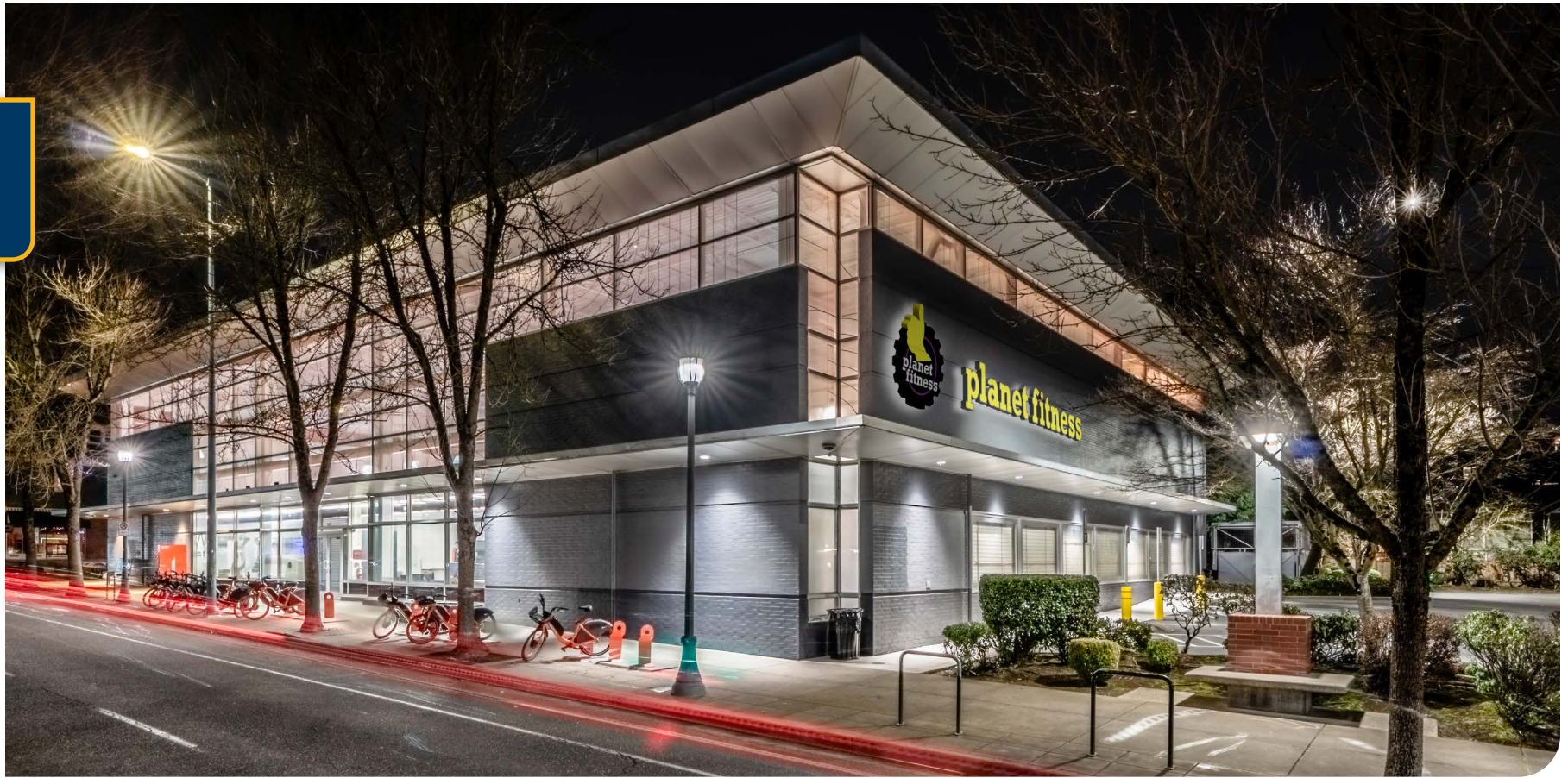




FOR LEASE



MLK & KNOTT RETAIL

Freestanding Retail Space: 18,000 SF

Call Broker for New Lease Rate

2650 NE Martin Luther King Jr Blvd, Portland, OR 97212

- Large retail space with mezzanine
- High ceilings / mezzanine served by stairs and elevator
- High visibility area, corner of NE MLK Blvd & NE Knott St - 200 feet of frontage
- 40,000 vehicles on MLK & 5,000 vehicles on NE Knott per day
- Easily accessible, bus stop & bike rental directly outside the property
- Large parking lot with 75 surface spaces (4.0/1,000 SF)
- Broker is co-owner of this property

GEORGE LAMPUS

Vice President | Licensed in OR

503-222-2248 glampus@capacitycommercial.com

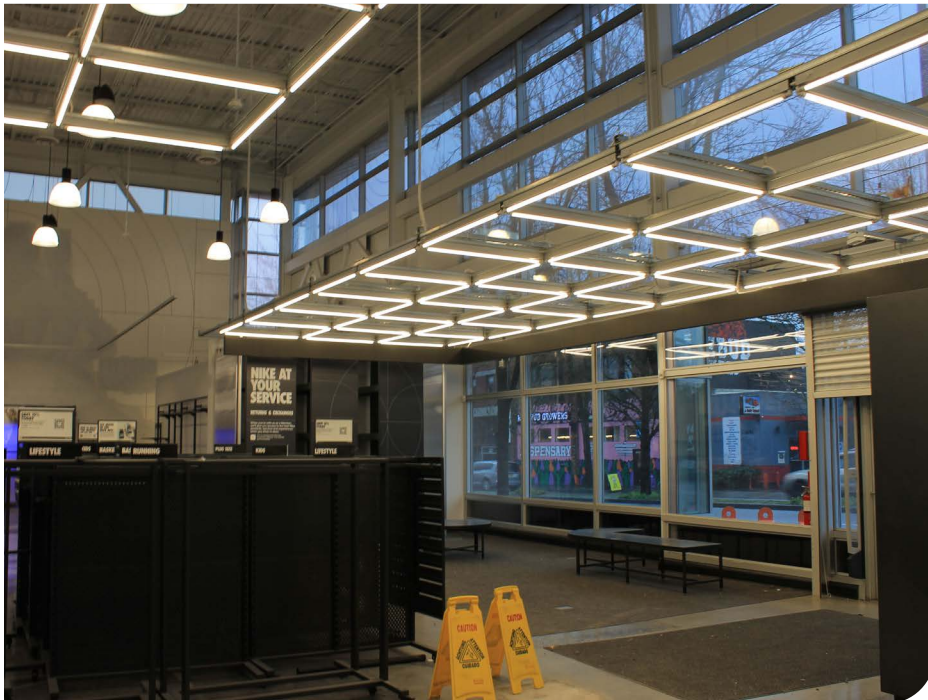
Disclosure: Broker(s) have Interest in and are Part of the Ownership Entity of the Property Herein Described.



PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	2650 NE MLK Blvd, Portland, OR 97212
Available Space	18,000 SF 12,984 SF on main floor
Mezzanine Space	5,116 SF
Use Type	Retail
Availability	Now
Ceiling Height	30' Retail Space 15' Mezzanine
Parking	75 Surface (4.00/1,000 SF)
Zoning	CM3
Power	400 amps
Lease Rate	Call Broker for New Lease Rate

Location Features

This property enjoys a prime high-traffic location in Portland's Inner NE Corridor. Traffic counts are over 40,000 VPD along the property's west-facing side (Martin Luther King Blvd).

Portland bus stops & bike rental are located right outside the property which provides easy access to and from other parts of the inner urban area. This property location is convenient and accessible to not only employees but also customers, allowing for your business to thrive here!

