



FOR SALE



3332 N LOMBARD ST

100% Leased Investment Property

± 3,992 SF | \$1,495,000 | 6.75% cap

3332 N Lombard Street, Portland, OR 97217

- 3 tenants (2 dental and 1 traditional office)
- Onsite parking
- Great curb-appeal
- Sticky long-term tenancies with significant TI buildouts and near future rent growth opportunities for a buyer
- Prominent signage on Lombard

MCCOY DOERRIE, SIOR

Senior Vice President | Licensed in OR & WA

503-523-7751

mccoy@capacitycommercial.com

JEFF FALCONER, SIOR

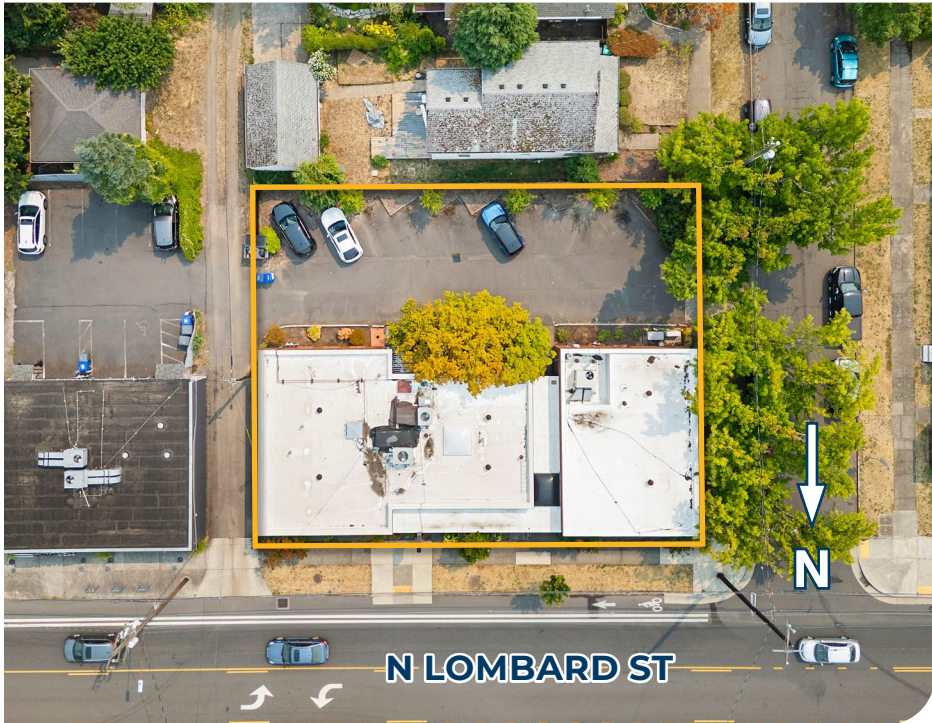
Principal | Licensed in OR

503-542-4346

jeff@capacitycommercial.com



PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	3332 N Lombard Street Portland, OR 97217
Use Type	Office / Medical
Asking Price	\$1,495,000
Cap Rate	6.75%

SPACE	SIZE	USE TYPE
Suite A	518 SF	Office
Suite B	2,045 SF	Dental
Suite C	1,429 SF	Dental

Rent Roll and Operating Expenses to be provided following execution of Owner's NDA.

Location Features

- Onsite free parking
- Secured courtyard with key-code lockers
- Excellent signage opportunity on Lombard
- ±30,000 VPD on Lombard St

