



COMMERCIAL CONDOMINIUM

5263 NE Martin Luther King Jr. Blvd | Portland, OR 97211

\$450,000 | Built 2007



Rare opportunity to acquire a fully leased two-suite commercial condominium located on the ground floor of Vanport Square, a mixed-use retail and office complex. The Property consists of two separately demised suites, both occupied by tenants on short-term leases, providing immediate cash flow while preserving flexibility for future occupancy.

The configuration creates an ideal opportunity for both investors and owner-users. A purchaser may continue operating the Property as an income-producing investment or occupy one suite while generating rental income from the other.

Assumable below-market financing may be available to qualified buyers. Contact Broker for details.

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2-SUITE COMMERCIAL CONDO FOR SALE - \$450,000

Vanport Square | 5263 NE Martin Luther King Jr. Blvd | Portland, OR 97211

PROPERTY OVERVIEW

Property Details

Property Name: Vanport Square
Address: 5263 NE MLK Jr. Blvd.
Property Type: Commercial Condominium
Sub-type: Retail & Office
Size: 952 square feet
Suite Count: 2 Suites
Year Built: 2007
Parking: Off-street surface parking lot



Investment Highlights

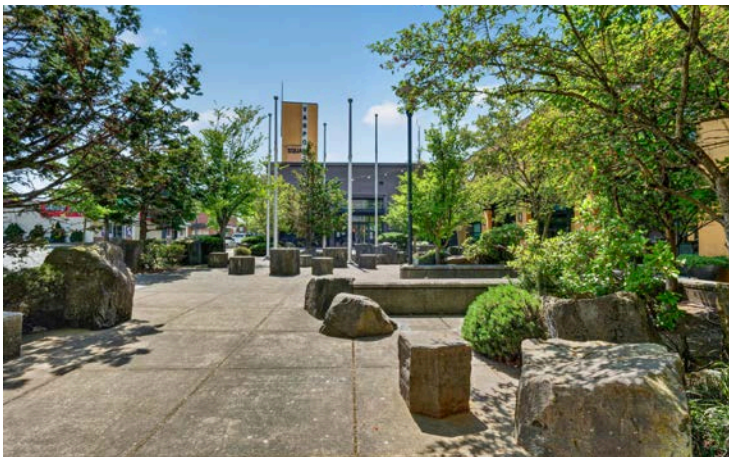
- **Owner-user or Investor Opportunity**
- **Off-street Parking Available**
- **Assumable Below-market Financing Available***
- **Exterior Maintenance managed by HOA**
- **Professionally maintained common areas**
- **Flexible Tenancy Options with In-place Income**

**Available to qualified buyers; contact broker for details*

Rent Roll

Suite	Type	Tenancy	Monthly Rent	Annual Rent
Suite A	Retail	Month-to-month	\$1,250	\$15,000
Suite B	Office	Month-to-month	\$1,150	\$13,800

The front suite features prominent frontage and visibility along NE Martin Luther King Jr. Boulevard, benefiting from strong exposure to passing vehicle and pedestrian traffic. The Property is further supported by a rear off-street surface parking lot, providing convenient parking for tenants, customers, and visitors. With in-place income, flexible occupancy options, and excellent street presence, the Property offers a compelling opportunity in one of Portland's established commercial corridors.



