

GENEVA KNAULS BUILDING

5601 NE MARTIN LUTHER KING JR. BLVD, PORTLAND, OR 97211



PROPERTY FOR LEASE

Corner stand-alone building with two retail spaces located on the corner of NE Martin Luther King Jr Blvd and NE Jessup. The corner suite has a grease trap and venting for a hood, laundry, and one restroom. The inline suite has two restrooms and a closet. Both suites have one complete wall of windows and lots of natural light. There is a parking lot with fourteen spaces for off-street parking. There is a pylon sign for signage.

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Dwell Realty Commercial

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*The information contained herein is deemed reliable, but cannot be guaranteed as to its accuracy and should be independently verified.



HIGHLIGHTS:

\$22-\$24/SF NNN

Stand-alone building

Pylon sign

Parking lot

Two Retail Spaces

**Corner space has a
grease trap & Hood
infrastructure**



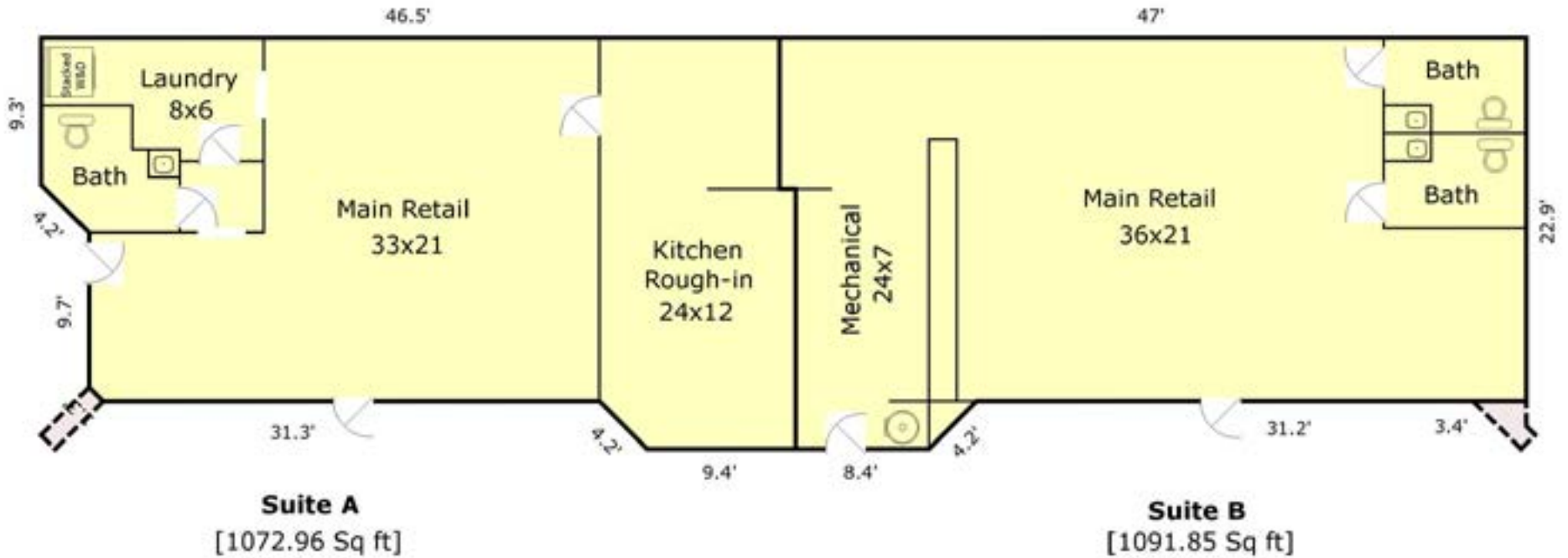
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Suite A + Suite B = 2,165 Sq ft

Sketch Prepared for Named Client Only
Measured on 06/09/25

This sketch and the measurements shown herein, are approximate and are only provided for rough demonstration purposes. The measurements are not guaranteed and should not be relied upon. If measurements are material to the reader, then the reader should independently measure the dimensions. This sketch is provided to the preparer's client along with various limitations and conditions that apply to this sketch and which should be reviewed along with this sketch. If a person other than the designated Client uses the information herein (directly or indirectly) then such person agrees to be subject to the same terms and conditions as the designated client. Reproduction of this text from the sketch above will indicate the preparer's party is liable.



