

FOR LEASE - PORTLAND, OREGON

MERRICK BUILDING

RETAIL



LOCATION

1211 & 1223 NE Martin Luther King Jr Blvd in Portland, Oregon

AVAILABLE SPACE

1,317 SF | 1,397 SF (2nd gen subway - no hood) | 1,556 SF

ASKING RATE

Call for Details

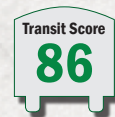
TRAFFIC COUNTS

NE MLK Jr Blvd - 20,698 ADT ('18)

NE Multnomah St - 10,072 ADT ('18)

HIGHLIGHTS

- The Merrick is a six-story mixed-use building with 185 market rate apartments above ground floor retail.
- Conveniently located on Hwy 99E/NE MLK Jr Blvd along the Portland Streetcar Line.
- Located two blocks from the Convention Center and the MAX Light Rail Line.
- The Lloyd District is revitalizing, with significant investments and developments including Block A Apartments, a mixed-use building with 179 market rate units across the street and Hassalo on Eight, a 3-block project which has 657 market rate apartments. The Lloyd Center mall also has a \$50 million major remodel currently underway.



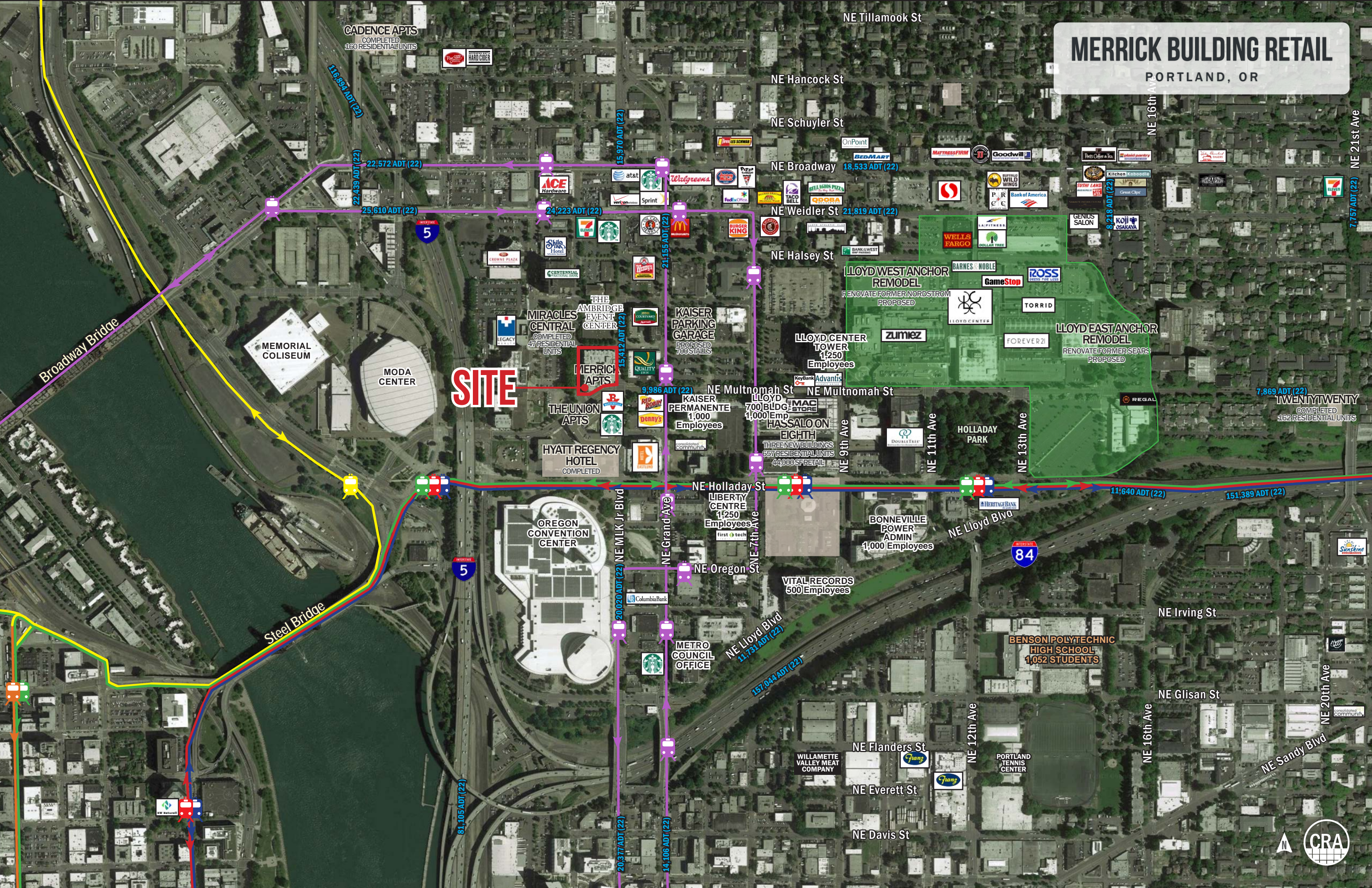
COMMERCIAL
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MERRICK BUILDING RETAIL