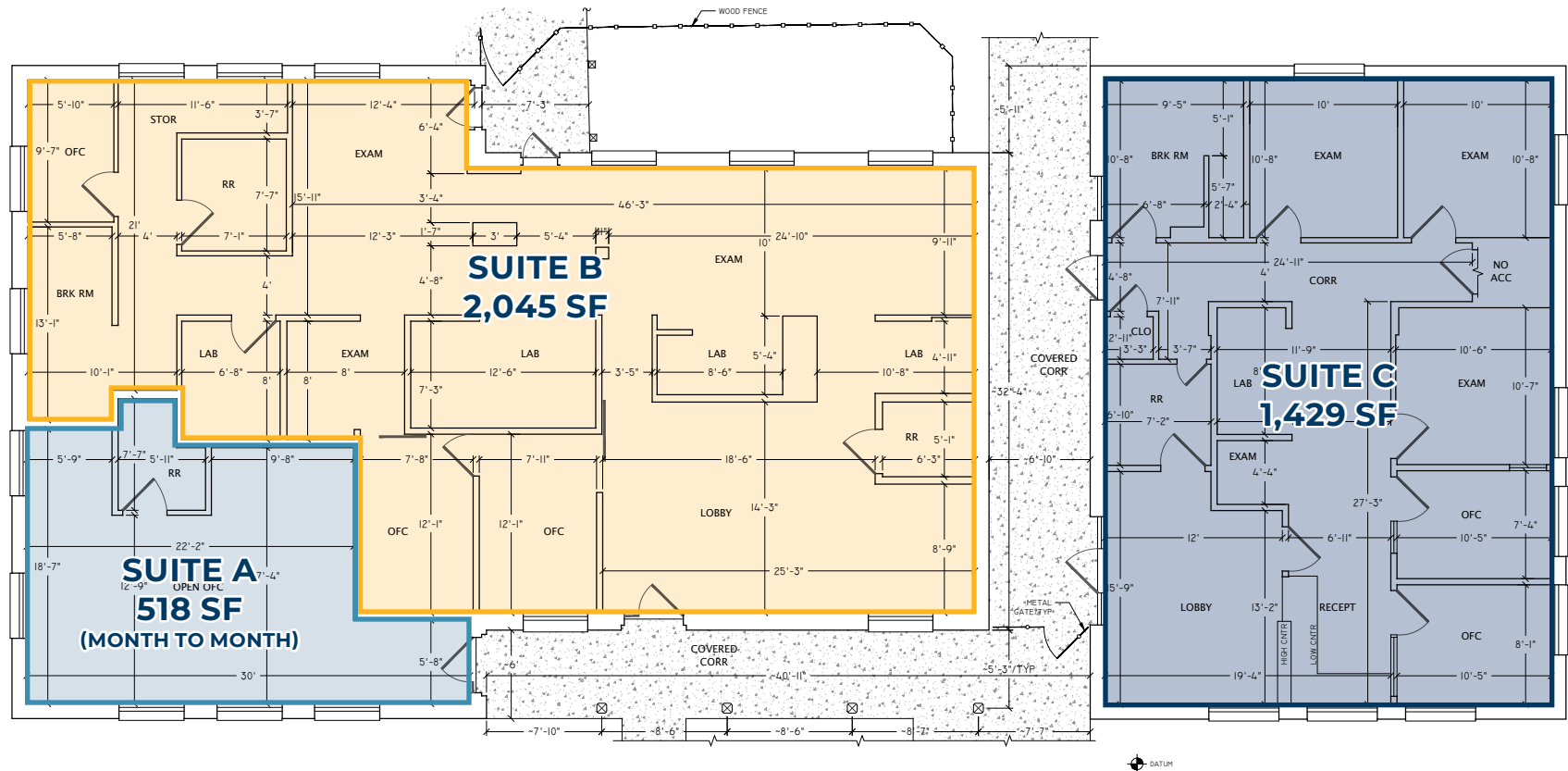
Nearby Highlights

- Umpqua Bank
- Mikes Drive-In
- Tuk Tuk
- Mock Crest Tavern
- Canary
- JDL Development Inc
- Infinity Tattoo
- Goodwill
- Fang! Pet & Garden Supply
- King Burrito
- Flip Flop Games
- Walgreens
- UPS Store
- Plaid Pantry
- Chase Bank
- Mock Crest Grocery
- Peak Performance
- Mousetrap Tavern
- Twilight Theater Company
- Tiny Bubble Room
- Chevron
- 7-Eleven



