

FOR
LEASE

Merrick Building

Portland, Oregon



Location:

1231 NE Martin Luther King Jr Blvd in Portland, OR
Intersection of NE Multnomah St & NE M L King Jr Blvd

Available Space:

1,200 SF

Rental Rates:

Call for details

Comments:

The Merrick is a 6-story mixed-use building located within walking distance of the Lloyd Center Mall, Oregon Convention Center and the Rose Quarter Arena. The Merrick offers great visibility along busy M L King Jr Blvd. Current tenants in the Merrick are Subway and John L Scott Real Estate.



Traffic Count:

NE MLK Jr Blvd 50,800 ADT (06)

Demographics:

	1 Mile	3 Mile	5 Mile
Population 2010	19,978	189,437	377,586
Population Forecast 2015	22,972	206,989	407,684
2010 Average HH Income	\$53,695	\$66,806	\$69,712
Employees	60,206	265,806	346,282

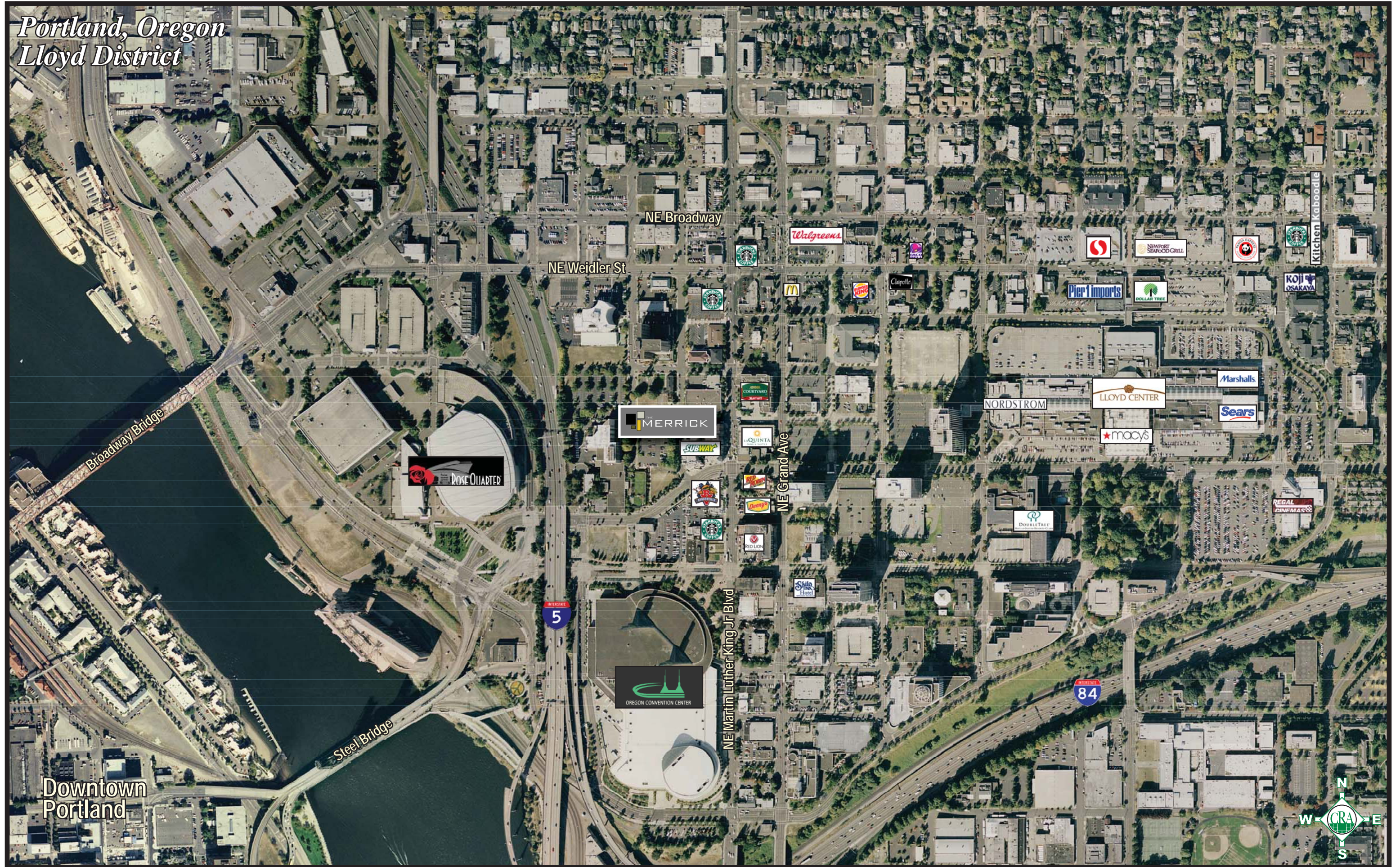
Source: Regis - SitesUSA



Rob Kimmelman
(503) 274-0211, Ext. 400
rob@cra-nw.com

Commercial Realty Advisors NW, LLC
733 SW 2nd Avenue, Suite 200
Portland, Oregon 97204
www.cra-nw.com

Portland, Oregon
Lloyd District



NE Broadway

NE Weidler St

MERRICK

NE Grand Ave

NE Martin Luther King Jr Blvd

OREGON CONVENTION CENTER

ROSE QUARTER

NORDSTROM

LLOYD CENTER

Marshalls

Sears

macy's

REGAL CINEMAS

Kitchen Kaboodle

KOJI OSAKAYA

NEWPORT SEAFOOD GRILL

Pier 1 Imports

DOLLAR TREE

Walgreens

McDonald's

Dunkin'

