

FOR LEASE - PORTLAND, OREGON

MERRICK BUILDING

RETAIL



LOCATION

1211-1237 NE Martin Luther King Jr Blvd.
Portland, Oregon

AVAILABLE SPACE

- 1,317 SF
- 1,397 SF (2nd gen subway - no hood)
- 1,556 SF (former nail salon)
- 1,640 SF (currently occupied by Edward Jones)

CAN BE COMBINED
FOR 4,270 SF

ASKING RATE

Call for Details

TRAFFIC COUNTS

NE MLK Jr Blvd – 14,365 ADT ('24)
NE Multnomah St – 14,185 ADT ('24)

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.

Walk Score
86

Bike Score
99

Transit Score
86



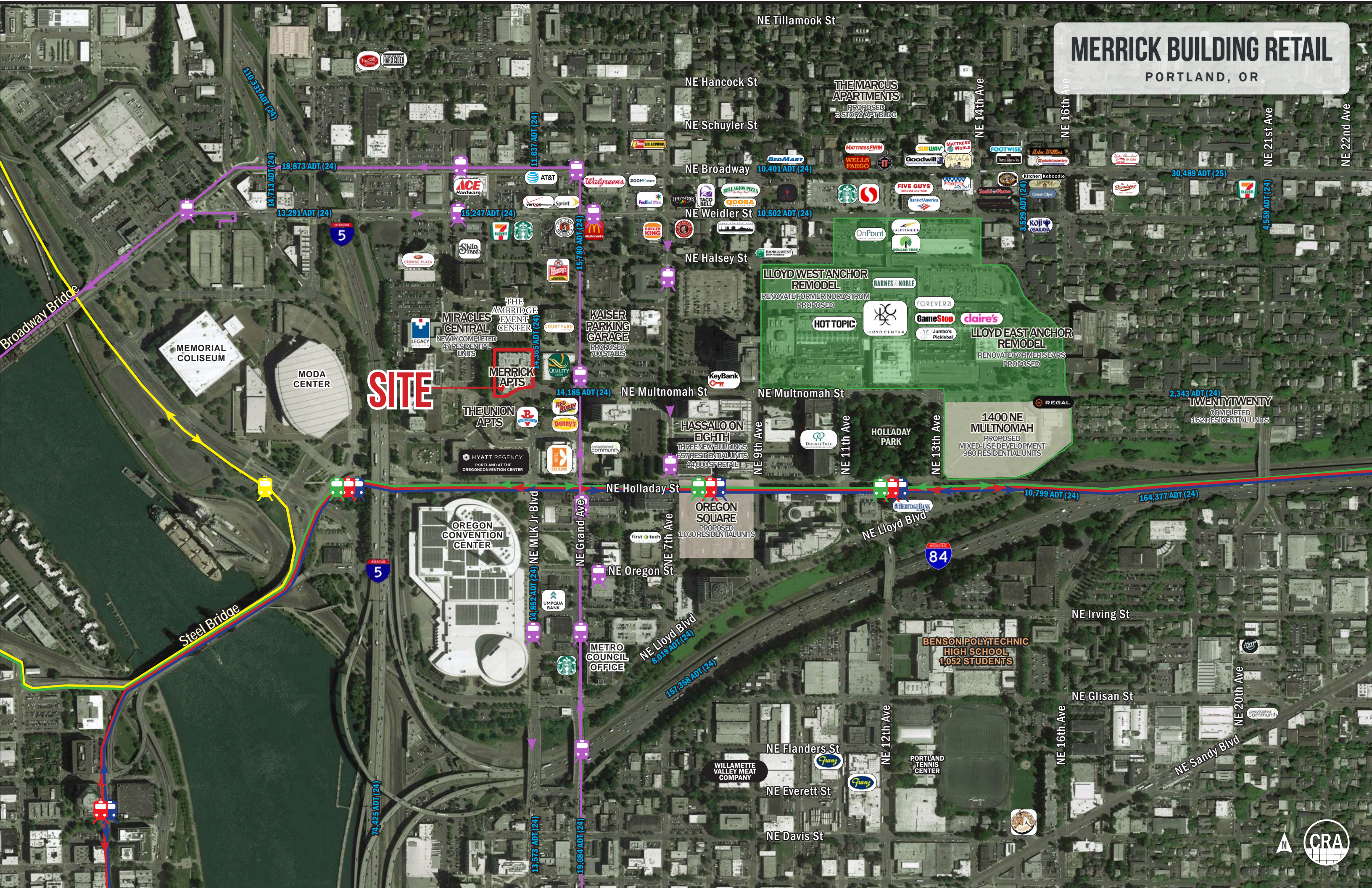
COMMERCIAL
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MERRICK BUILDING RETAIL