FLOOR PLAN

FLOOR PLAN



1 EXISTING ENTRY LEVEL FLOOR PLAN
3,949 SQFT GROSS MEASURED AREA (GMA)
580 SQFT MEASURED EXTERIOR SURFACES (MES)



INTERIOR PHOTOS



Suite B



Suite B



Suite B



Suite B



INTERIOR PHOTOS



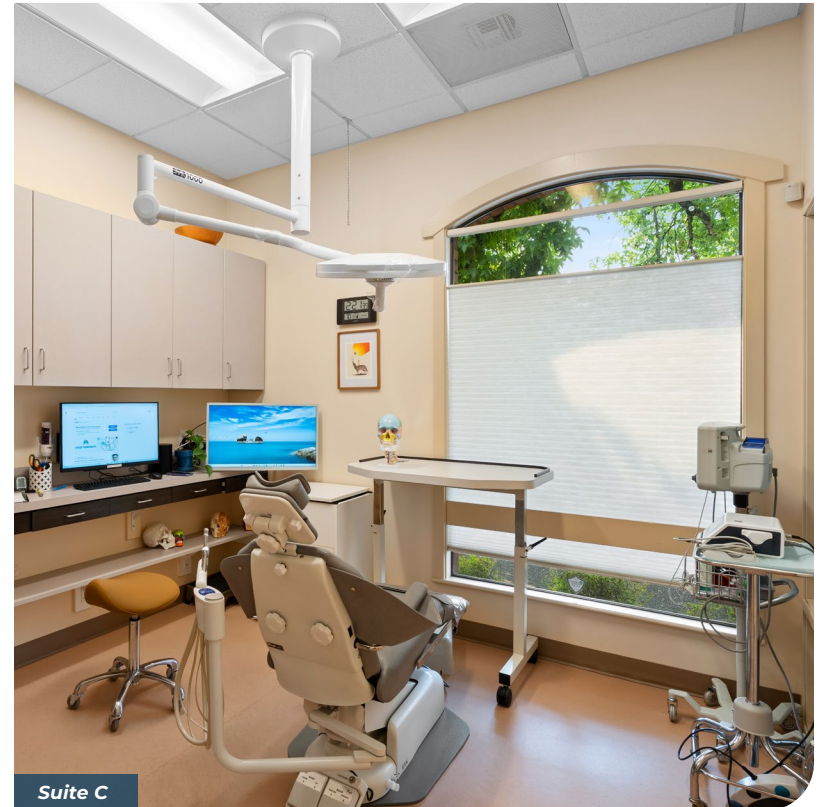
Suite A



Suite C



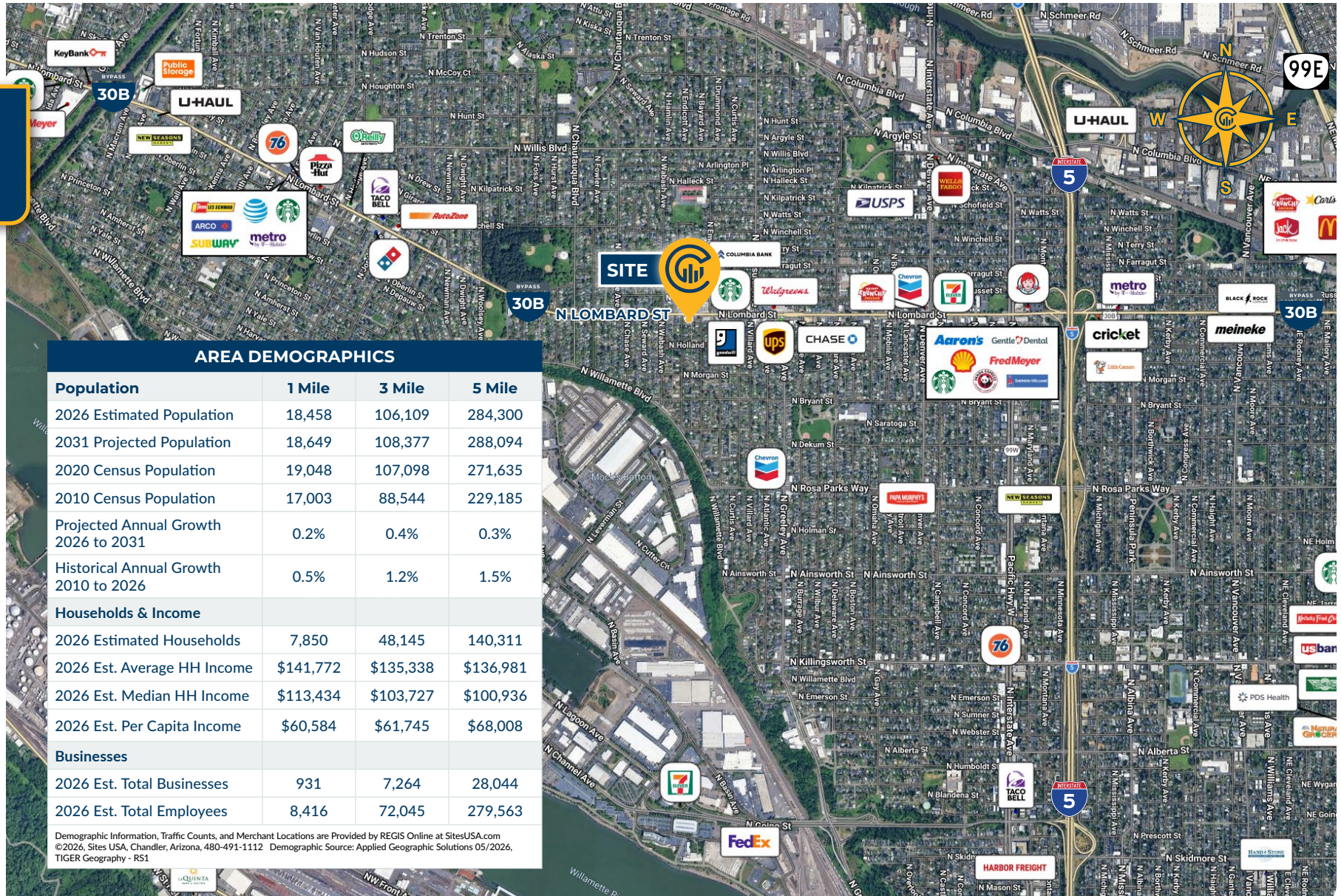
Suite C



Suite C



LOCAL AERIAL MAP



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2026 Estimated Population	18,458	106,109	284,300
2031 Projected Population	18,649	108,377	288,094
2020 Census Population	19,048	107,098	271,635
2010 Census Population	17,003	88,544	229,185
Projected Annual Growth 2026 to 2031	0.2%	0.4%	0.3%
Historical Annual Growth 2010 to 2026	0.5%	1.2%	1.5%
Households & Income			
2026 Estimated Households	7,850	48,145	140,311
2026 Est. Average HH Income	\$141,772	\$135,338	\$136,981
2026 Est. Median HH Income	\$113,434	\$103,727	\$100,936
2026 Est. Per Capita Income	\$60,584	\$61,745	\$68,008
Businesses			
2026 Est. Total Businesses	931	7,264	28,044
2026 Est. Total Employees	8,416	72,045	279,563

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2026,
TIGER Geography - RS1

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2026 Google Imagery ©2026, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



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