Chapelite

Starbucks

Subway

Quinta

Denny's

Red Lion

Shilo's Florist

Dollar Tree

INTERSTATE 84

INTERSTATE 5

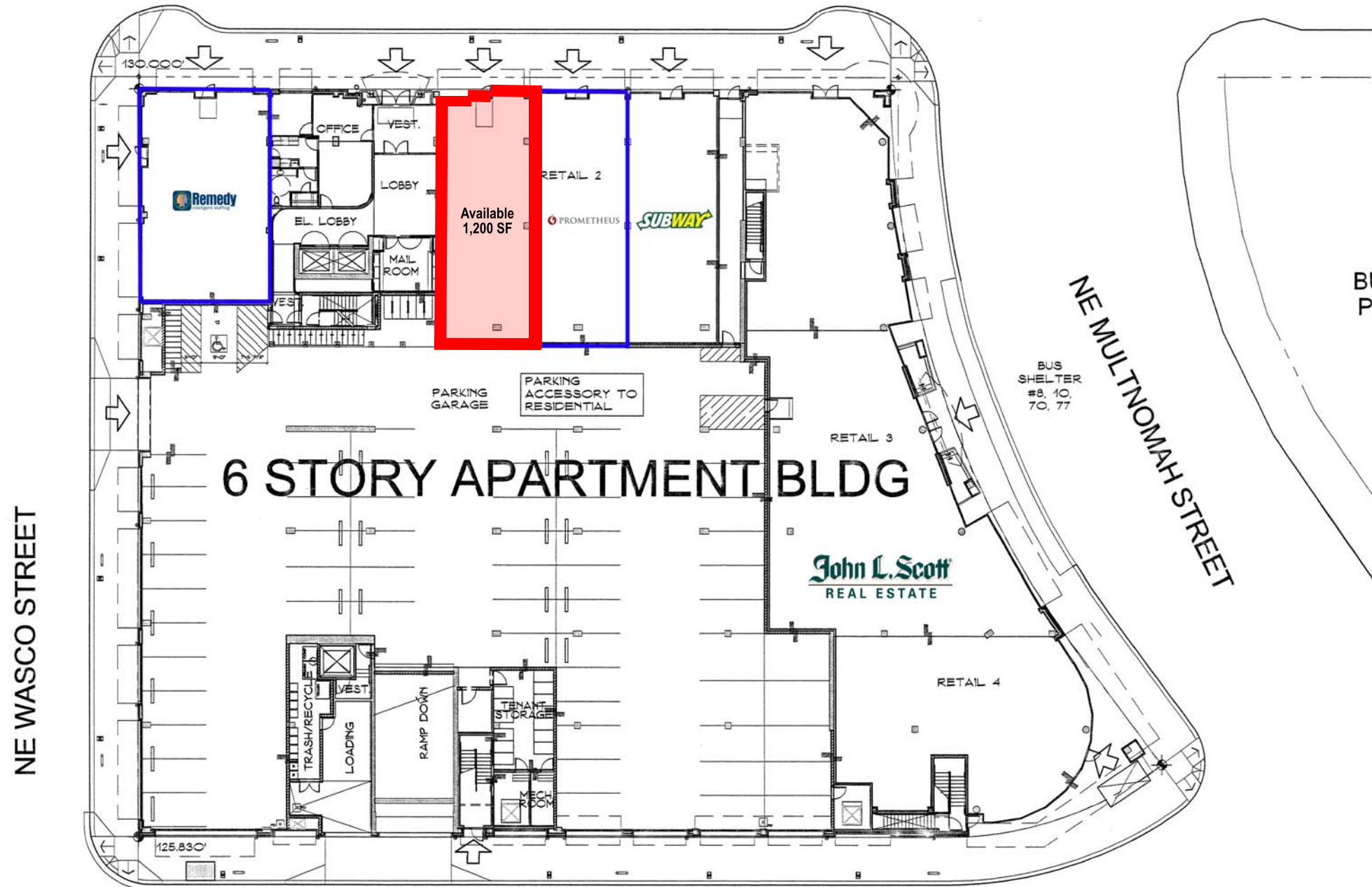
Steel Bridge

Broadway Bridge

Downtown
Portland



NE MARTIN LUTHER KING BLVD.