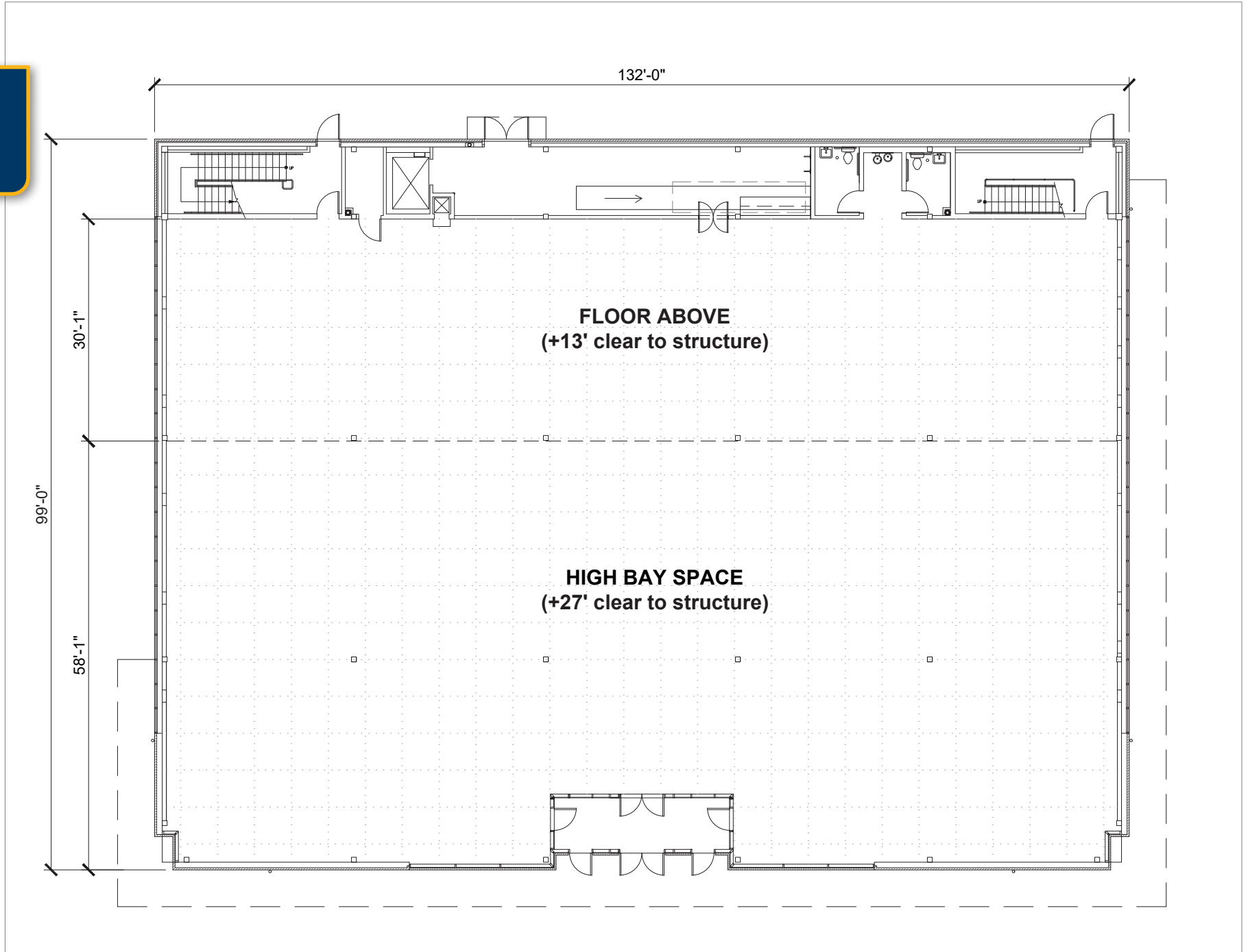


PROPERTY PHOTOS



