

N. Lombard Retail Building Sublease

Sublease

11,068 SF

36,673 SF Lot

Entire Building

7440 North Denver Ave, Portland OR 97217

11,068 SF Building with Drive-Thru in Established Location

Excellent Visibility • Oversized Pylon Signage • Trimet Bus Line Access • Generous Parking

ANCHOR POTENTIAL



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Licensed
in OR & WA

N. Lombard Retail Building Sublease

7440 N. Denver Ave, Portland OR

Sublease Offering

RETAIL OR ANCHOR SPACE OPPORTUNITY

Presented Exclusively by Real Estate Investment Group



Space Description

- **ENTIRE BUILDING:** 11,068 SF *Divisible*
36,673 SF Lot Size

Sublease Rate

- Please Contact Broker for Rate

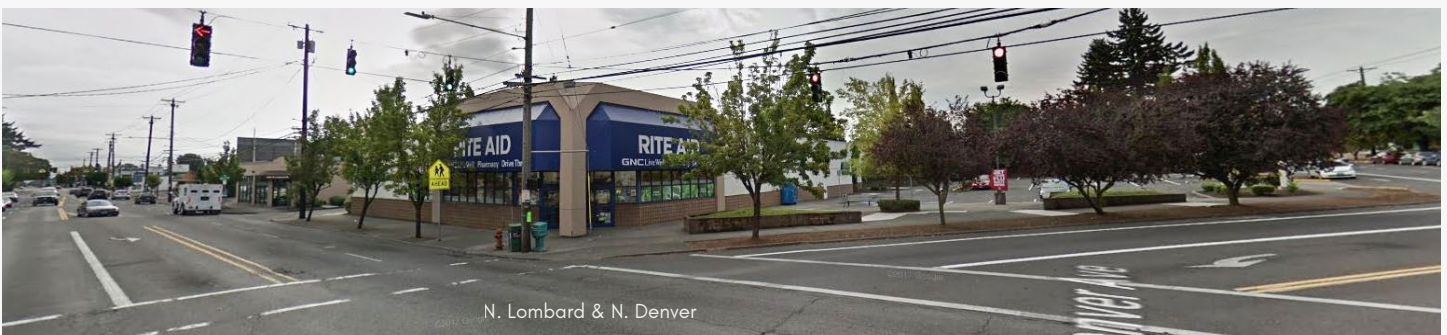
Neighborhood Highlights: Fred Meyer, Walgreens, Green Zebra, 7-Eleven, Heavenly Donuts, Lung Fung, Twilight Theater Company, Mousetrap Tavern, Peak Performance Gym, H&R Block, Aaron's, Subway, North Lombard Transit Center

Property Features

- 11,068 SF Freestanding Building for Retail / Service Use Sublease
- Drive-Thru Opportunity
- Generous On-Site Parking (32 Spaces), Good Street Frontage, Transit Access and Diverse Area Tenants
- CM2 Zoning - 36,673 SF Site
- *Previous Rite Aid Location with Drive-Thru Pharmacy*

Location Features

- Major Commuting Artery of N. Lombard St (30) through North Portland with Easy Access to I-5
- Signalized Intersection with Over 21,000 Vehicles Per day
- 4 Blocks to N. Lombard Transit Center and MAX Light Rail (Yellow Line)



N. Lombard & N. Denver

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RETAIL / ANCHOR BUILDING w. DRIVE-THRU