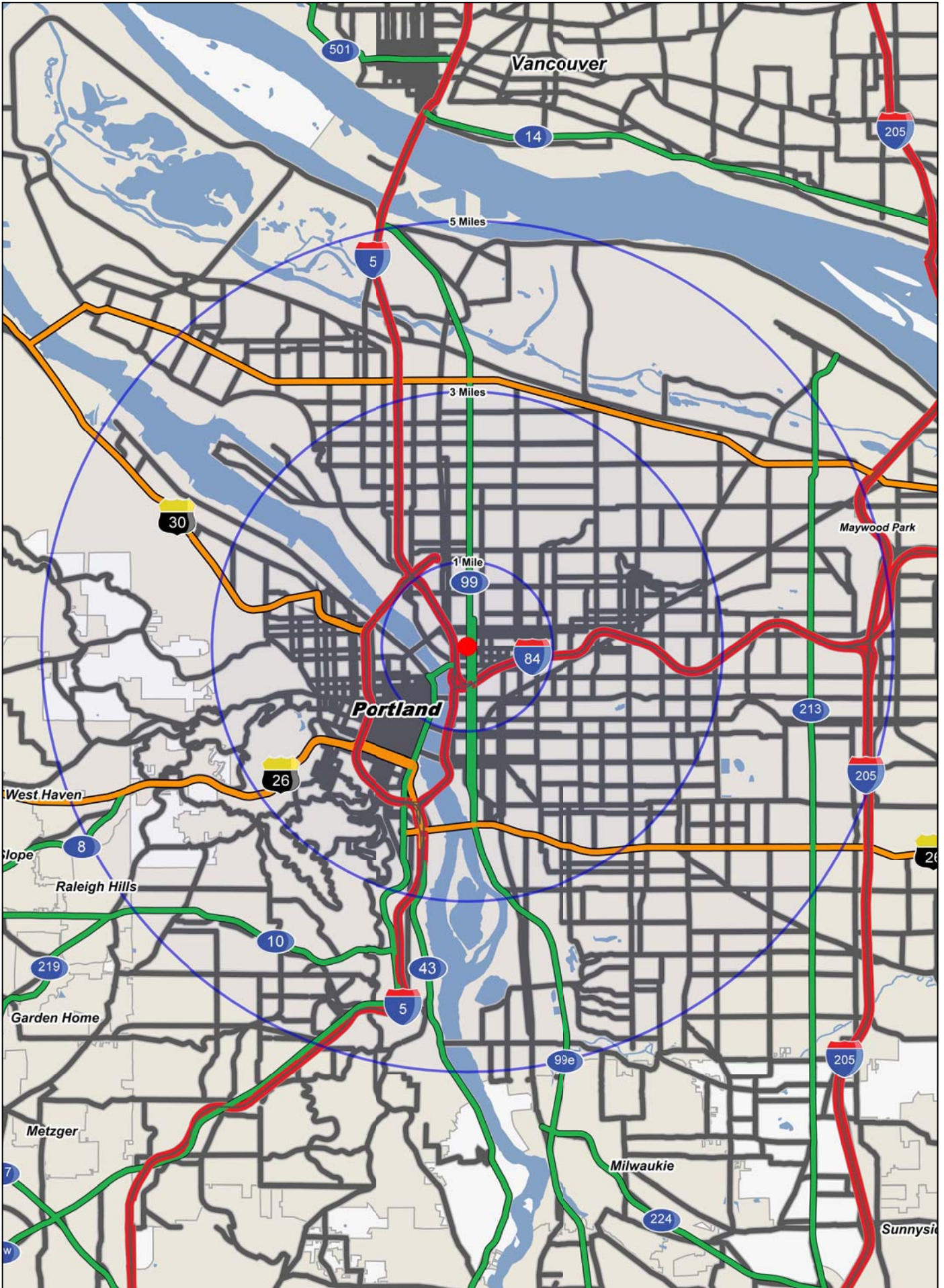
NE WASCO STREET

NE MULTNOMAH STREET

NE THIRD AVENUE

PARKING LOT

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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.53185/-122.6622

1231 Ne Martin Luther King Jr Blvd

Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	19,978	189,437	377,586
	2015 Projected Population	22,972	206,989	407,684
	2000 Census Population	16,118	174,011	349,323
	1990 Census Population	13,028	167,238	333,319
	Historical Annual Growth 1990 to 2010	2.7%	0.7%	0.7%
	Projected Annual Growth 2010 to 2015	3.0%	1.9%	1.6%
HOUSEHOLDS	2010 Est. Households	10,873	91,009	166,325
	2015 Proj. Households	12,268	96,559	173,580
	2000 Census Households	8,472	83,745	155,340
	1990 Census Households	6,595	77,344	145,656
	Historical Annual Growth 1990 to 2010	3.2%	0.9%	0.7%
	Projected Annual Growth 2010 to 2015	2.6%	1.2%	0.9%
AGE	2010 Est. Population 0 to 9 Years	7.1%	9.9%	11.3%
	2010 Est. Population 10 to 19 Years	6.8%	9.4%	10.6%
	2010 Est. Population 20 to 29 Years	18.1%	15.9%	13.8%
	2010 Est. Population 30 to 44 Years	28.0%	25.9%	24.6%
	2010 Est. Population 45 to 59 Years	23.5%	23.1%	22.8%
	2010 Est. Population 60 to 74 Years	10.3%	11.2%	11.8%
