



FOR SALE

**3549 N LOMBARD ST**

PORTLAND, OR 97217

**RHYS KONRAD**

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



### PROPERTY DESCRIPTION

This classic 2,158 SF building, built in 1906, is ideally suited for professional service-related office use. Zoned CM1, it offers an excellent owner-user opportunity with six off-street parking stalls, two restrooms, and a variety of private office sizes. Whether establishing a new office or expanding your professional services, this property offers an attractive opportunity within the transforming North Portland area.

### PROPERTY HIGHLIGHTS

- Owner-user opportunity
- Mix of private office sizes
- (6) off-street parking stalls
- (2) restrooms

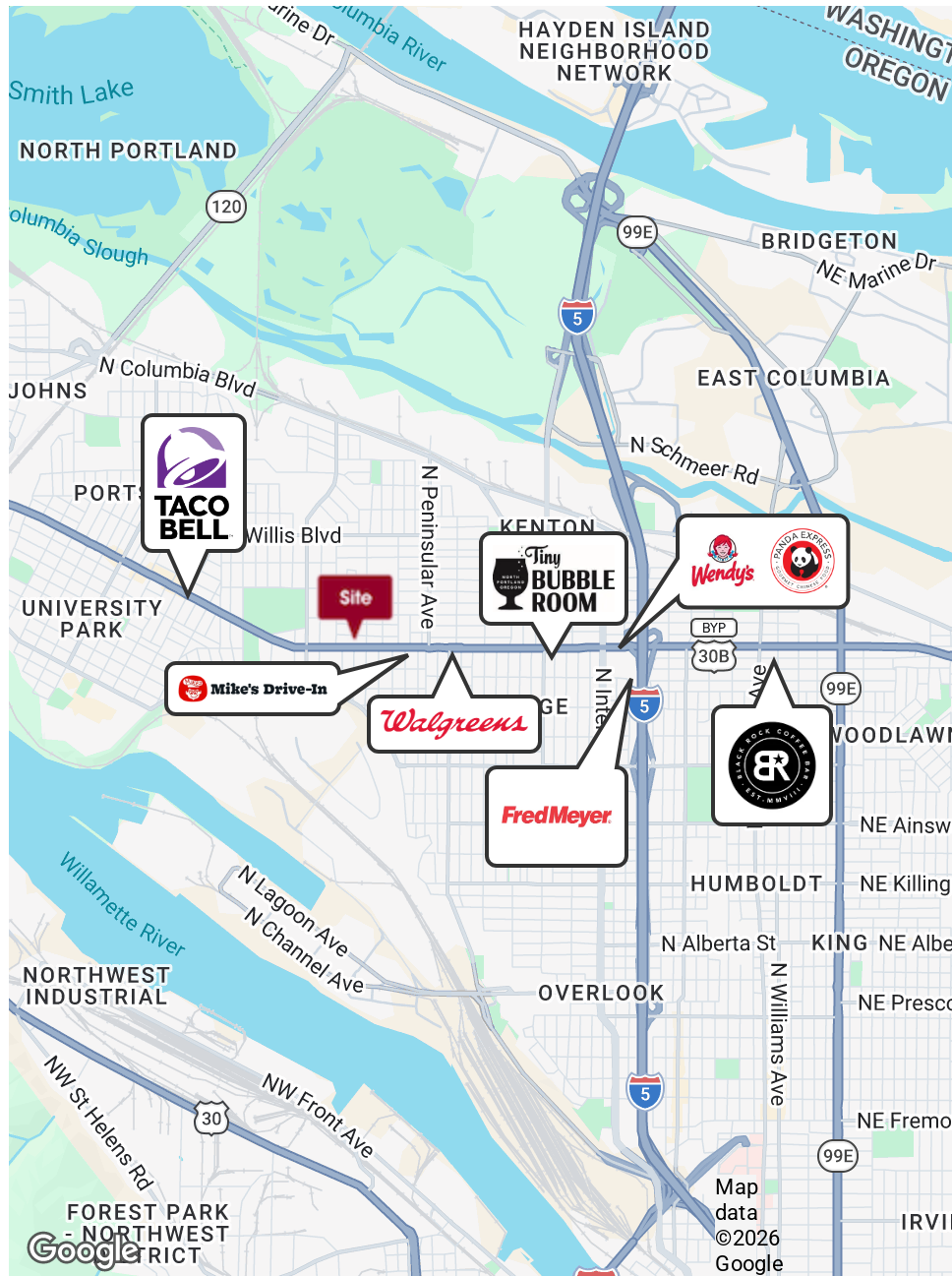
### OFFERING SUMMARY

<b>Sale Price:</b>	\$485,000
<b>Lot Size:</b>	5,891 SF
<b>Building Size:</b>	2,158 SF

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## LOCATION OVERVIEW

The property is located near a variety of local businesses, including professional services, retail, and dining. Its position in the North Lombard commercial corridor provides convenient access to key amenities and resources. The property's visibility and strategic location support business growth and benefit from the area's strong economic activity. Opportunities for collaboration and networking with neighboring businesses make this location well-suited for professional use.

POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	1,325	5,013	18,542
<b>Average Age</b>	41.6	41.3	37.0
<b>Average Age (Male)</b>	42.7	42.2	37.3
<b>Average Age (Female)</b>	40.4	40.0	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	571	2,089	7,495
<b># of Persons per HH</b>	2.3	2.4	2.5
<b>Average HH Income</b>	\$135,536	\$142,350	\$125,201
<b>Average House Value</b>	\$577,784	\$584,517	\$566,987

DRIVE TIMES	DISTANCE	TIME
<b>Interstate 5</b>	1.9 mi	7 min
<b>Highway 99E</b>	2.1 mi	8 min
<b>Downtown Portland</b>	5.8 mi	17 min
<b>Portland International Airport</b>	7.2 mi	18 min

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