

MERRICK BUILDING

RETAIL / OFFICE OPPORTUNITY • PORTLAND, OREGON

**PROMINENT CORNER
SPACE AVAILABLE**
GARAGE PARKING 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

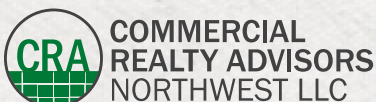
Call for Details. Motivated landlord.

TRAFFIC COUNTS

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

BUILDING HIGHLIGHTS

- **Motivated Landlord, Tenant Improvements available**
- 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

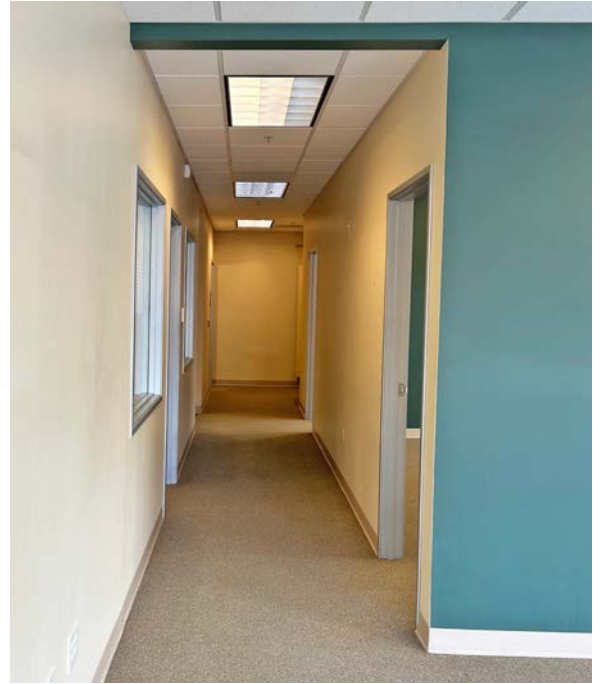
Robbie Kimmelman 503.449.2591 | rob@cra-nw.com