	2010 Est. Population 75 Years Plus	6.2%	4.7%	5.1%
	2010 Est. Median Age	38.4	37.5	37.7
MARITAL STATUS & SEX	2010 Est. Male Population	53.4%	50.3%	49.8%
	2010 Est. Female Population	46.6%	49.7%	50.2%
	2010 Est. Never Married	47.6%	43.5%	38.0%
	2010 Est. Now Married	20.0%	32.0%	38.1%
	2010 Est. Separated or Divorced	26.0%	19.3%	18.3%
	2010 Est. Widowed	6.4%	5.2%	5.6%
INCOME	2010 Est. HH Income \$200,000 or More	2.1%	3.5%	3.7%
	2010 Est. HH Income \$150,000 to \$199,999	3.9%	3.8%	4.0%
	2010 Est. HH Income \$100,000 to \$149,999	9.0%	10.8%	10.9%
	2010 Est. HH Income \$75,000 to \$99,999	8.6%	10.5%	10.9%
	2010 Est. HH Income \$50,000 to \$74,999	11.4%	15.5%	17.7%
	2010 Est. HH Income \$35,000 to \$49,999	13.5%	13.7%	14.2%
	2010 Est. HH Income \$25,000 to \$34,999	11.2%	11.2%	11.2%
	2010 Est. HH Income \$15,000 to \$24,999	14.1%	11.9%	11.3%
	2010 Est. HH Income \$0 to \$14,999	26.2%	19.2%	16.1%
	2010 Est. Average Household Income	\$53,695	\$66,806	\$69,712
	2010 Est. Median HH Income	\$36,778	\$48,417	\$52,074
	2010 Est. Per Capita Income	\$32,044	\$33,386	\$31,911
	2010 Est. Number of Businesses	3,475	17,795	25,411
2010 Est. Total Number of Employees	60,206	265,806	346,282	

