

# 736 NE MLK

FREE-STANDING BUILDING ADJACENT TO THE OREGON CONVENTION CENTER



— FOR SALE OR FOR LEASE —

## ADDRESS

736 NE MLK Jr Blvd | Portland, OR 97232

## AVAILABLE SPACE

6,925 SF Building

## PARKING

Twenty-two off-street parking spaces available

## PRICING

Please call for details

## TRAFFIC COUNTS

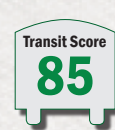
NE MLK Jr Blvd – 20,020 ADT ('22)

NE Grand Ave – 14,903 ADT ('22)

NE Oregon St – 1,214 ADT ('22)

## HIGHLIGHTS

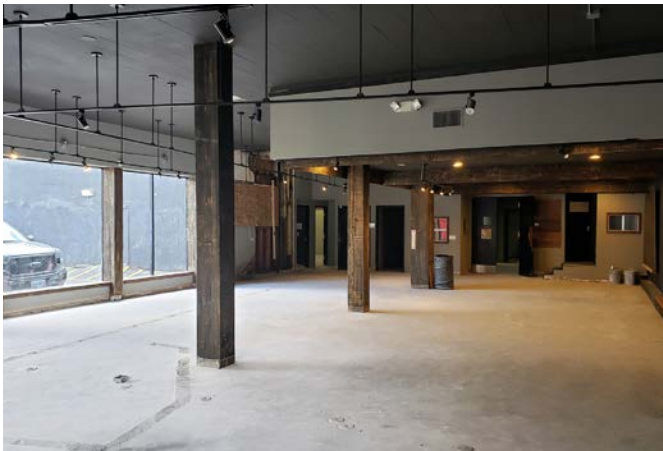
- Flexible building ideal for retail, office, showroom or food + beverage.
- Local creative and experienced ownership group.
- Central Commercial (CX) zoning.
- Adjacent to the Oregon Convention Center which hosts approximately 400 events/year, attracting over 500,000 people.
- Walking distance to the Moda Center, Memorial Coliseum, numerous retailers, restaurants and hotels.
- Easy access to the Streetcar, MAX and bus lines.
- Visibility from NE Grand and NE MLK Jr Blvd.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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**503.274.0211**  
**www.cra-nw.com**