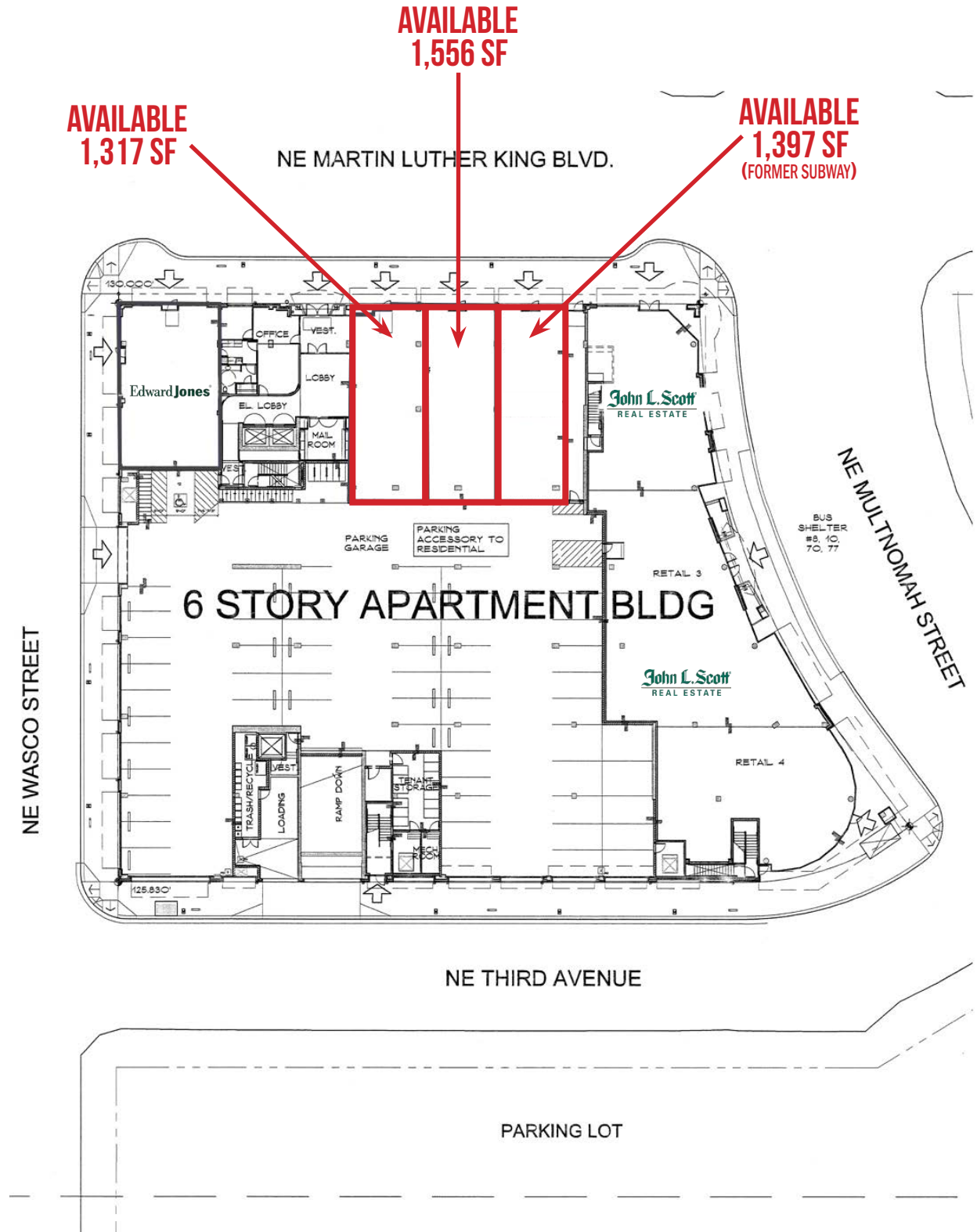
PORTLAND, OR



MERRICK BUILDING RETAIL

PORTLAND, OR

BUILDING PLAN



MERRICK BUILDING RETAIL

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	28,841	234,690	437,284
Projected Population 2026	33,009	250,741	455,432
Average HH Income	\$79,290	\$107,301	\$109,118
Median Age	38.3	37.3	37.8
Total Businesses	4,708	24,565	35,700
Total Employees	59,451	243,635	335,779

234,690

Estimated 2021 Population
1 MILE RADIUS

\$107,301

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5318/-122.6619

Merrick Building	1 mi	3 mi	5 mi
Portland, OR 97232	radius	radius	radius
Population			
2021 Estimated Population	28,841	234,690	437,284
2026 Projected Population	33,009	250,741	455,432
2020 Census Population	30,350	234,269	435,417
2010 Census Population	21,340	193,603	377,287
Projected Annual Growth 2021 to 2026	2.9%	1.4%	0.8%
Historical Annual Growth 2010 to 2021	3.2%	1.9%	1.4%
2021 Median Age	38.3	37.3	37.8
Households			
2021 Estimated Households	16,382	118,610	202,837
2026 Projected Households	19,033	130,907	219,138
2020 Census Households	17,202	117,814	201,533
2010 Census Households	11,665	95,123	171,968
Projected Annual Growth 2021 to 2026	3.2%	2.1%	1.6%