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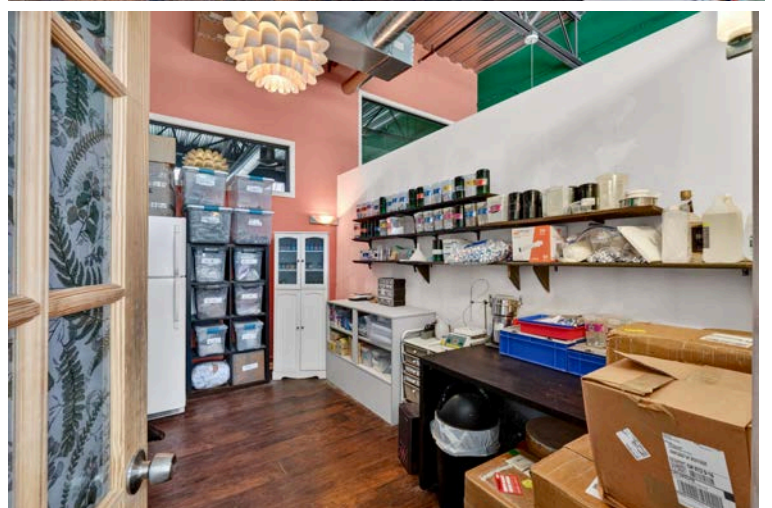
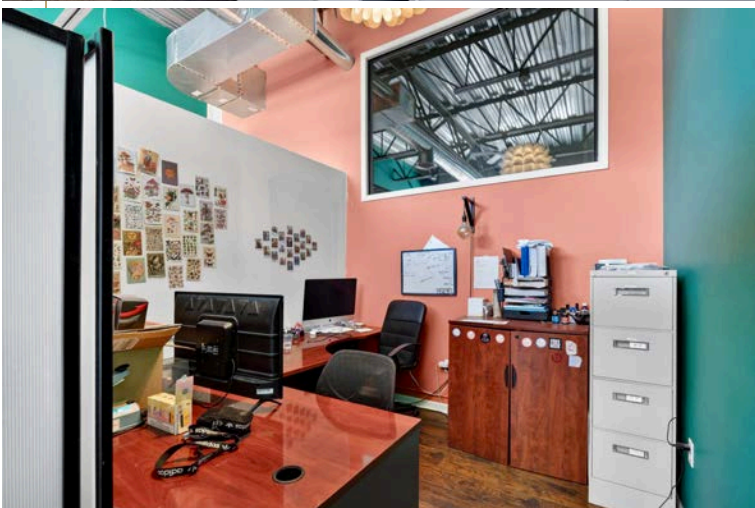
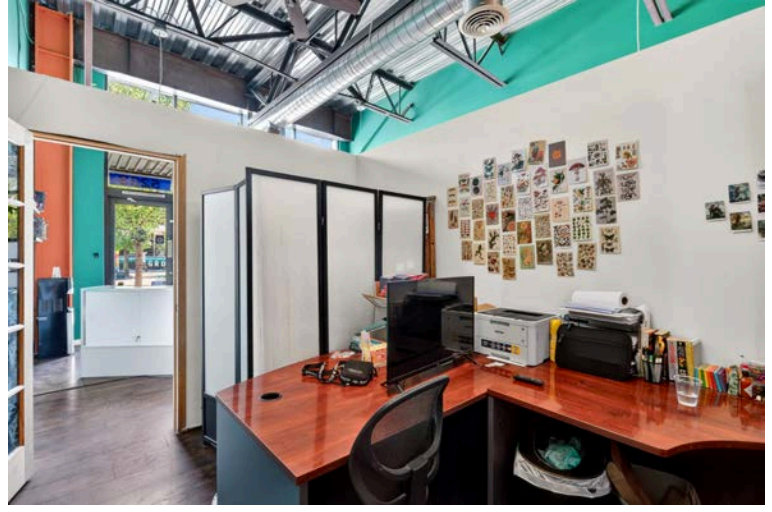
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Retail Suite - Frontage on NE MLK Jr. Blvd



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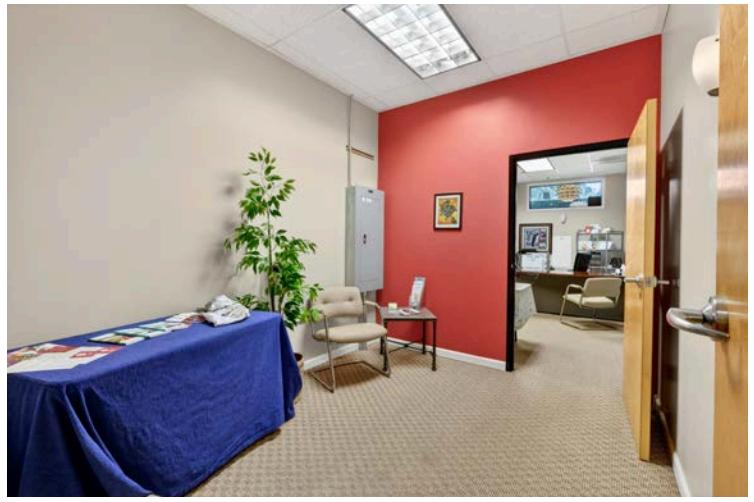
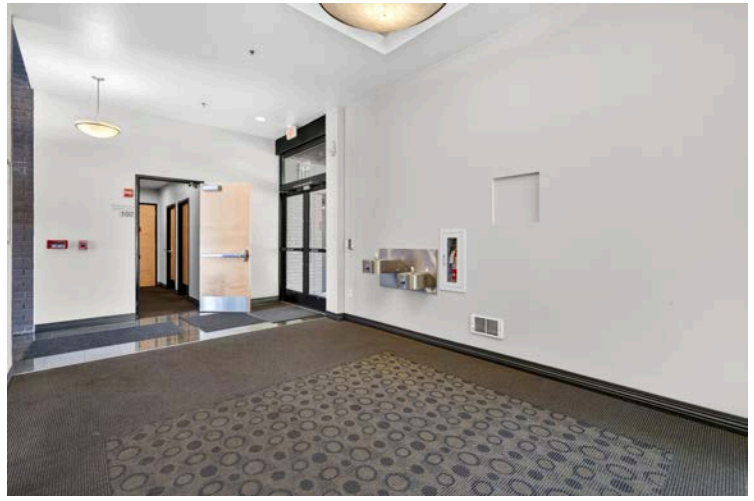
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Office Suite - Office Corridor Access from Parking Lot



