

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

1,640 SF - Modified Gross Rate: \$3,420/mo plus utilities

1,317 SF - Modified Gross Rate: \$2,750/mo plus utilities

1,397 SF - Modified Gross Rate: \$2,950/mo plus utilities

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

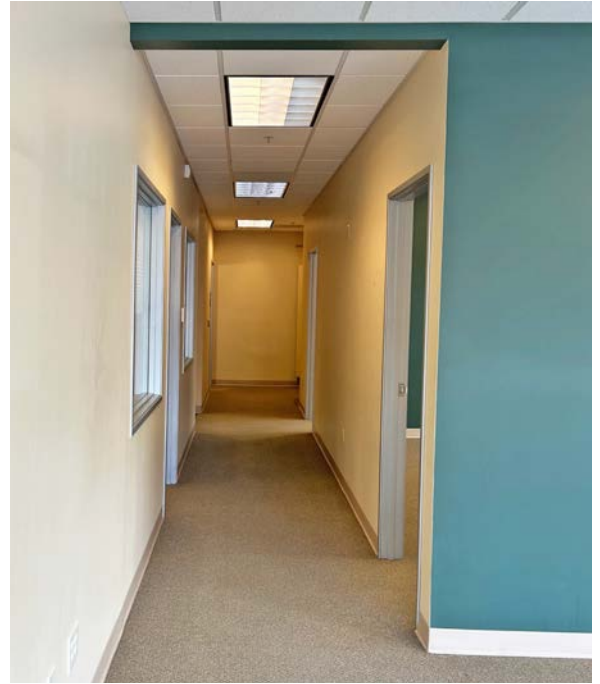
Robbie Kimmelman 503.449.2591 | rob@cra-nw.com

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
PORTLAND, OR



MERRICK BUILDING RETAIL

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BUILDING PLAN

FEATURED SPACE

AVAILABLE
1,640 SF

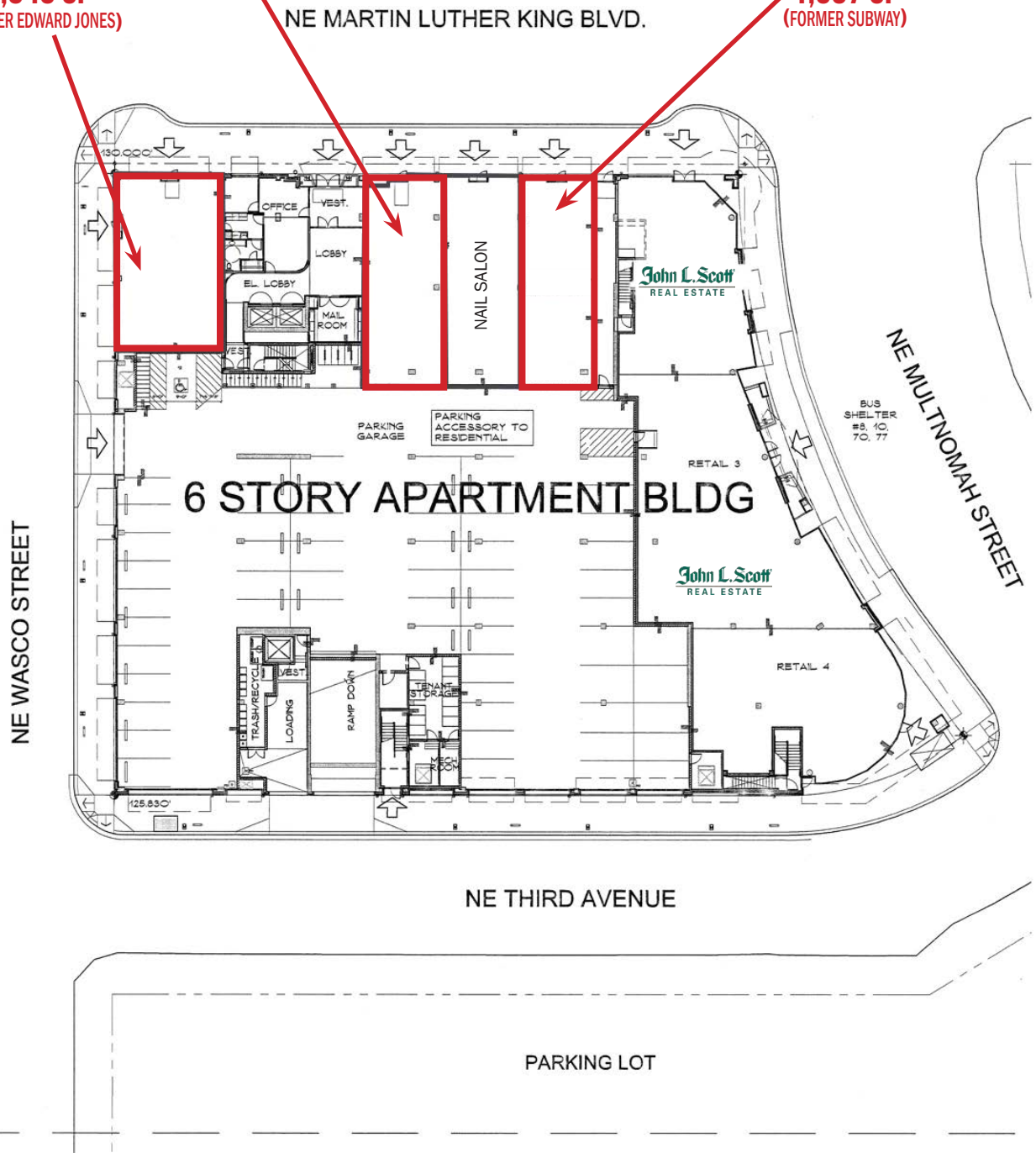
(FORMER EDWARD JONES)