503.274.0211
www.cra-nw.com

MERRICK BUILDING RETAIL

PORTLAND, OR

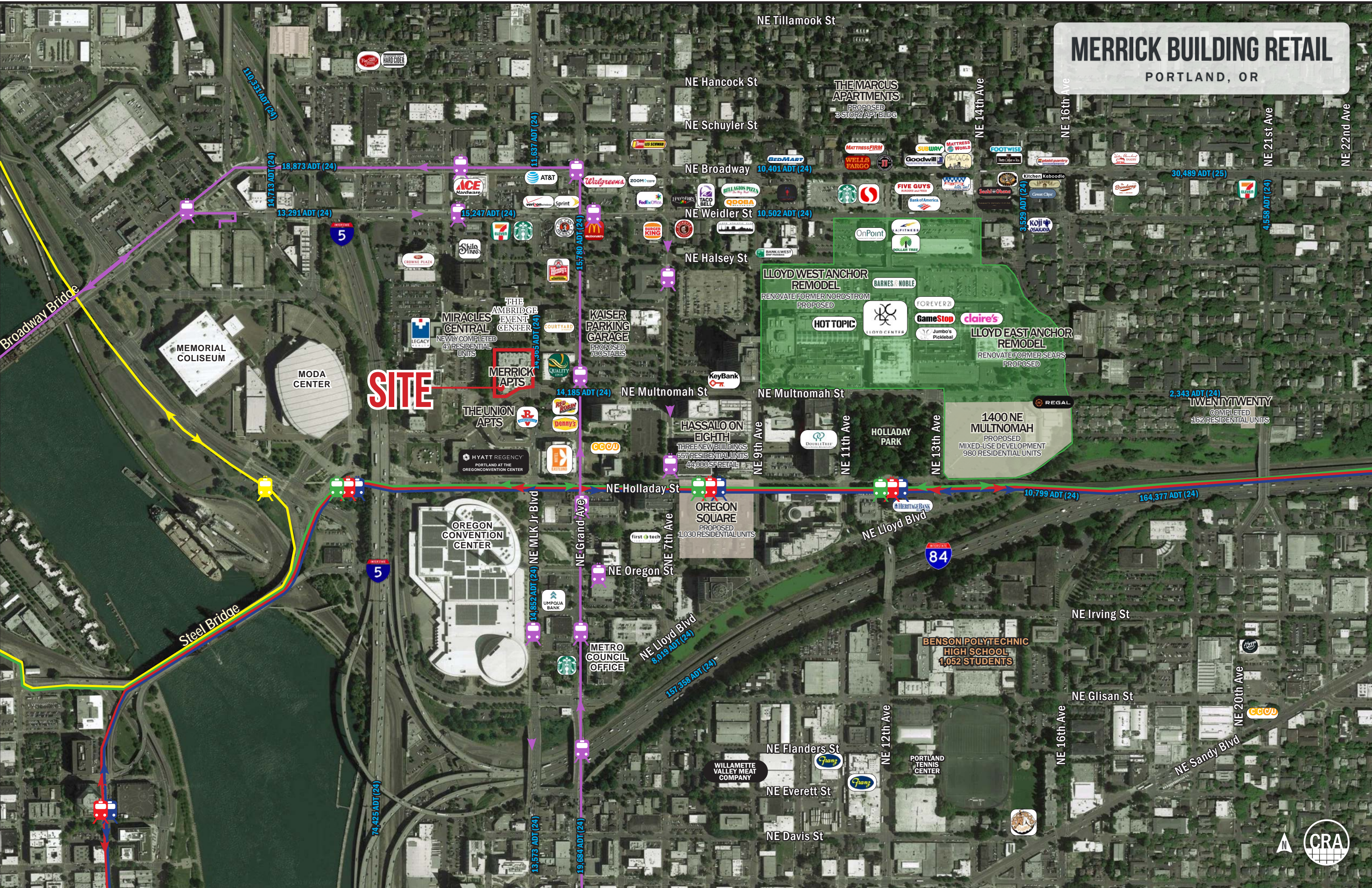
PHOTOS - CORNER SPACE



Photos are representative only and for marketing purposes

MERRICK BUILDING RETAIL

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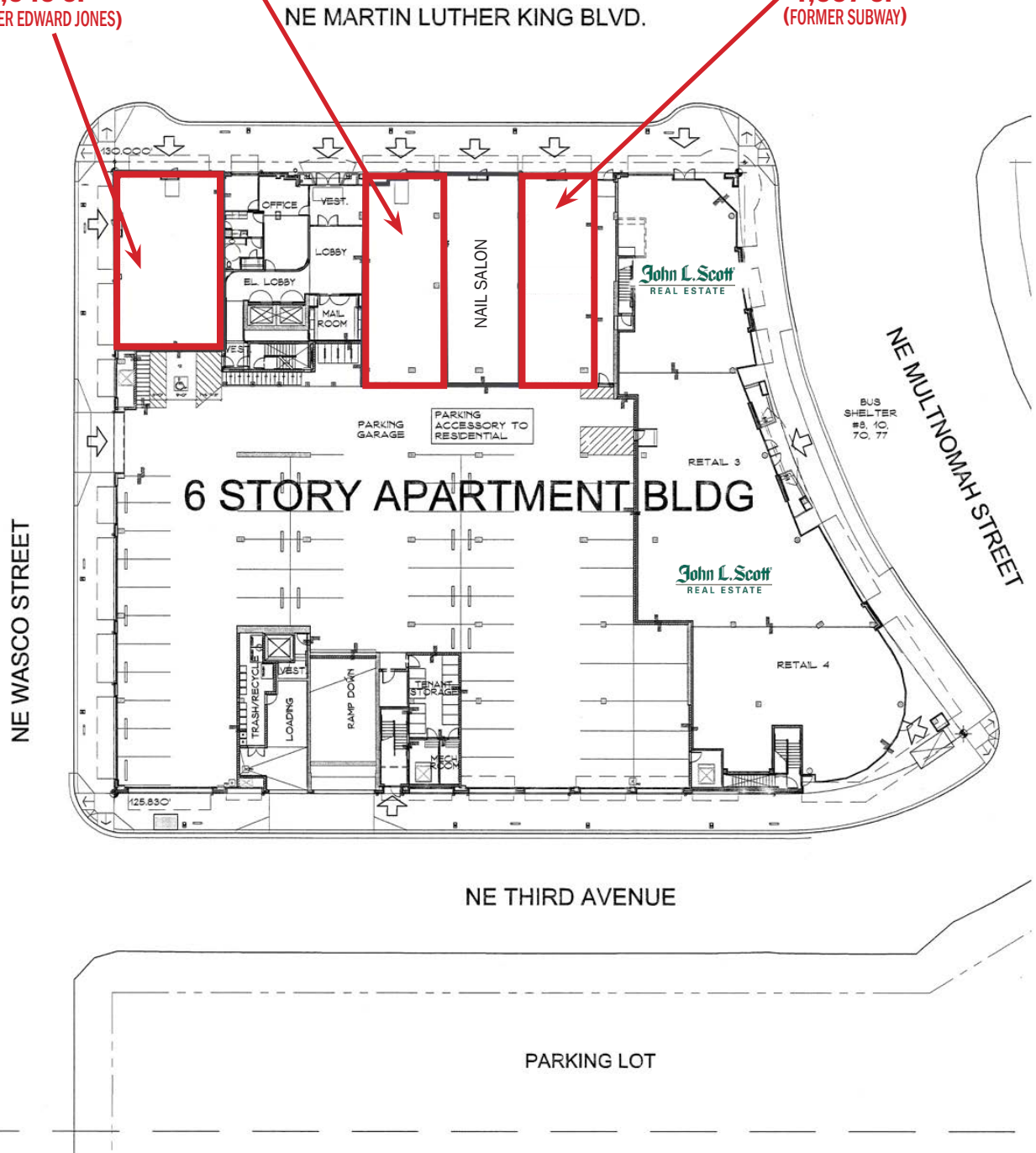
PORTLAND, OR

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.