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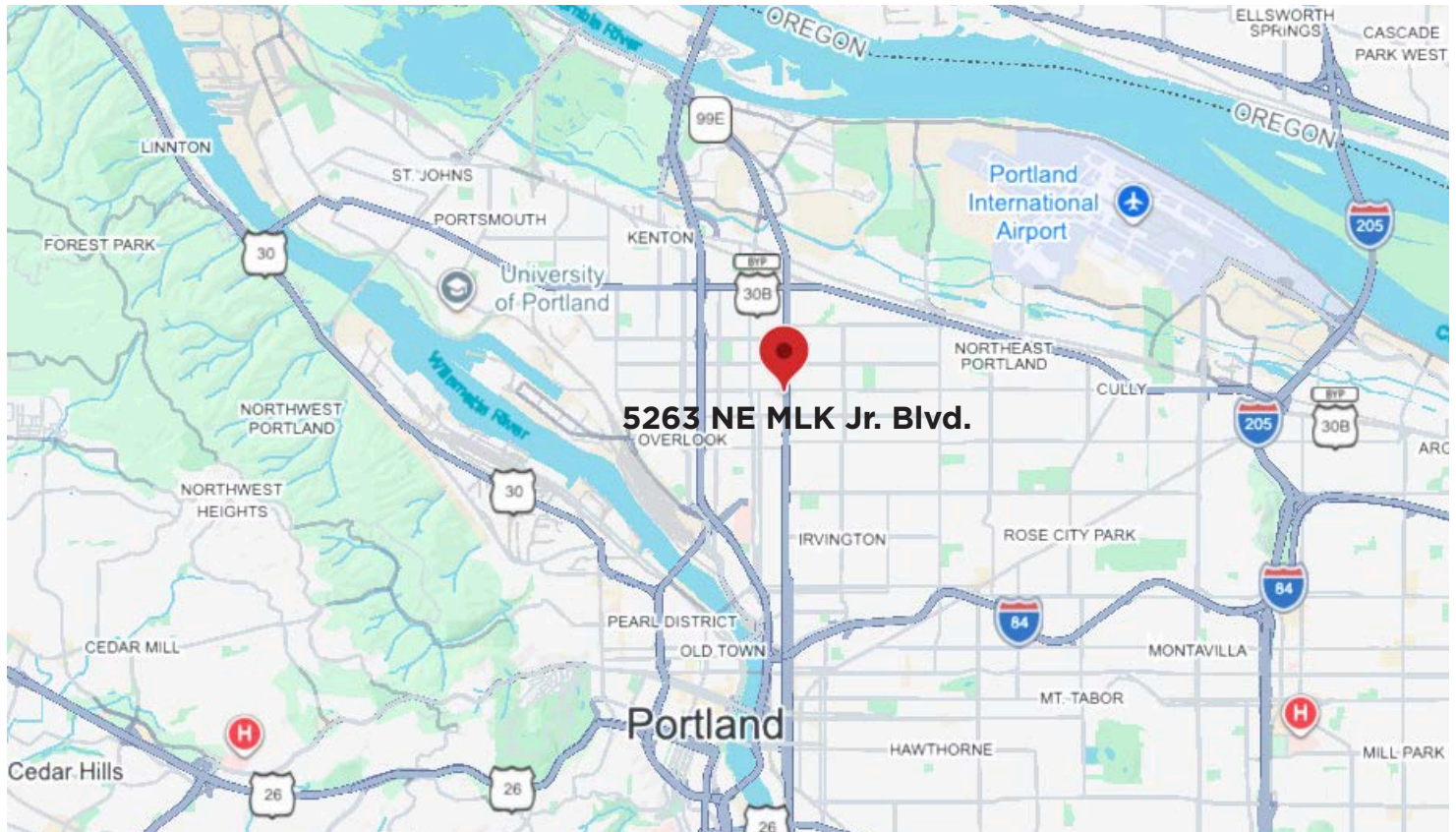
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LOCATION OVERVIEW



Centrally located within a vibrant urban mixed-use district of Northeast Portland, the Property is well positioned to serve the surrounding residential and business community. The Property benefits from prominent frontage along NE Martin Luther King Jr. Boulevard, which carries average daily traffic volumes exceeding **21,000 vehicles** and provides exceptional visibility and accessibility along a well-established commercial corridor.

AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2025 Estimated Population	32,004	169,264	352,274
2030 Projected Population	31,916	168,525	350,712
2020 Census Population	31,636	168,480	352,392
Projected Annual Growth Rate 2025 to 2030	-0.1%	-0.1%	-0.1%
Households			
2025 Estimated Households	14,120	80,879	167,552
2025 Est. Avg. HH Income	\$125,447	\$122,884	\$120,216
2025 Est. Median HH Income	\$99,098	\$93,132	\$90,676
Businesses			
2025 Est. Total Businesses	1,725	20,564	43,308
2025 Est. Total Employees	10,019	158,537	413,134

Walk Score

86

Transit Score

48

Bike Score

100

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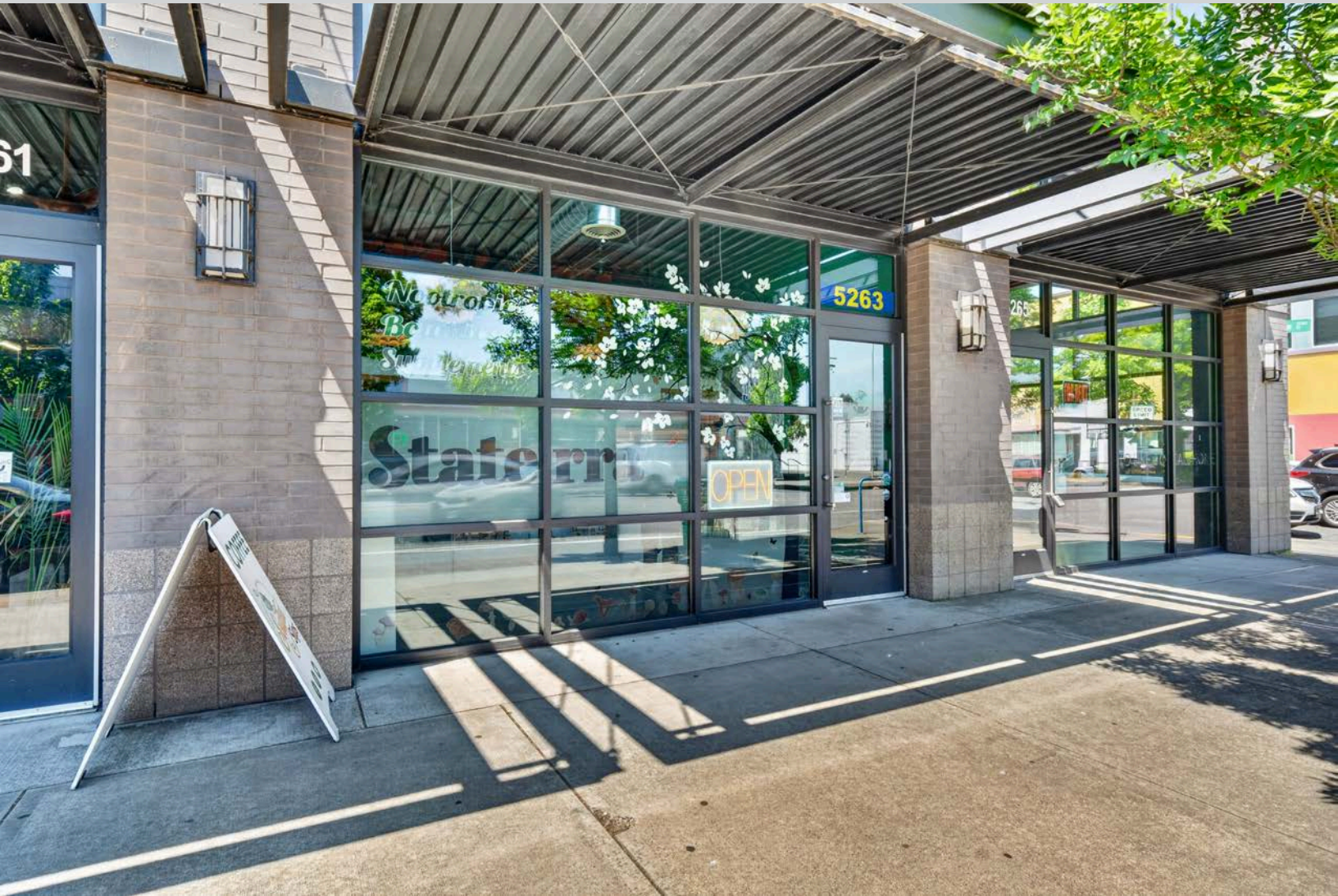
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