

# MERRICK BUILDING

RETAIL / OFFICE OPPORTUNITY • PORTLAND, OREGON

**PROMINENT CORNER  
SPACE AVAILABLE**



## LOCATION

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

## FEATURED SPACE

- 1,640 SF - Corner (Former Edward Jones)

Existing layout includes:

- (3) Private Offices or office/conference flexibility
- Reception area/open work area
- Kitchenette breakroom
- Large ADA restroom
- Abundant natural light

## ADDITIONAL AVAILABILITY

- 1,317 SF (Former Bookstore)
- 1,397 SF (2nd gen Subway - no hood)

## ASKING RATE

Call for Details. Motivated landlord.

## TRAFFIC COUNTS

NE MLK Jr Blvd – 15,266 ADT ('25)  
NE Multnomah St – 10,015 ADT ('25)

## BUILDING HIGHLIGHTS

- Six-story mixed use building with 185 market-rate apartments
- Strong NE MLK Blvd visibility & traffic
- Two blocks from Convention Center and Max Light Rail
- Surrounded by significant residential and retail growth



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

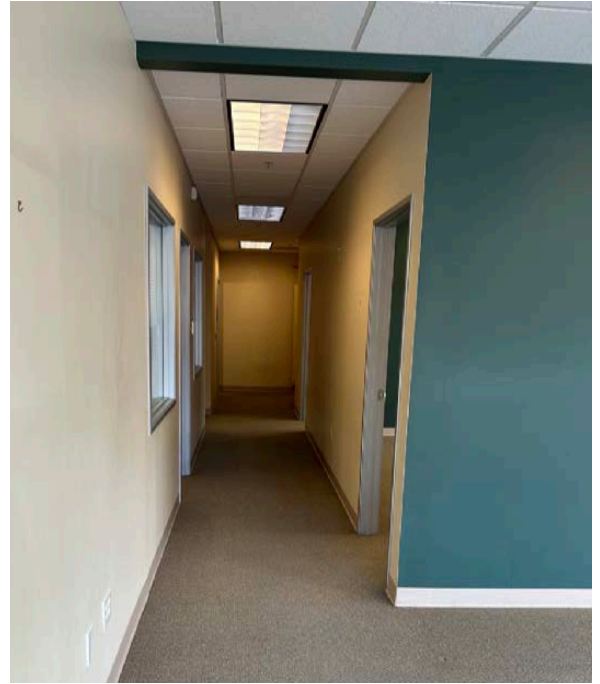
Robbie Kimmelman 503.449.2591 | rob@cra-nw.com

503.274.0211  
www.cra-nw.com

# MERRICK BUILDING RETAIL

PORTLAND, OR

## PHOTOS - CORNER SPACE



Photos are representative only and for marketing purposes

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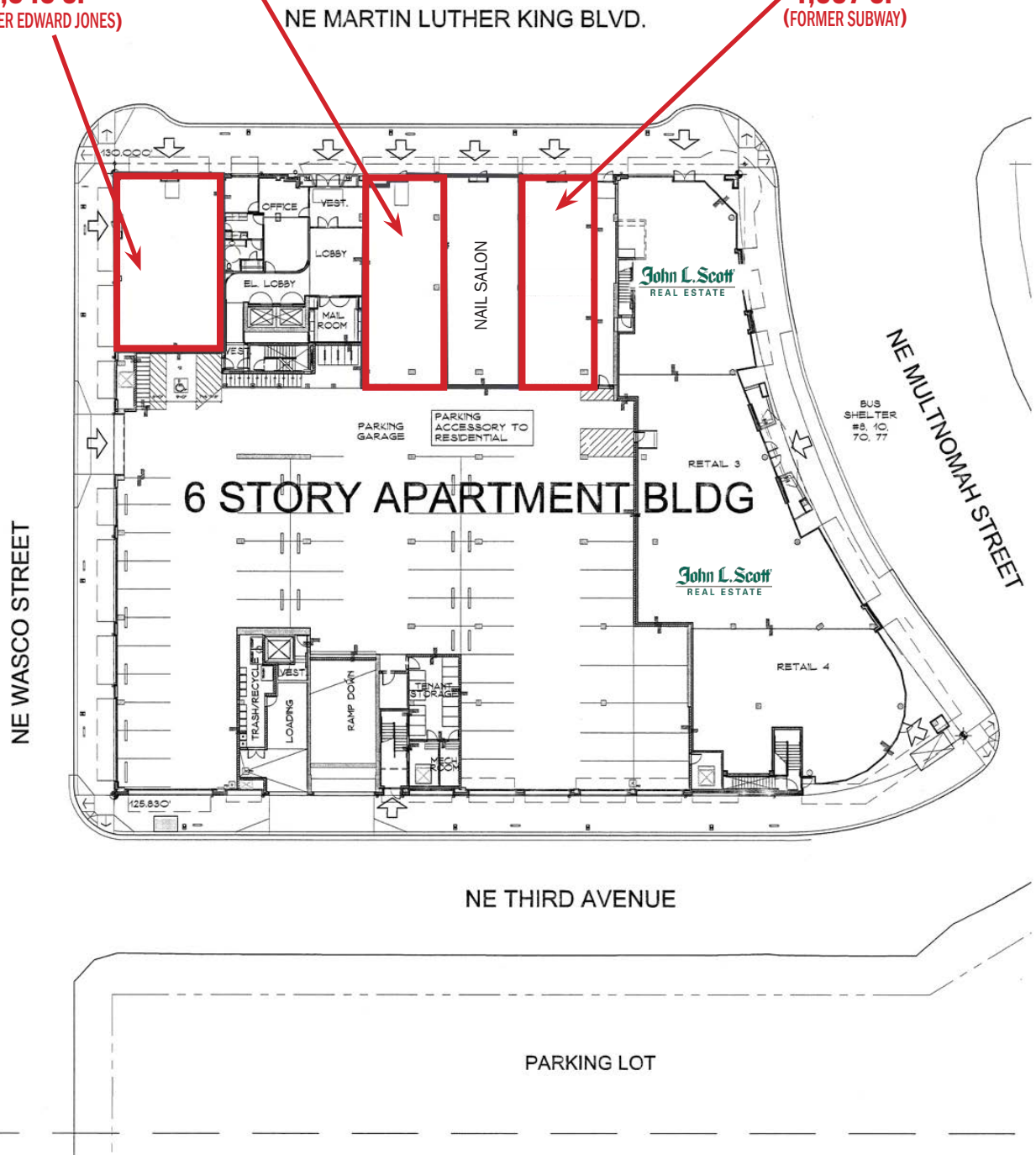
PORTLAND, OR