Historical Annual Growth 2010 to 2021	3.7%	2.2%	1.6%
Race and Ethnicity			
2021 Estimated White	71.6%	73.5%	71.1%
2021 Estimated Black or African American	8.4%	7.2%	6.4%
2021 Estimated Asian or Pacific Islander	4.1%	5.8%	7.8%
2021 Estimated American Indian or Native Alaskan	1.4%	0.8%	0.9%
2021 Estimated Other Races	14.5%	12.7%	13.8%
2021 Estimated Hispanic	13.5%	8.9%	9.8%
Income			
2021 Estimated Average Household Income	\$79,290	\$107,301	\$109,118
2021 Estimated Median Household Income	\$63,476	\$86,833	\$87,788
2021 Estimated Per Capita Income	\$46,329	\$54,637	\$51,006
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.2%	1.9%
2021 Estimated Some High School (Grade Level 9 to 11)	2.8%	1.9%	2.5%
2021 Estimated High School Graduate	11.6%	9.6%	11.6%
2021 Estimated Some College	19.4%	17.0%	18.1%
2021 Estimated Associates Degree Only	5.3%	5.4%	6.0%
2021 Estimated Bachelors Degree Only	37.3%	37.2%	34.6%
2021 Estimated Graduate Degree	22.6%	27.6%	25.4%
Business			
2021 Estimated Total Businesses	4,708	24,565	35,700
2021 Estimated Total Employees	59,451	243,635	335,779
2021 Estimated Employee Population per Business	12.6	9.9	9.4
2021 Estimated Residential Population per Business	6.1	9.6	12.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.