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	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	77.9%	79.0%	80.7%
	2010 Est. Black Population	14.7%	12.4%	8.9%
	2010 Est. Asian & Pacific Islander	3.1%	5.0%	6.7%
	2010 Est. American Indian & Alaska Native	1.7%	1.1%	1.1%
	2010 Est. Other Races Population	2.6%	2.5%	2.7%
HISPANIC	2010 Est. Hispanic Population	1,712	15,910	35,473
	2010 Est. Hispanic Population Percent	8.6%	8.4%	9.4%
	2015 Proj. Hispanic Population Percent	9.8%	9.7%	10.9%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	15,637	139,804	270,963
	2010 Est. Elementary (0 to 8)	3.5%	3.5%	4.1%
	2010 Est. Some High School (9 to 11)	5.1%	4.5%	5.0%
	2010 Est. High School Graduate (12)	18.1%	15.8%	18.2%
	2010 Est. Some College (13 to 16)	21.7%	20.9%	21.5%
	2010 Est. Associate Degree Only	5.7%	6.1%	6.4%
	2010 Est. Bachelor Degree Only	27.7%	29.6%	26.8%
	2010 Est. Graduate Degree	18.1%	19.6%	17.9%
HOUSING	2010 Est. Total Housing Units	12,241	98,110	178,082
	2010 Est. Owner Occupied Percent	23.5%	41.7%	50.3%
	2010 Est. Renter Occupied Percent	65.4%	51.1%	43.1%
	2010 Est. Vacant Housing Percent	11.2%	7.2%	6.6%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	5.7%	1.7%	1.5%
	2000 Homes Built 1995 to 1998	10.9%	3.6%	3.4%
	2000 Homes Built 1990 to 1994	2.2%	2.0%	2.4%
	2000 Homes Built 1980 to 1989	4.6%	3.6%	4.4%
	2000 Homes Built 1970 to 1979	7.7%	7.2%	9.5%
	2000 Homes Built 1960 to 1969	10.5%	7.6%	9.2%
	2000 Homes Built 1950 to 1959	4.8%	8.9%	13.3%
	2000 Homes Built Before 1949	53.7%	65.3%	56.3%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.5%	0.5%
	2000 Home Value \$500,000 to \$999,999	2.3%	3.6%	3.0%
	2000 Home Value \$400,000 to \$499,999	3.2%	3.1%	2.9%
	2000 Home Value \$300,000 to \$399,999	14.8%	7.9%	6.6%
	2000 Home Value \$200,000 to \$299,999	30.7%	23.5%	18.8%
	2000 Home Value \$150,000 to \$199,999	25.7%	27.7%	25.9%
	2000 Home Value \$100,000 to \$149,999	16.1%	25.9%	33.2%
	2000 Home Value \$50,000 to \$99,999	6.3%	7.1%	8.5%
	2000 Home Value \$25,000 to \$49,999	1.0%	0.5%	0.4%
	2000 Home Value \$0 to \$24,999	-	0.3%	0.3%
	2000 Median Home Value	\$220,896	\$205,027	\$189,865
	2000 Median Rent	\$568	\$543	\$553

