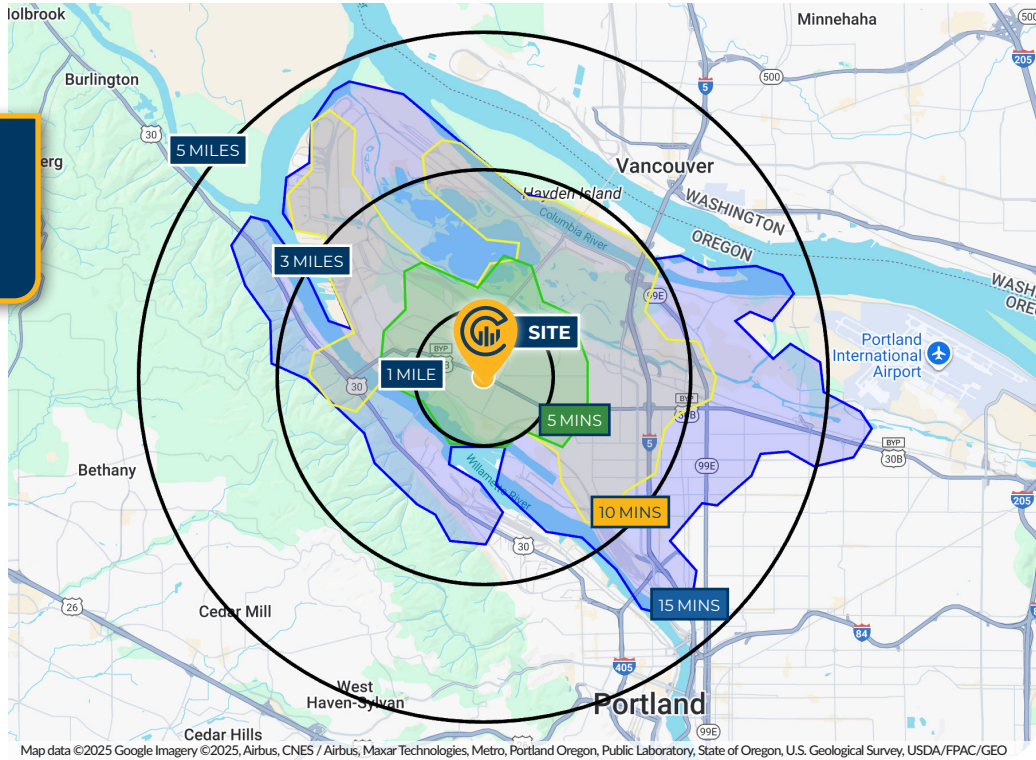
LOCAL AERIAL MAP







DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	21,291	62,544	222,704
2030 Projected Population	21,162	63,095	225,354
2020 Census Population	22,303	65,283	214,137
2010 Census Population	20,563	57,362	178,854
Projected Annual Growth 2025 to 2030	-0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.6%	1.6%
Households & Income			
2025 Estimated Households	7,624	26,523	103,013
2025 Est. Average HH Income	\$113,475	\$123,227	\$147,781
2025 Est. Median HH Income	\$92,550	\$99,724	\$110,433
2025 Est. Per Capita Income	\$41,337	\$52,590	\$68,711
Businesses			
2025 Est. Total Businesses	612	3,627	18,337
2025 Est. Total Employees	3,165	36,193	170,118

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025,
TIGER Geography - R51

Neighborhood Scores

85

Walk Score®
"Very Walkable"

99

Bike Score®
"Biker's Paradise"

43

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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