

# RETAIL LEASING OPPORTUNITY

THE BOXLIFT BUILDING

1909 NE MLK BLVD & 331 NE HANCOCK ST



## BRAD MACOMBER

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COMMERCIAL  
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a real estate investment advisory company

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**TWO SUITES, EACH 2,052 SF, FOR LEASE LOCATED  
ALONG THE HIGH-TRAFFIC HIGHWAY 99E / NE MLK  
BLVD WITH 13 OFF-STREET PARKING SPACES.**



# THE SYNOPSIS

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1909 NE MARTIN LUTHER KING JR. BLVD. PORTLAND, OR

RENT \$24 PSF + NNN  
2,052 SF

331 NE HANCOCK ST. PORTLAND, OR

RENT \$24 PSF + NNN  
2,052 SF











**IDEALLY LOCATED ON NE MLK BLVD., A VIBRANT THOROUGHFARE THAT RUNS ALONG EAST PORTLAND AND IS A DESTINATION FOR MAJOR HOUSING, RETAIL AND ENTERTAINMENT CENTERS.**



# PROPERTY HIGHLIGHTS



## EXCELLENT VISIBILITY

The property is located directly on NE MLK Blvd. with high traffic counts and an ideal signage opportunity for tenants.



## IDEAL LOCATION

Situated on NE MLK Blvd. nearby NE Broadway, the property is within immediate proximity to major destinations including the Moda Center, Lloyd Center and Oregon Convention Center as well as high counts of both apartments and homes.



## AN IMPRESSIVE MARKET

Portland continues to boast an impressive recovery to its market, reaching some metrics better than the market pre-covid. The NE Close-in submarket has a low 3.3% retail vacancy as businesses return to spending at opportunistic times and as the local economy continues to grow.




# CENTRALLY-LOCATED IN CLOSE-IN NE PORTLAND





# AREA HIGHLIGHTS



	1MILE	3MILES	5 MILES
 TOTAL POPULATION	25,028	229,762	411,480
 WORK DAY POPULATION	62,404	390,913	572,865
 HOUSEHOLDS	13,120	116,555	192,345
 HH INCOME	\$121,700	\$135,100	\$133,100
 CONSUMER SPENDING	\$726.6m	\$6.4b	\$11.3b

	WALKSCORE: 92 TRANSITSORE: 77
	TRANSIT/COMMUTER RAIL: 3 MIN. DRIVE TO CO NVENTION CENTER (MAX BLUE LINE, G R E E N LINE)
	AIRPORT: 19 MIN. DRIVE TO PDX PORTLAND INTERNATIONAL AIRPORT

	27,634 VPD ON NE M. L. KING BLVD. & NE SAN RAFAEL ST.
	

	STATE	OREGON	4.18 M
	COUNTY	MULTNOMAH COUNTY	795,083
	MSA	PORTLAND METRO AREA	2.47 M
	CITY	PORTLAND	635,067



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