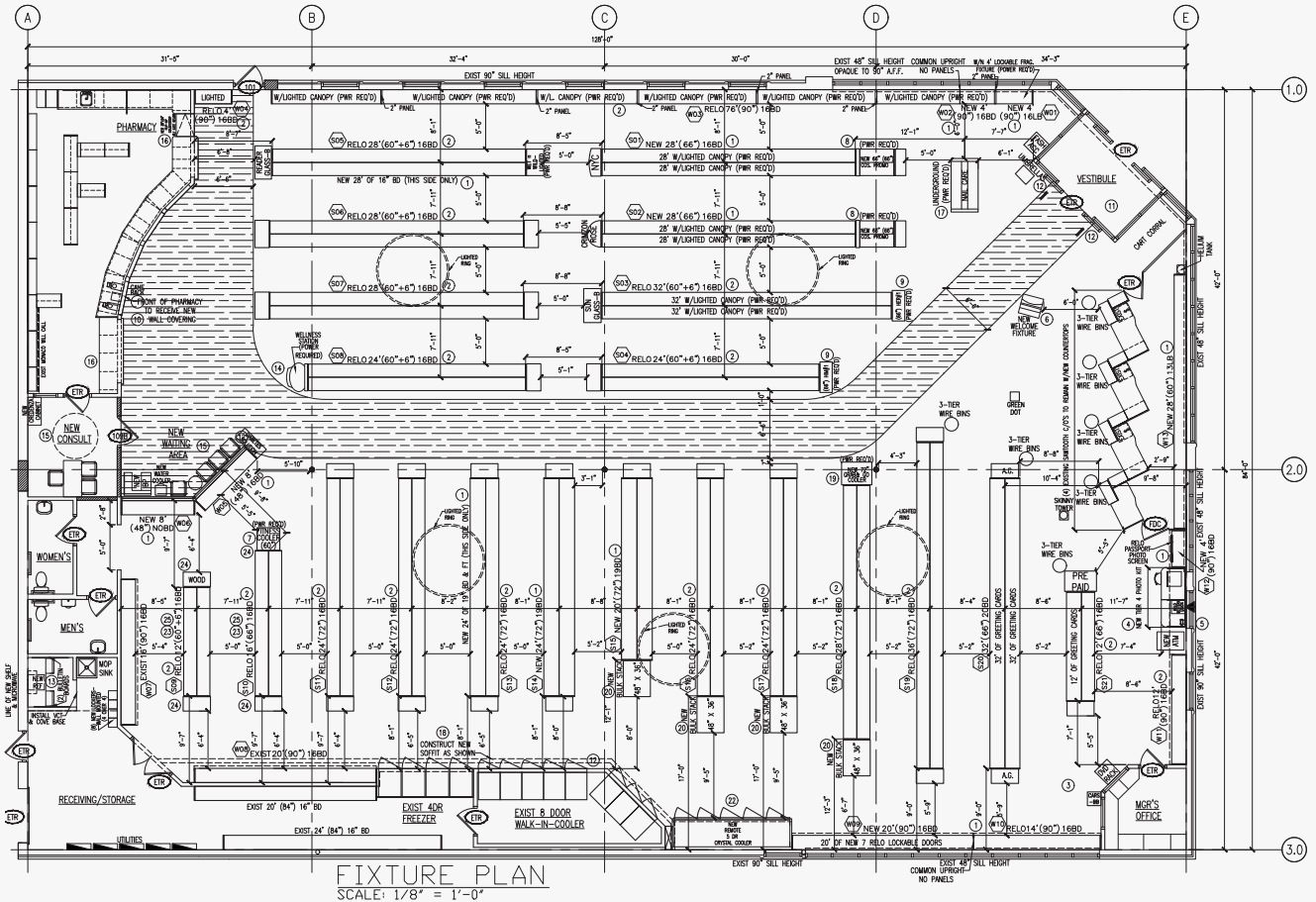
11,068 SF Ground-Floor Retail
36,673 SF Total Lot