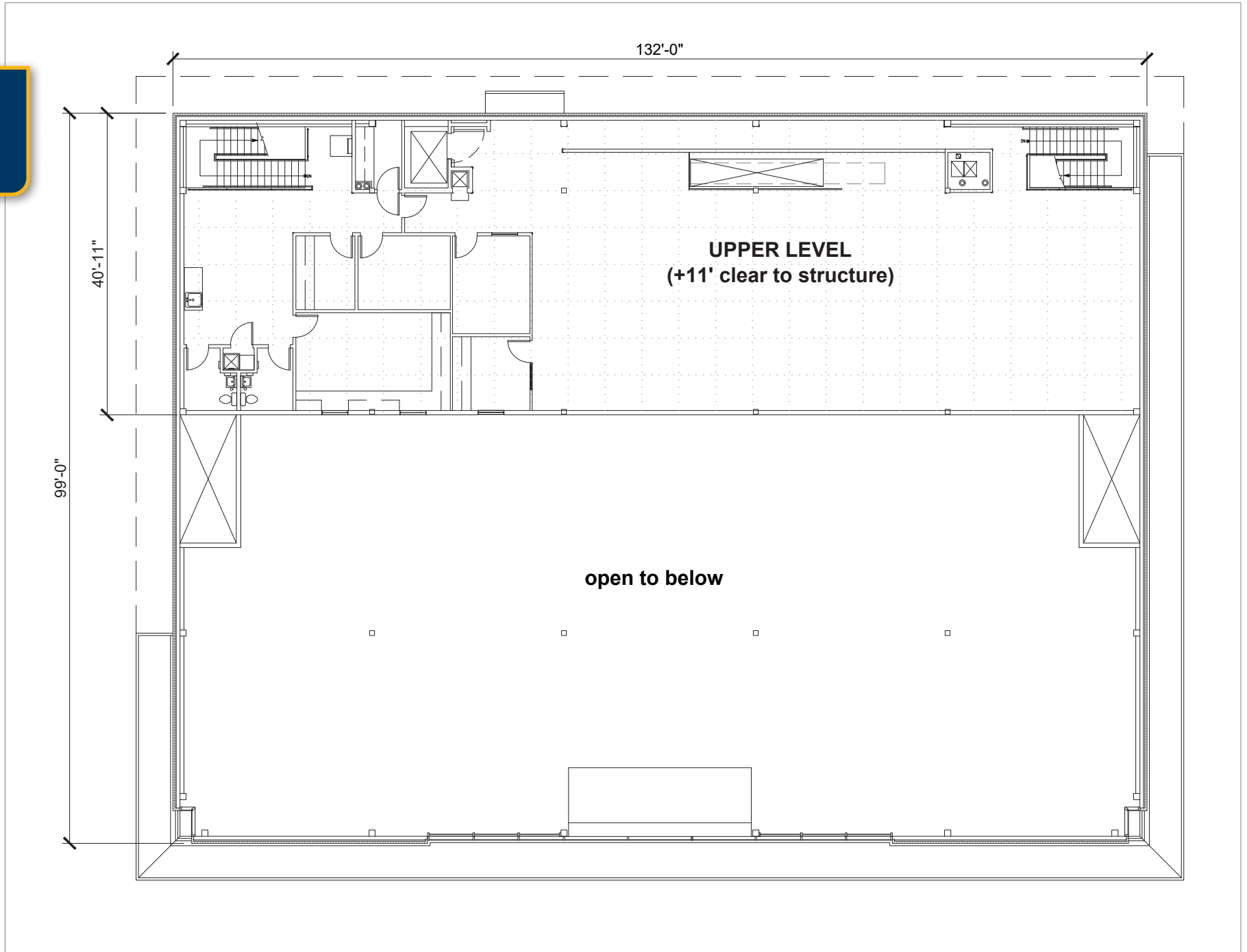


GROUND FLOOR PLAN



