

FOR SALE



2629 N LOMBARD ST. Portland, OR

Prime Commercial Standalone – \$349,000
960 SF Building - 0.04 Acres Land



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YOUR URBAN REAL ESTATE RESOURCE

THE BUILDING

YEAR BUILT | 1948
BUILDING AREA | 960 SF
ZONING | CM 2
TAXES | \$2,856.70 (2025)

Building is being sold vacant

REAL MARKET VALUE

\$254,230.00

ASSESSED VALUE

\$106,020.00

LAND

1832 SF

BUILDING

960 SF



PROPERTY HIGHLIGHTS

ECO-FRIENDLY STEEL FRAME CONSTRUCTION

ALL ELECTRIC AND PLUMBING MODERNIZED IN 2016

NEW FLOORS, PAINT AND COUNTERTOPS

PREMIUM CUSTOM BUILT-IN CABINETRY

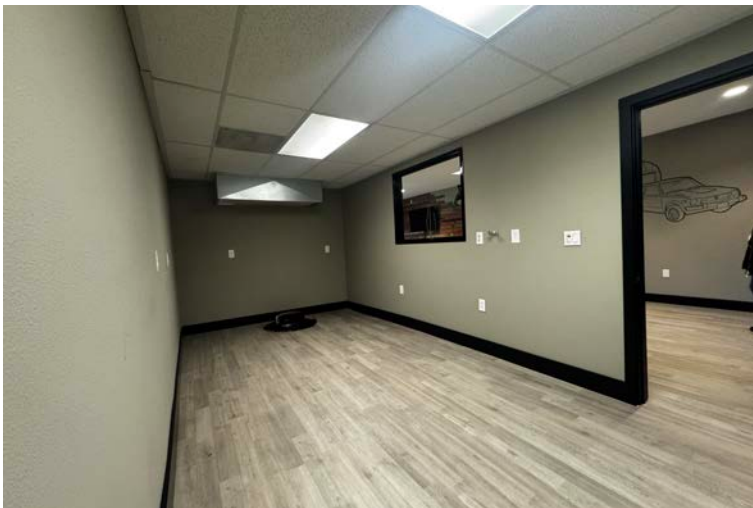
MODERN ADA BATHROOM

PRIVATE AND SPACIOUS BACK PATIO

NEW APARTMENT COMPLEX, MC DONALDS
AND STARBUCKS TO BE COMPLETED SOON

BLOCKS FROM ARBOR LODGE AND GAMMANS PARK
ON BUSLINE AND NEAR BIKETOWN BIKE SHARE STATION

BLOCKS FROM KENTON AND AND NEAR PORTLAND INTERNATIONAL RACEWAY



NEIGHBORHOODSTATISTICS

Households by Income

Average Household Income: \$108,313
\$150,000 to \$200,000: 12,811
\$200,000 or more: 19,069

Population

2029 Projection: 284,872
2024 Estimate: 285,208

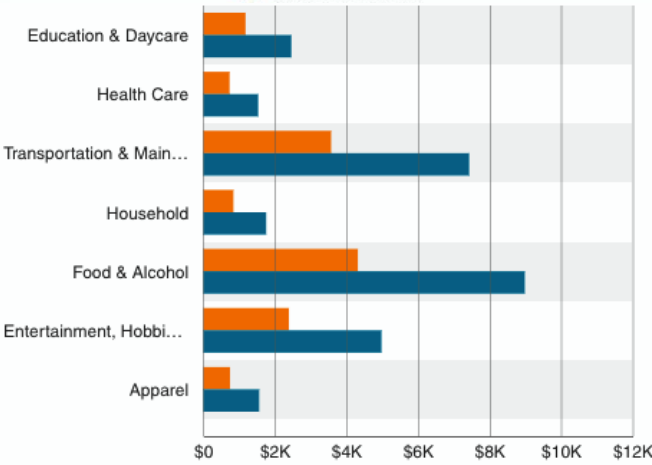
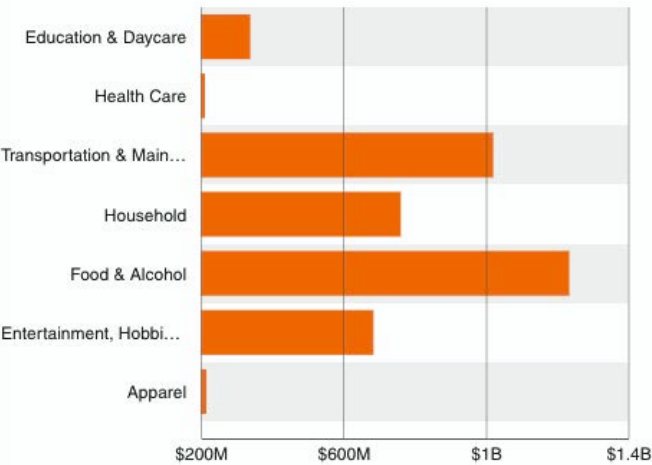
Households