## BUILDING PLAN

**FEATURED SPACE  
AVAILABLE  
1,640 SF  
(FORMER EDWARD JONES)**

**AVAILABLE  
1,317 SF  
(FORMER BOOKSTORE)**

**AVAILABLE  
1,397 SF  
(FORMER SUBWAY)**



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.



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PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	35,963	245,958	438,770
Estimated Households 2025	17,522	124,686	207,292
Average HH Income	\$110,459	\$139,660	\$141,863
Median Age	39.4	38.6	38.9
Total Businesses	4,481	25,267	37,125
Total Employees	52,480	225,788	309,501

### 245,958

Estimated 2025 Population  
3 MILE RADIUS

### \$110,459

Average Household Income  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5318/-122.6621

<b>Merrick Building</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Portland, OR 97232</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	35,963	245,958	438,770
2030 Projected Population	35,173	245,795	433,698
2020 Census Population	28,598	232,239	432,403
2010 Census Population	21,103	193,079	376,988
Projected Annual Growth 2025 to 2030	-0.4%	-	-0.2%
Historical Annual Growth 2010 to 2025	4.7%	1.8%	1.1%
2025 Median Age	39.4	38.6	38.9
<b>Households</b>			
2025 Estimated Households	17,522	124,686	207,292
2030 Projected Households	18,026	126,964	207,912
2020 Census Households	16,315	117,160	200,638
2010 Census Households	11,604	94,928	171,847
Projected Annual Growth 2025 to 2030	0.6%	0.4%	-
Historical Annual Growth 2010 to 2025	3.4%	2.1%	1.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	71.1%	74.2%	73.5%
2025 Estimated Black or African American	7.6%	6.3%	6.0%
2025 Estimated Asian or Pacific Islander	6.3%	6.8%	7.5%
2025 Estimated American Indian or Native Alaskan	1.4%	0.8%	0.8%
2025 Estimated Other Races	13.6%	11.9%	12.2%
2025 Estimated Hispanic	12.9%	10.7%	11.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$110,459	\$139,660	\$141,863
2025 Estimated Median Household Income	\$75,951	\$104,015	\$106,744
2025 Estimated Per Capita Income	\$54,711	\$71,134	\$67,349
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.4%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	4.5%	2.4%	2.7%
2025 Estimated High School Graduate	15.6%	10.2%	10.9%
2025 Estimated Some College	17.9%	15.8%	16.2%
2025 Estimated Associates Degree Only	4.7%	5.5%	6.0%
2025 Estimated Bachelors Degree Only	32.0%	37.9%	37.1%
2025 Estimated Graduate Degree	23.7%	26.7%	25.3%
<b>Business</b>			
2025 Estimated Total Businesses	4,481	25,267	37,125
2025 Estimated Total Employees	52,480	225,788	309,501
2025 Estimated Employee Population per Business	11.7	8.9	8.3
2025 Estimated Residential Population per Business	8.0	9.7	11.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**Prometheus Real Estate Group** manages over 1 million square feet of premium commercial, retail and office space across more than 25 properties, creating dynamic environments that inspire productivity and foster community. Our commitment to thoughtful design and exceptional service extends beyond residential neighborhoods, offering businesses a place to thrive within the heart of vibrant communities. We blend functionality with aesthetic appeal to deliver spaces that are as innovative as the companies they house.



**COMMERCIAL  
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NORTHWEST LLC**

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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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.