

FOR SALE



Prime Redevelopment Opportunity

±8,842 SF BUILDING // ±0.7 ACRE SITE

7740 N Lombard Street Portland, OR 97203



4 Parcels Totaling ±30,777 SF

±8,842 SF Existing Commercial Building

Parking Lot with 41 Auto Stalls

CE (Central Employment) / R2.5 Zoning

CE: 2.5:1 FAR - 4:1 with Bonus - 45' Max Height

±300' Frontage on N Lombard

CONTACT

CALL BROKERS
FOR PRICING
& DETAILS

Aaron Watt
Executive Managing Director
aaron.watt@cushwake.com
503 279 1779 04

Keegan Clay
Managing Director
keegan.clay@cushwake.com
503 279 1704

SITE PLAN

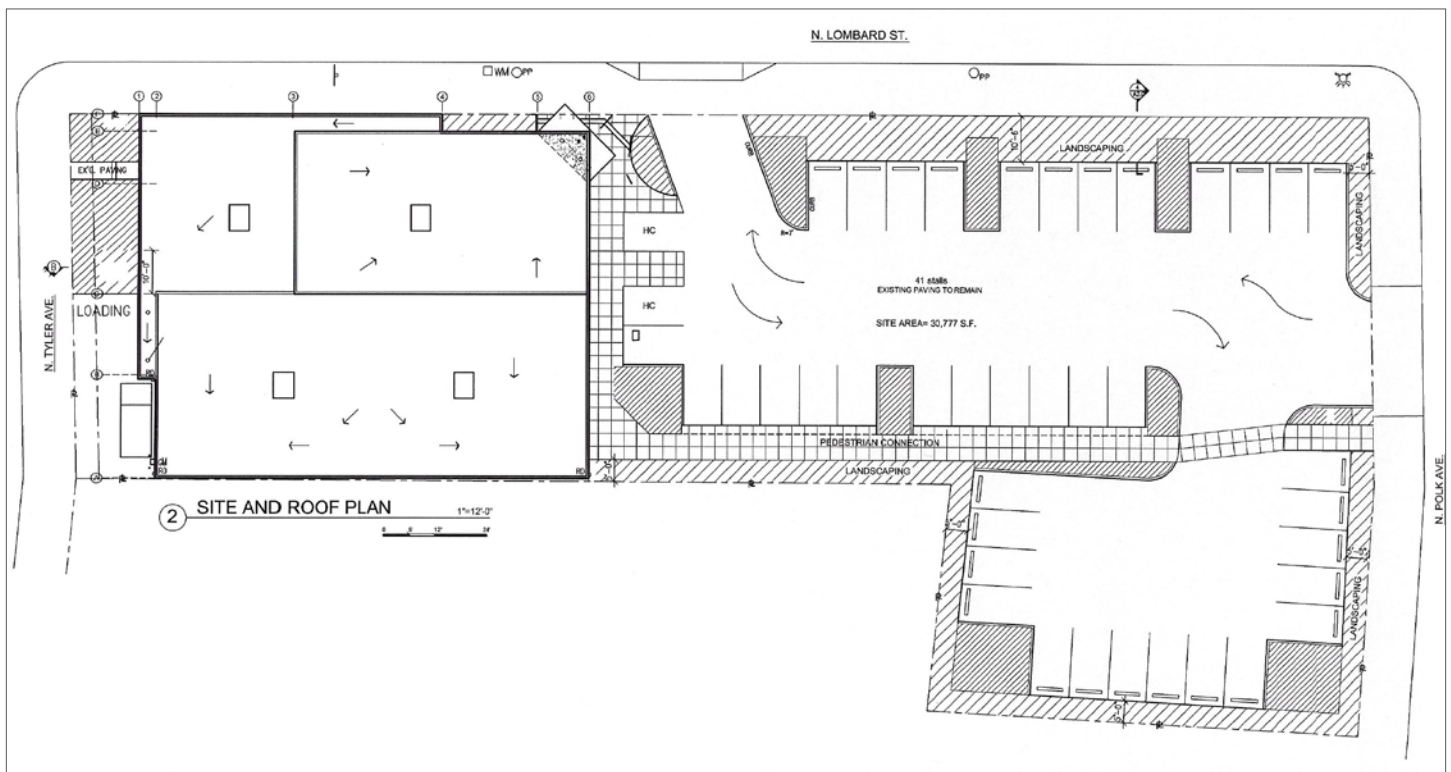
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Conveniently located on N Lombard Street, just blocks from historic downtown St Johns and stretching the length of an entire block - this spacious property boasts 300 feet of prime frontage along a major arterial road, and provides a perfect opportunity for either a burgeoning retail business or potential mixed-use redevelopment. The flexible Central Employment and R2.5 zoning allows for a number of options, including residential and commercial uses.

[\[click\] Link to Portland Zoning Info](#)

[\[click\] CE Zoning Info](#)

[\[click\] R2.5 Zoning Info](#)



AERIAL & DEMOGRAPHICS

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<p>PARCEL 1 1N1W12AA 14900 ±4,180 SF / 0.1 AC Central Employment</p>	<p>PARCEL 3 1N1W12AA 14700 ±16,966 SF / 0.39 AC Central Employment</p>
<p>PARCEL 2 1N1W12AA 14800 ±4,210 SF / 0.1 AC Central Employment</p>	<p>PARCEL 4 1N1W12AA 17100 ±5,500 SF / 0.13 AC Residential R2.5</p>

AREA DEMOGRAPHICS REPORT

POPULATION	1 MILE	2 MILE	3 MILE
2024 Population	17,119	32,674	43,681
Daytime Employees	3,968	9,762	24,280
Businesses	579	973	1,852
Median Age	38.4	35.9	37.1

HOUSEHOLD & INCOME	1 MILE	2 MILE	3 MILE
Total Households (HH)	7,259	12,250	16,778
HH% Renter Occupied	43.7%	44.6%	41.3%
Average HH Income	\$102,829	\$98,077	\$105,395
Median Home Value	\$458,339	\$462,277	\$475,229

* 2024 demographics data derived from CoStar for 7740 N Lombard Street, Portland, OR 97203

COMMERCIAL SERVICES

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