**736 NE MLK JR BLVD**  
**PORTLAND, OR**



736 NE MLK JR BLVD  
PORTLAND, OR



NE Martin Luther King Jr Blvd



NE Oregon Street

RARE  
OFF-STREET  
PARKING

**SITE**

RARE  
OFF-STREET  
PARKING

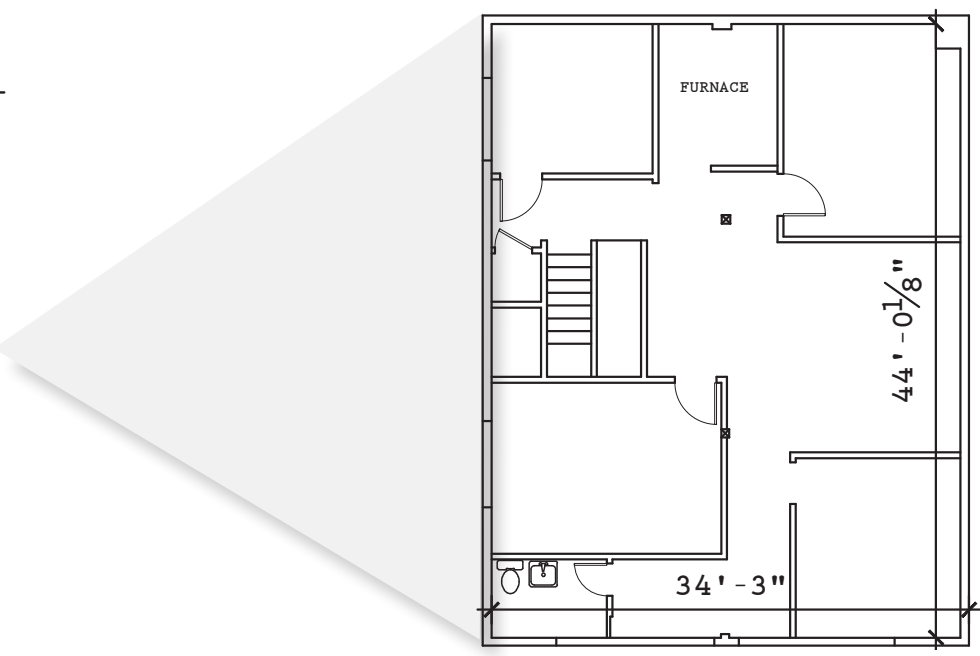
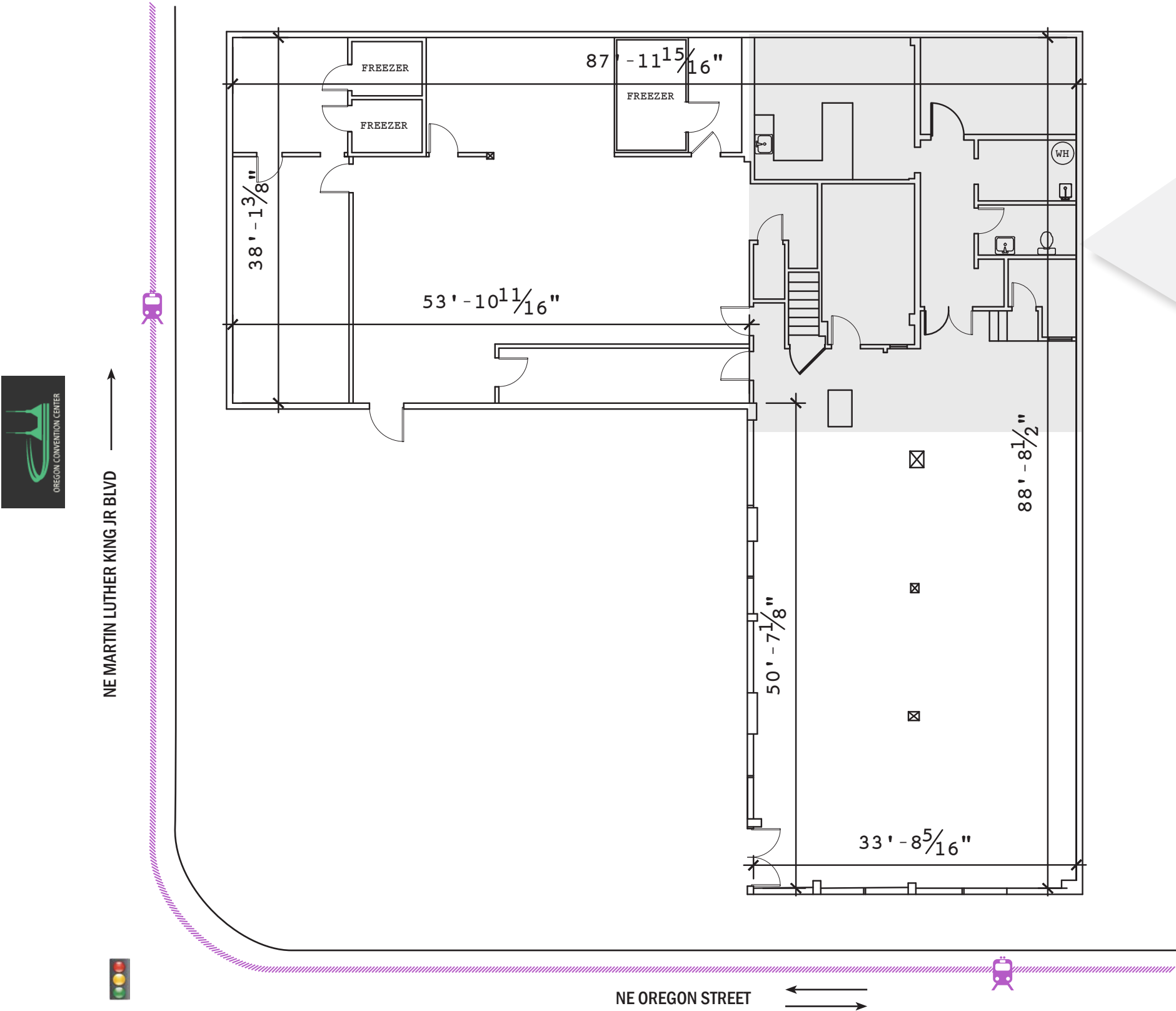
NE Irving Street