Median Home Value : \$627,511
Owner Occupied Households: 54,423
Renter Occupied Households: 82,870

Traffic Volume

N Lombard & N Burrage E: 15,390
N Lombard & N Delaware E: 24,121
N Lombard & N Delaware W: 22,390
N Greeley & N Lombard N: 5,500

DEMOGRAPHICS 0-5 MILES (2022-2024)



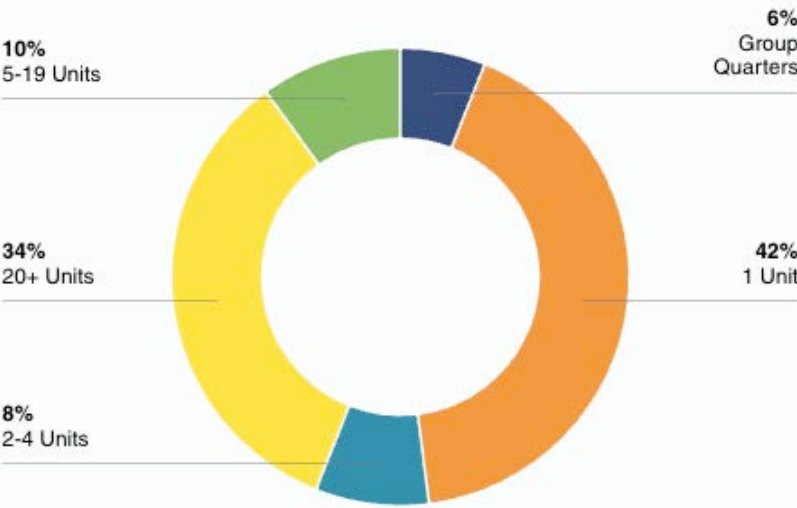
5 miles 2024 Per Capita 5 miles 2024 Avg Households



Walk Score
89
Very Walkable
Most errands can be accomplished on foot.