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LABOR FORCE	2010 Est. Labor: Population Age 16+	17,841	160,334	311,332
	2010 Est. Civilian Employed	57.2%	63.1%	62.1%
	2010 Est. Civilian Unemployed	14.4%	8.9%	8.3%
	2010 Est. in Armed Forces	-	0.1%	0.1%
	2010 Est. not in Labor Force	28.4%	28.0%	29.6%
	2010 Labor Force: Males	53.7%	50.2%	49.5%
	2010 Labor Force: Females	46.3%	49.8%	50.5%
OCCUPATION	2000 Occupation: Population Age 16+	8,727	99,680	190,687
	2000 Mgmt, Business, & Financial Operations	13.0%	15.1%	14.6%
	2000 Professional & Related	28.2%	30.2%	27.1%
	2000 Service	17.9%	14.6%	14.6%
	2000 Sales and Office	26.6%	25.7%	26.2%
	2000 Farming, Fishing, and Forestry	0.2%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	3.2%	4.4%	5.6%
	2000 Production, Transport, & Material Moving	10.9%	9.8%	11.8%
	2000 Percent White Collar Workers	67.7%	71.0%	67.8%
	2000 Percent Blue Collar Workers	32.3%	29.0%	32.2%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	44.8%	55.1%	60.7%
	2000 Drive to Work in Carpool	8.5%	10.3%	11.1%
	2000 Travel to Work by Public Transportation	22.4%	16.5%	14.2%
	2000 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2000 Walk or Bicycle to Work	18.2%	12.4%	8.8%
	2000 Other Means	0.8%	0.6%	0.6%
	2000 Work at Home	5.1%	4.8%	4.5%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	33.4%	29.9%	27.1%
	2000 Travel to Work in 15 to 29 Minutes	42.9%	45.8%	46.7%
	2000 Travel to Work in 30 to 59 Minutes	18.2%	19.7%	21.8%
	2000 Travel to Work in 60 Minutes or More	5.5%	4.6%	4.4%
	2000 Average Travel Time to Work	19.7	20.3	20.8
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$496 M	\$4.79 B	\$9.00 B
	2010 Est. Apparel	\$23.8 M	\$230 M	\$432 M
	2010 Est. Contributions & Gifts	\$31.3 M	\$309 M	\$584 M
	2010 Est. Education & Reading	\$14.3 M	\$137 M	\$254 M
	2010 Est. Entertainment	\$27.2 M	\$266 M	\$501 M
	2010 Est. Food, Beverages & Tobacco	\$80.5 M	\$766 M	\$1.44 B
	2010 Est. Furnishings & Equipment	\$21.2 M	\$209 M	\$395 M
	2010 Est. Health Care & Insurance	\$36.5 M	\$345 M	\$647 M
	2010 Est. Household Operations & Shelter & Utilities	\$150 M	\$1.44 B	\$2.70 B
	2010 Est. Miscellaneous Expenses	\$8.59 M	\$81.1 M	\$152 M
	2010 Est. Personal Care	\$7.29 M	\$69.8 M	\$131 M
	2010 Est. Transportation	\$95.8 M	\$937 M	\$1.77 B

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