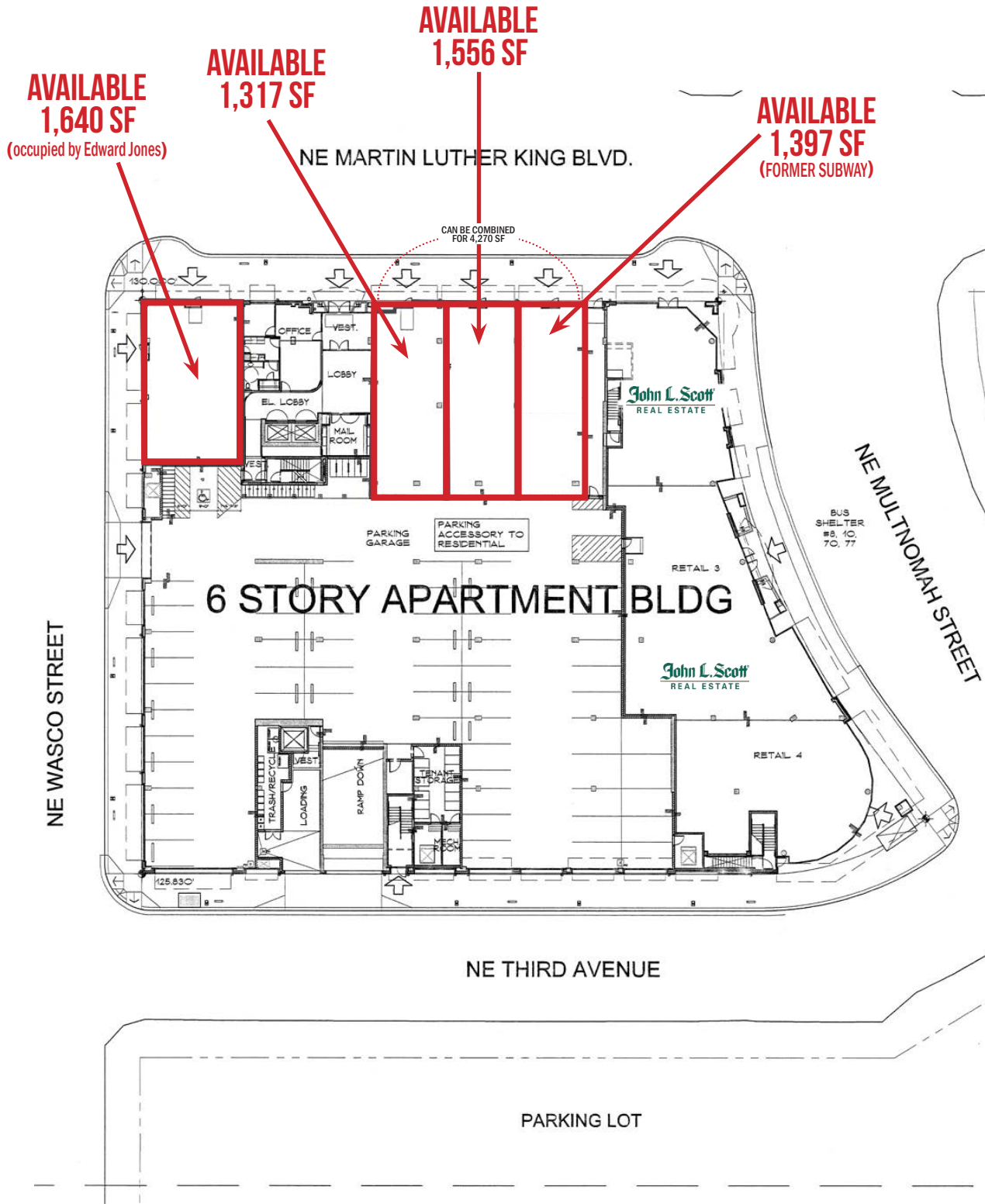
PORTLAND, OR



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BUILDING PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