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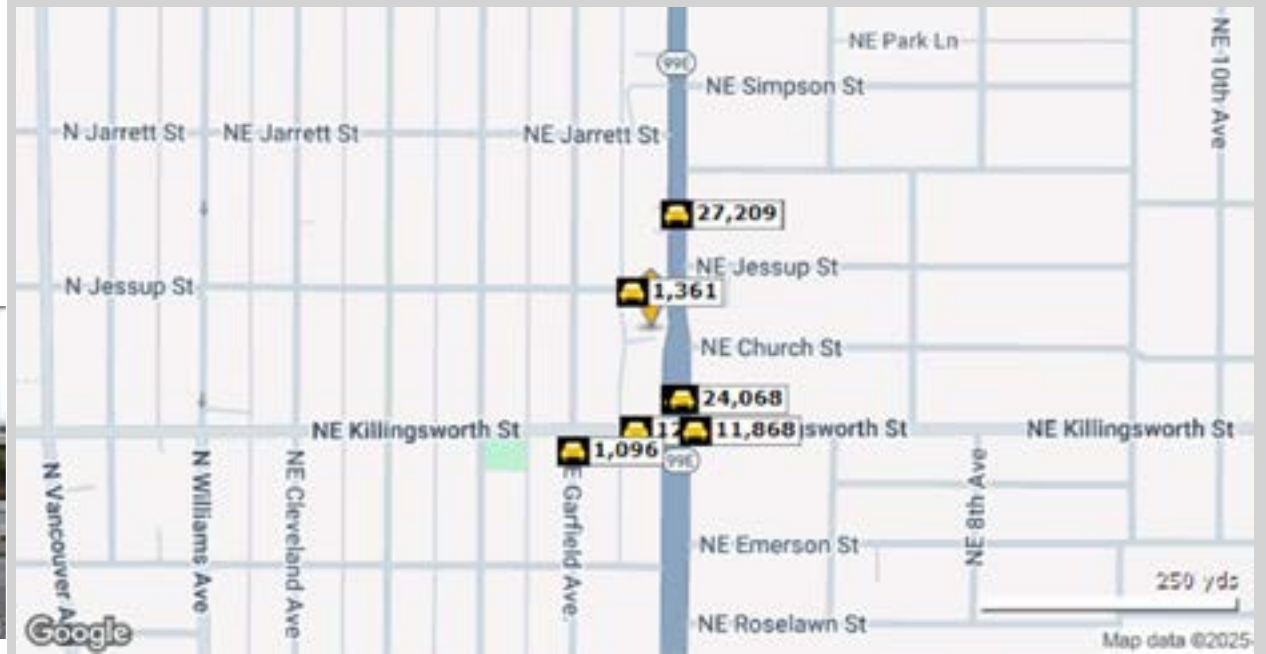
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Traffic Count Report

5601 NE Martin Luther King Jr Blvd, Portland, OR 97211

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **4,108 SF**
 Year Built: **1978**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 NE Jessup St	NE Garfield Ave-Martin Luther Kin Aly	0.01 W	2018	1,361	MPSI	.03
2 NE M L King Blvd	NE Killingsworth St	0.02 S	2024	24,351	MPSI	.04
3 NE M L King Blvd	NE Killingsworth St	0.02 S	2025	24,068	MPSI	.04
4 NE Killingsworth St	NE Garfield Ave-Martin Luther Kin Aly	0.01 W	2024	12,159	MPSI	.05
5 NE Killingsworth St	NE Garfield Ave-Martin Luther Kin Aly	0.01 W	2025	12,184	MPSI	.05
6 NE Killingsworth St	NE M L King Blvd	0.01 W	2025	11,838	MPSI	.06
7 NE Killingsworth St	NE M L King Blvd	0.01 W	2024	11,868	MPSI	.06
8 NE M L King Blvd	NE Jarrett St	0.02 N	2024	27,389	MPSI	.07

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6/5/2025



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Walk Score®

5601 Northeast Martin Luther King Junior Boulevard

King, Portland, 97211

Walk Score 87
Very Walkable
 Most errands can be accomplished on foot.

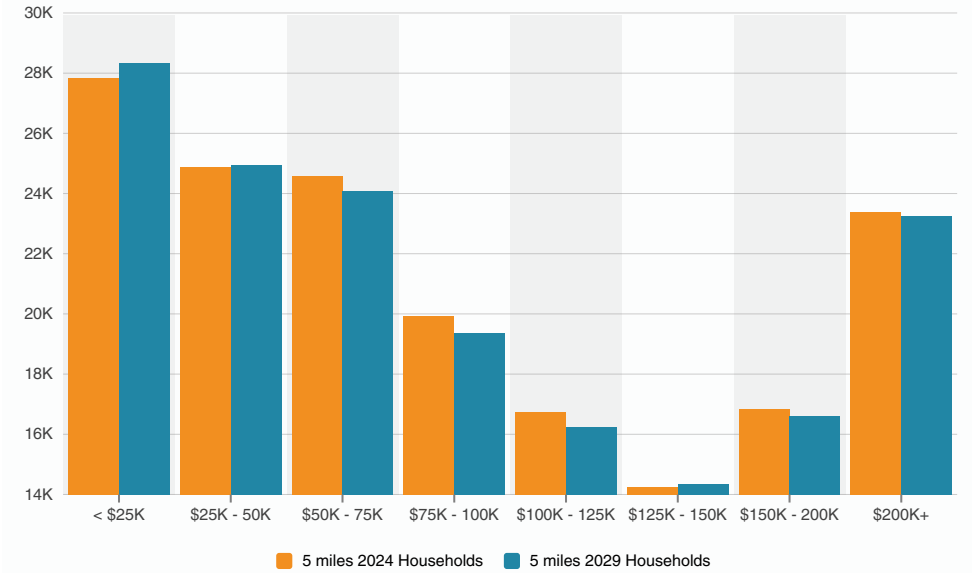
Transit Score 48
Some Transit
 A few nearby public transportation options.