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

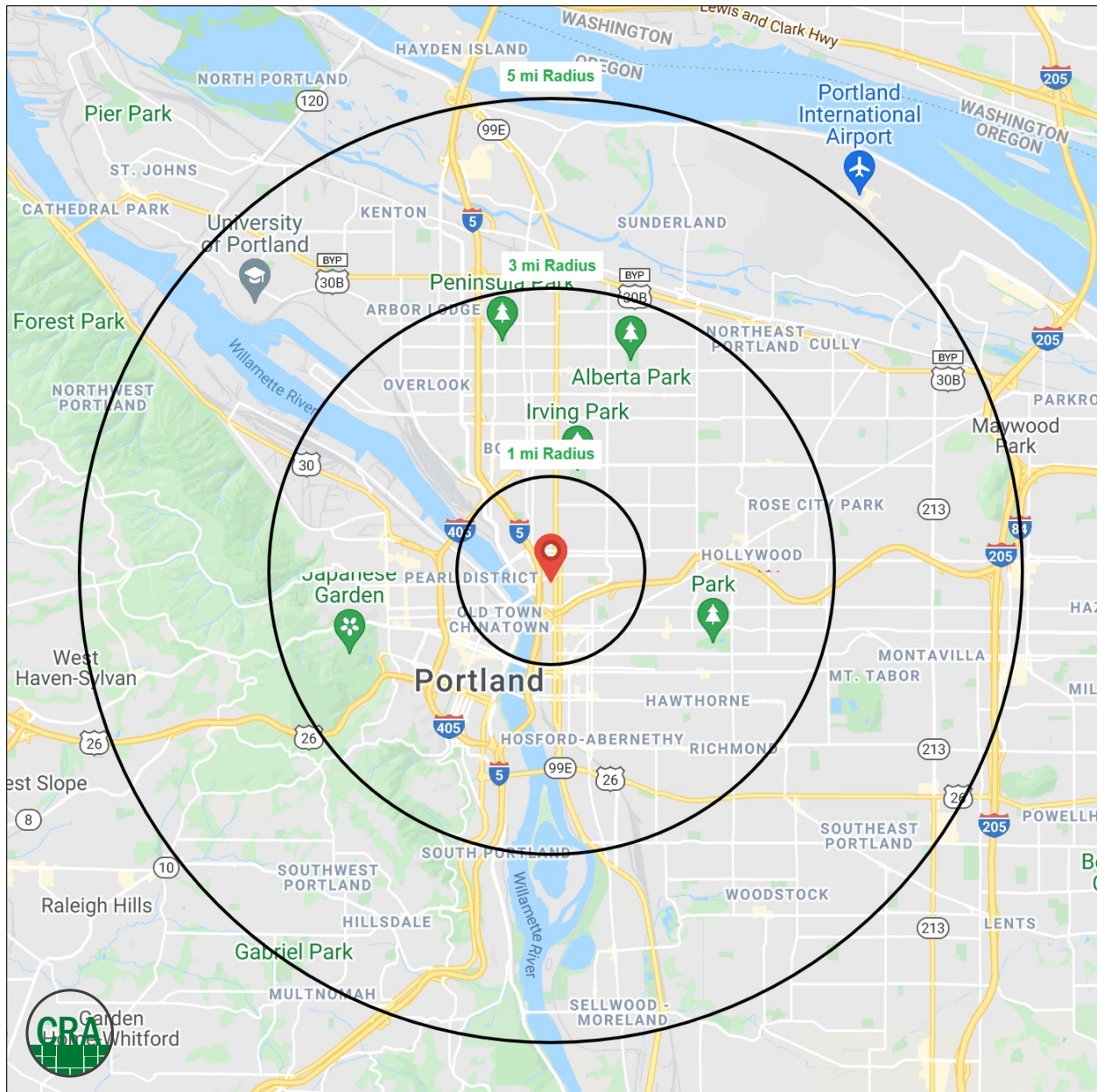
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	35,963	245,958	438,770
Estimated Households 2025	17,522	124,686	207,292
Average HH Income	\$110,459	\$139,660	\$141,863
Median Age	39.4	38.6	38.9
Total Businesses	4,481	25,267	37,125
Total Employees	52,480	225,788	309,501

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 Portland, OR 97232	1 mi radius	3 mi radius	5 mi 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

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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:

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.



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Licensed brokers in Oregon & Washington

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



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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.