MERRICK BUILDING RETAIL

PORTLAND, OR

DEMOGRAPHIC SUMMARY

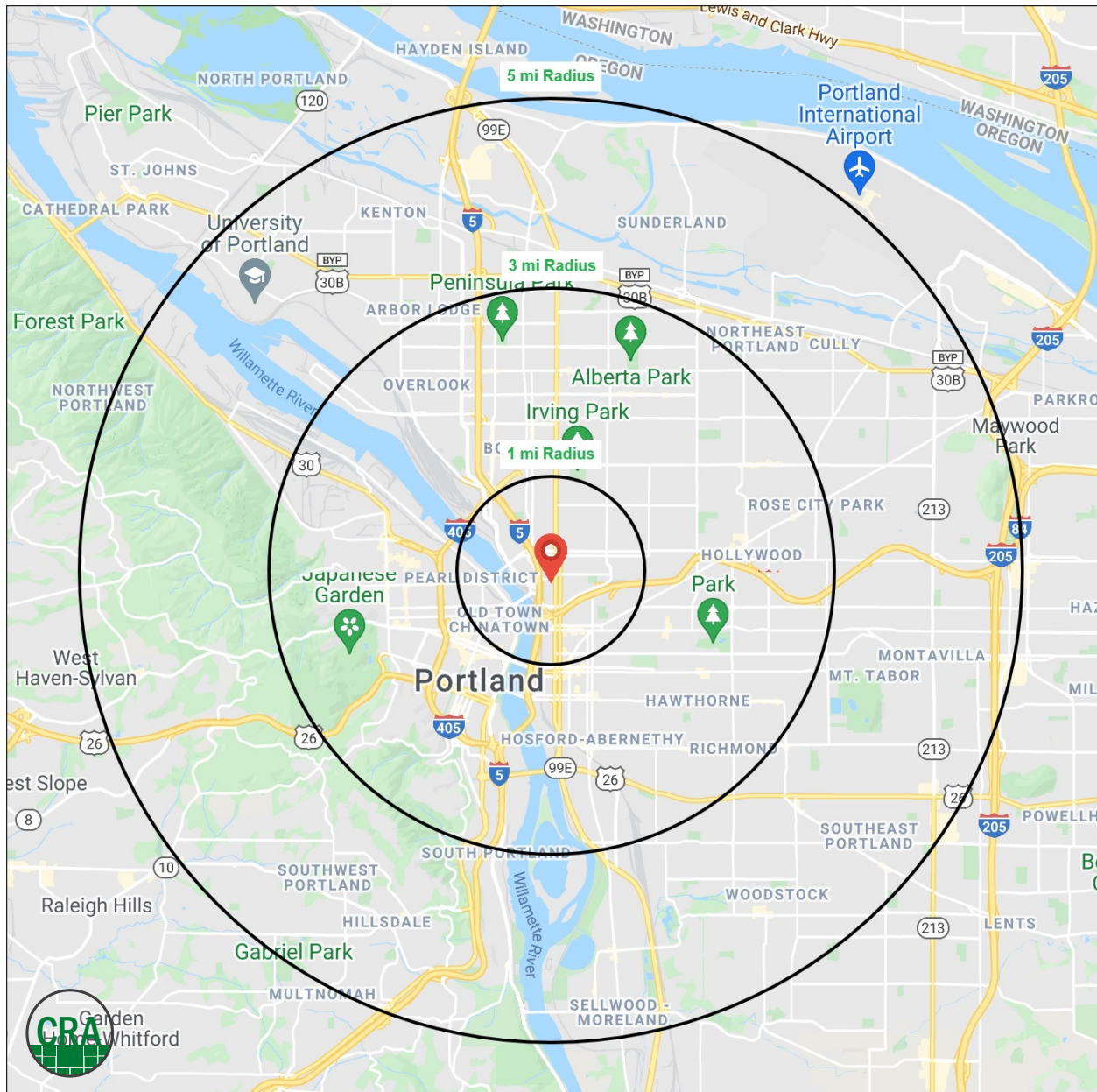
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	34,399	242,258	434,284
Estimated Households 2024	16,887	123,166	206,112
Average HH Income	\$117,291	\$140,686	\$140,668
Median Age	39.5	38.6	38.8
Total Businesses	4,466	25,045	36,799
Total Employees	52,361	225,367	309,585

242,258

Estimated 2024 Population
3 MILE RADIUS

\$117,291

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.532/-122.662

The Merrick Portland, OR 97232	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	34,399	242,258	434,284
2029 Projected Population	33,439	240,514	426,509
2020 Census Population	28,347	232,631	432,672
2010 Census Population	20,904	193,490	377,184
Projected Annual Growth 2024 to 2029	-0.6%	-0.1%	-0.4%
Historical Annual Growth 2010 to 2024	4.6%	1.8%	1.1%
2024 Median Age	39.5	38.6	38.8
Households			
2024 Estimated Households	16,887	123,166	206,112
2029 Projected Households	16,975	123,488	203,792
2020 Census Households	16,106	117,287	200,723
2010 Census Households	11,478	95,067	171,901
Projected Annual Growth 2024 to 2029	0.1%	-	-0.2%
Historical Annual Growth 2010 to 2024	3.4%	2.1%	1.4%
Race and Ethnicity			
2024 Estimated White	72.5%	75.0%	74.3%
2024 Estimated Black or African American	7.6%	6.3%	5.9%
2024 Estimated Asian or Pacific Islander	6.1%	6.6%	7.3%
2024 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.8%
2024 Estimated Other Races	12.6%	11.4%	11.8%
2024 Estimated Hispanic	11.7%	10.1%	10.5%
Income			
2024 Estimated Average Household Income	\$117,291	\$140,686	\$140,668
2024 Estimated Median Household Income	\$78,692	\$104,046	\$105,683
2024 Estimated Per Capita Income	\$58,576	\$71,888	\$67,108
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.6%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.9%	2.4%	2.6%
2024 Estimated High School Graduate	15.9%	10.6%	11.4%
2024 Estimated Some College	17.5%	15.7%	16.3%
2024 Estimated Associates Degree Only	4.6%	5.6%	6.1%
2024 Estimated Bachelors Degree Only	32.0%	37.5%	36.5%
2024 Estimated Graduate Degree	23.3%	26.7%	25.1%
Business			
2024 Estimated Total Businesses	4,466	25,045	36,799
2024 Estimated Total Employees	52,361	225,367	309,585
2024 Estimated Employee Population per Business	11.7	9.0	8.4
2024 Estimated Residential Population per Business	7.7	9.7	11.8

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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.