Bike Score 100
Biker's Paradise
 Daily errands can be accomplished on a bike.



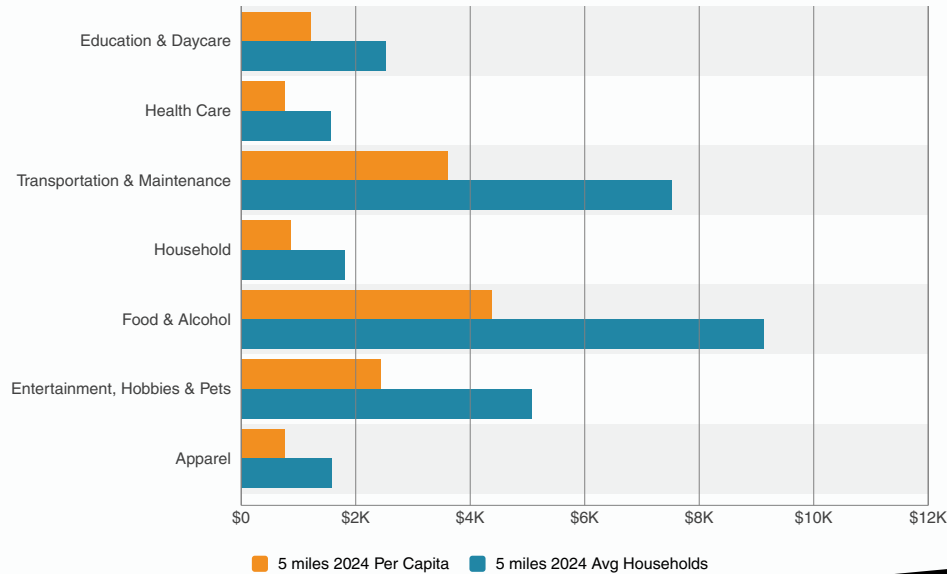
Household Income

Currency: USD (\$)

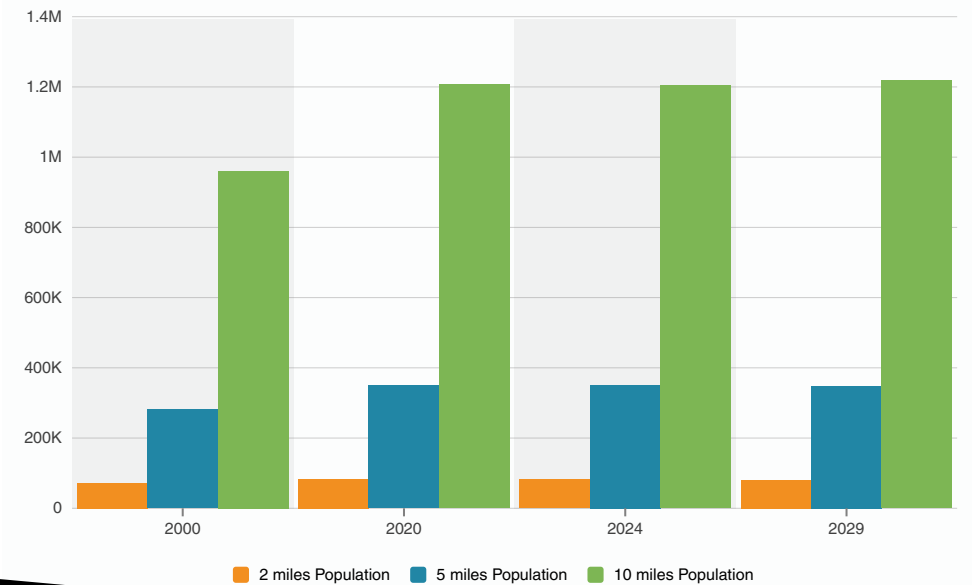


Per Capita & Avg Household Spending

Currency: USD (\$)



Population



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