MERRICK BUILDING RETAIL

PORTLAND, OR

DEMOGRAPHIC SUMMARY

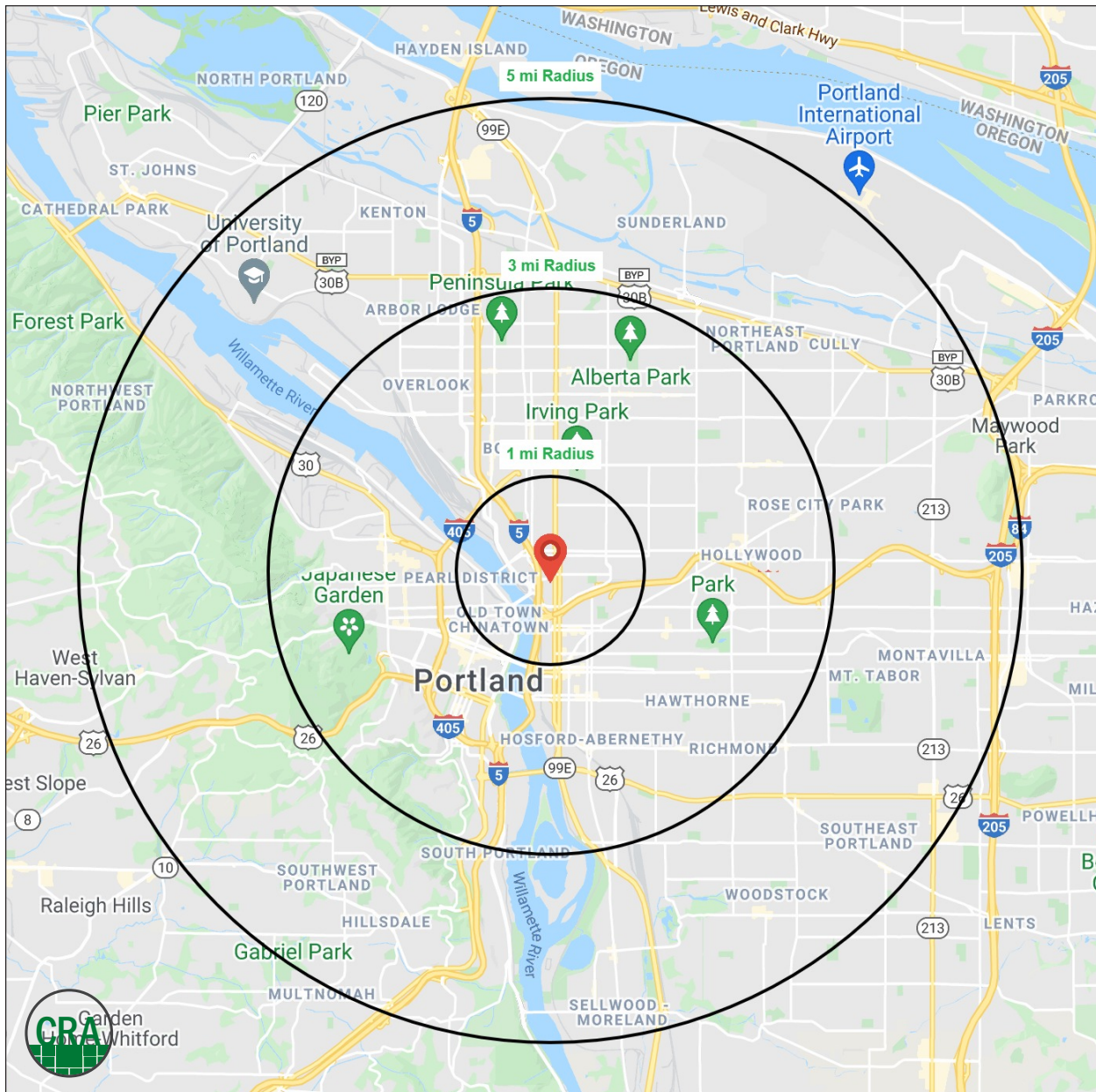
| Source: Regis - SitesUSA (2026) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025 | 35,963 | 245,958 | 438,770 |
| Estimated Households 2025 | 17,522 | 124,686 | 207,292 |
| Average HH Income | \$110,459 | \$139,660 | \$141,863 |
| 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

| Merrick Building | 1 mi | 3 mi | 5 mi |
|---|---------------|---------------|---------------|
| Portland, OR 97232 | radius | radius | radius |
| Population | | | |
| 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 |
| Households | | | |
| 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% |
| Race and Ethnicity | | | |
| 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% |
| Income | | | |
| 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 |
| Education (Age 25+) | | | |
| 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% |
| Business | | | |
| 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:

ROBBIE KIMMELMAN 503.449.2591 | robbie@cra-nw.com



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
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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.