NE Grand Ave



GROUND LEVEL

SECOND LEVEL



## DEMOGRAPHIC SUMMARY

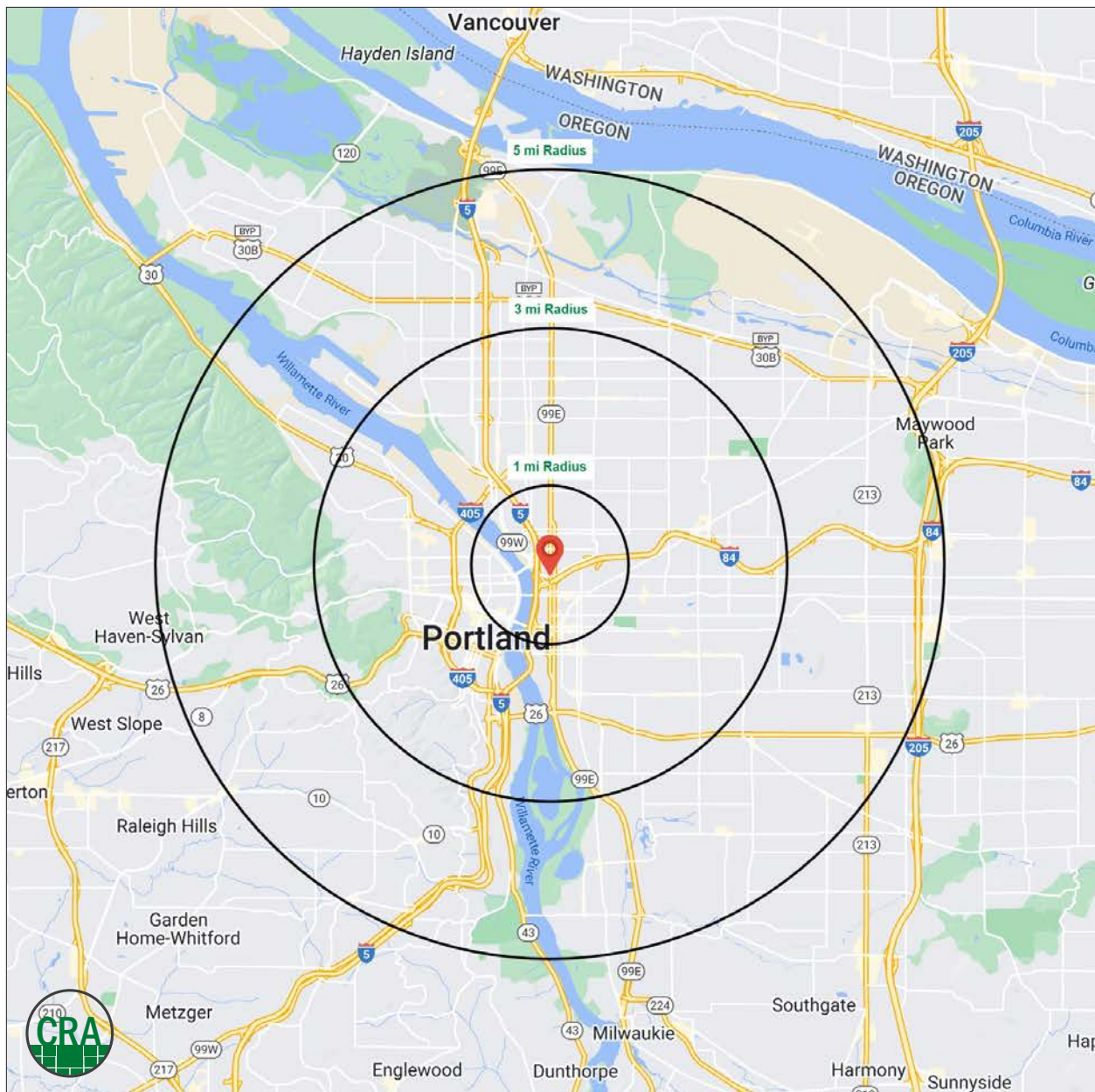
# 736 NE MLK JR BLVD

PORTLAND, OR

| Source: Regis - SitesUSA (2023) | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2023       | 28,603    | 230,686   | 437,441   |
| Projected Population 2028       | 29,359    | 240,751   | 451,365   |
| Average HH Income               | \$88,909  | \$137,737 | \$138,680 |
| Median Home Value               | \$580,247 | \$632,138 | \$581,341 |
| Median Age                      | 37.9      | 37.7      | 38.0      |
| Daytime Demographics 16+        | 67,199    | 286,111   | 432,866   |