Parking Lot

N. Denver Ave

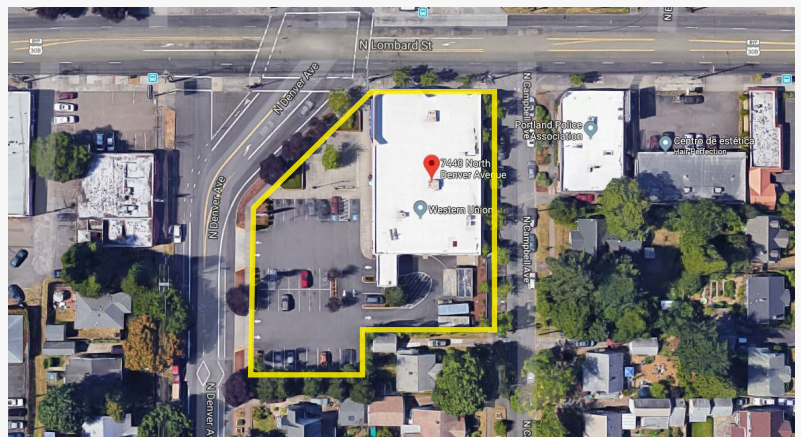
Drive Thru Lane

N. Lombard St



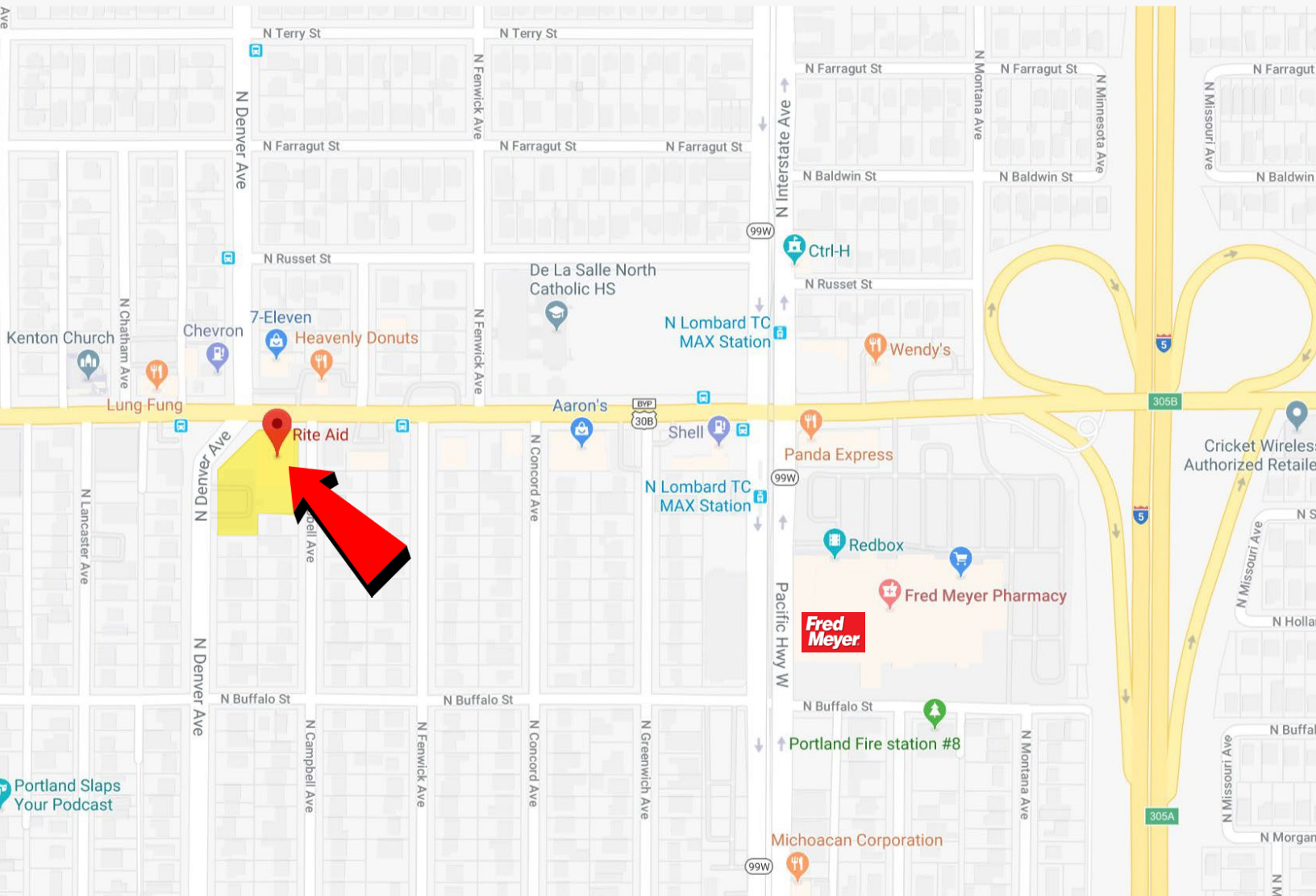
RETAIL BUILDING
WITH DRIVE-THRU
 ON N. LOMBARD STREET

11,068 SF
 PLEASE CALL FOR RATE



N. Lombard Retail Building Sublease

7440 N. Denver Ave, Portland OR



GROWTH IN PORTLAND, OR

PORTLAND RANKED #21 IN THE COUNTRY FOR PRIVATE SECTOR JOB GROWTH BETWEEN 2007-2017
 JULY 2007: 904,100 JOBS | JULY 2017: 1,024,700 JOBS

PERCENT CHANGE: +13.3%

© Business First of Buffalo 2017

EMPLOYMENT PORTLAND-VANCOUVER-HILLSBORO



7440 N Denver Ave

Portland, OR 97217

	1 mi radius	3 mi radius	5 mi radius
AREA DEMOGRAPHICS			
2018 Estimated Population	21,031	108,970	295,379
2023 Projected Population	21,712	112,420	307,497
2010 Census Population	19,187	95,114	256,535
2000 Census Population	18,374	89,741	233,015
Projected Annual Growth 2018 to 2023	0.6%	0.6%	0.8%
Historical Annual Growth 2000 to 2018	0.8%	1.2%	1.5%
2018 Est. HH Income Under \$15,000	10.3%	11.0%	12.8%
2018 Est. Average Household Income	\$87,566	\$95,527	\$97,984
2018 Est. Median Household Income	\$69,705	\$75,340	\$73,536
2018 Est. Per Capita Income	\$36,846	\$39,551	\$46,555
2018 Est. Total Businesses	640	6,092	26,788
2018 Est. Total Employees	5,061	77,016	300,217

*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com