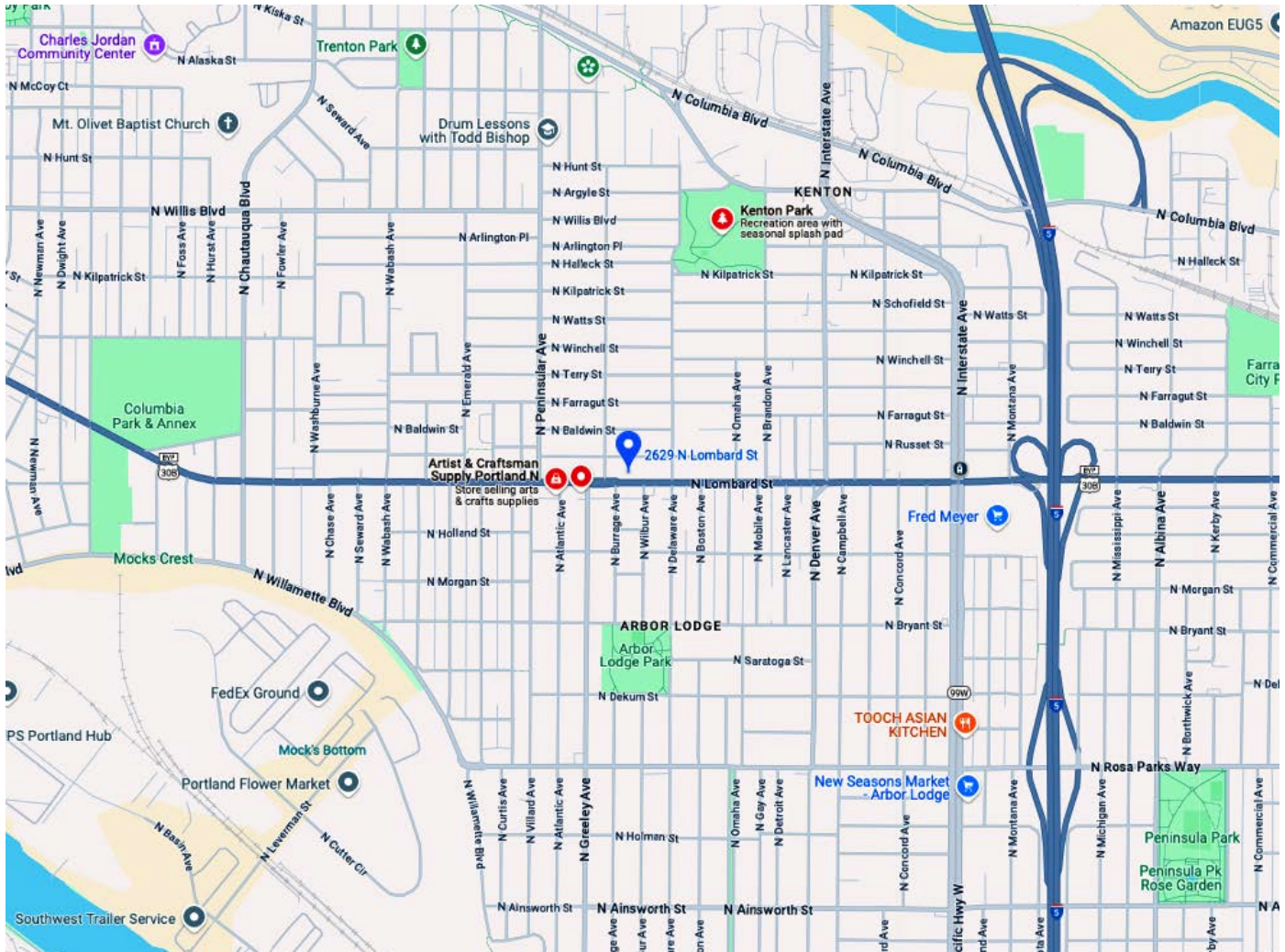
Transit Score
50
Good Transit
Many nearby public transportation options.

Bike Score
99
Biker's Paradise
Daily errands can be accomplished on a bike.



5 miles 2024 Housing Units

NEIGHBORHOOD



SHOP

Sewlarium
FangPet and Garden
Fred Meyer
The E Bike Store
New Seasons Market
Flip Flop Games
Too Many Records
Petal Passion
The UPS Store
Artist & Craftsman Supply

EAT

Tuk Tuk
Canary
Burrito Azteca
Mike's Drive-In
Sawan Thai
Mocks Bottom Cafe
Presso Coffee
Spitz- Portland
Thai Ginger
Tulip Shop Tavern

PLAY

Peninsula Park
Wonderwood Springs Golf & Cafe
Paul Bunyan Statue
Portland International Raceway
Kenton Antiques & Collectibles
Carnation Contemporary Gallery
Charles Gordon Community Center
Kenton Park
University Of Portland
Underwater Galleries

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.



For additional details contact:

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