## 67,199

Daytime Demographics 16+  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5284/-122.6613

| <b>736 NE MLK<br/>Portland, OR 97232</b>              | <b>1 mi<br/>radius</b> | <b>3 mi<br/>radius</b> | <b>5 mi<br/>radius</b> |
|---|------------------------|------------------------|------------------------|
| <b>Population</b>                                     |                        |                        |                        |
| 2023 Estimated Population                             | 28,603                 | 230,686                | 437,441                |
| 2028 Projected Population                             | 29,359                 | 240,751                | 451,365                |
| 2020 Census Population                                | 28,540                 | 231,145                | 440,097                |
| 2010 Census Population                                | 20,779                 | 191,457                | 384,398                |
| Projected Annual Growth 2023 to 2028                  | 0.5%                   | 0.9%                   | 0.6%                   |
| Historical Annual Growth 2010 to 2023                 | 2.9%                   | 1.6%                   | 1.1%                   |
| 2023 Median Age                                       | 37.9                   | 37.7                   | 38.0                   |
| <b>Households</b>                                     |                        |                        |                        |
| 2023 Estimated Households                             | 17,003                 | 118,249                | 205,303                |
| 2028 Projected Households                             | 17,610                 | 124,507                | 214,306                |
| 2020 Census Households                                | 16,875                 | 117,157                | 203,951                |
| 2010 Census Households                                | 11,677                 | 94,637                 | 175,104                |
| Projected Annual Growth 2023 to 2028                  | 0.7%                   | 1.1%                   | 0.9%                   |
| Historical Annual Growth 2010 to 2023                 | 3.5%                   | 1.9%                   | 1.3%                   |
| <b>Race and Ethnicity</b>                             |                        |                        |                        |
| 2023 Estimated White                                  | 72.7%                  | 76.2%                  | 74.4%                  |
| 2023 Estimated Black or African American              | 6.1%                   | 5.4%                   | 5.5%                   |
| 2023 Estimated Asian or Pacific Islander              | 5.7%                   | 6.6%                   | 7.9%                   |
| 2023 Estimated American Indian or Native Alaskan      | 1.4%                   | 0.7%                   | 0.7%                   |
| 2023 Estimated Other Races                            | 14.1%                  | 11.1%                  | 11.5%                  |
| 2023 Estimated Hispanic                               | 17.6%                  | 10.0%                  | 10.4%                  |
| <b>Income</b>   |                        |                        |                        |
| 2023 Estimated Average Household Income               | \$88,909               | \$137,737              | \$138,680              |
| 2023 Estimated Median Household Income                | \$69,694               | \$101,388              | \$101,580              |
| 2023 Estimated Per Capita Income                      | \$54,254               | \$71,019               | \$65,484               |
| <b>Education (Age 25+)</b>                            |                        |                        |                        |
| 2023 Estimated Elementary (Grade Level 0 to 8)        | 0.8%                   | 1.3%                   | 2.1%                   |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 4.1%                   | 1.9%                   | 2.3%                   |
| 2023 Estimated High School Graduate                   | 14.0%                  | 9.3%                   | 11.0%                  |
| 2023 Estimated Some College                           | 19.9%                  | 16.4%                  | 17.4%                  |
| 2023 Estimated Associates Degree Only                 | 4.1%                   | 5.0%                   | 5.7%                   |
| 2023 Estimated Bachelors Degree Only                  | 36.5%                  | 38.6%                  | 36.2%                  |
| 2023 Estimated Graduate Degree                        | 20.6%                  | 27.4%                  | 25.3%                  |
| <b>Business</b>                                       |                        |                        |                        |
| 2023 Estimated Total Businesses                       | 5,274                  | 25,259                 | 37,320                 |
| 2023 Estimated Total Employees                        | 58,390                 | 226,453                | 315,848                |
| 2023 Estimated Employee Population per Business       | 11.1                   | 9.0                    | 8.5                    |
| 2023 Estimated Residential Population per Business    | 5.4                    | 9.1                    | 11.7                   |

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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