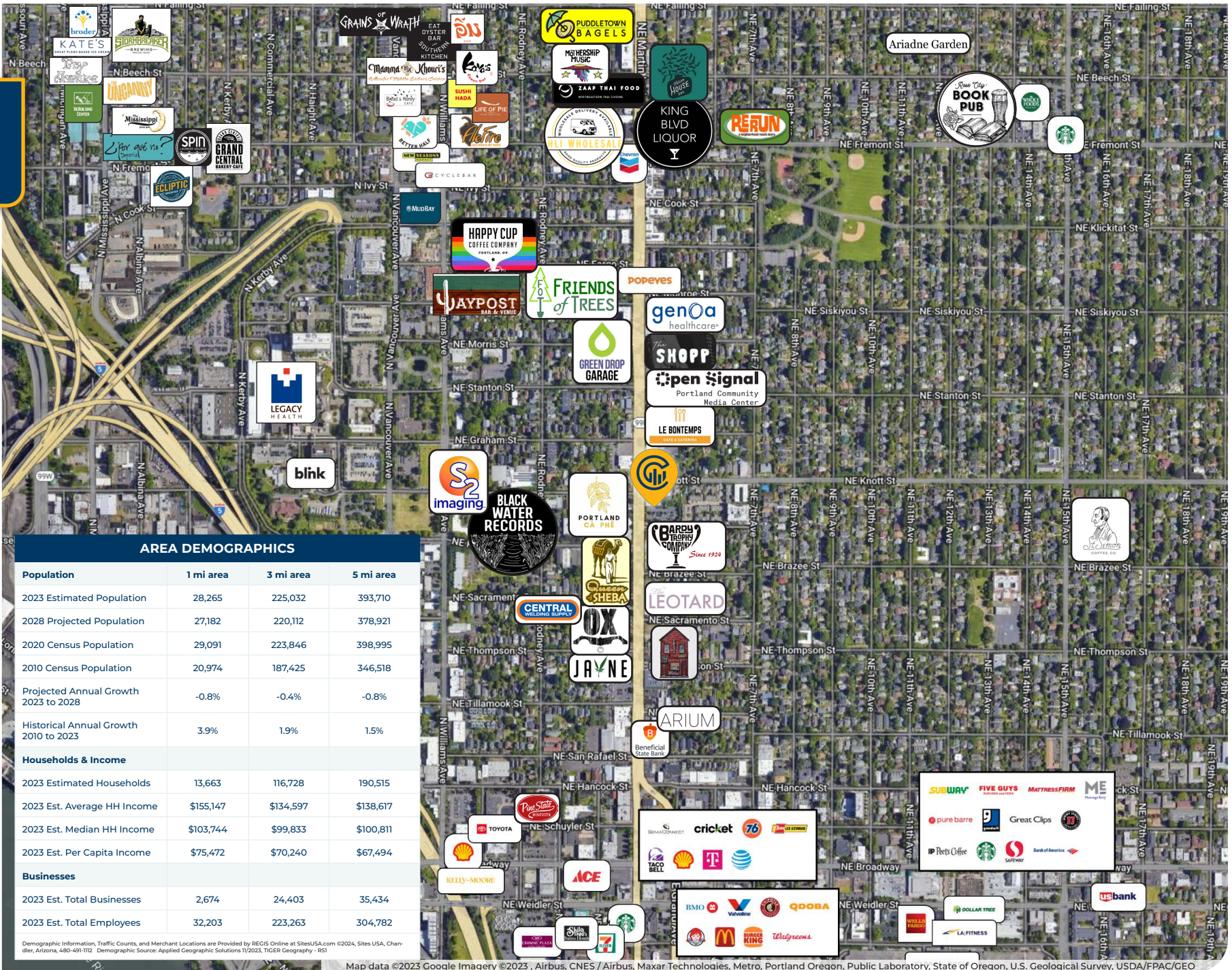


SECOND LEVEL FLOOR PLAN





LOCAL AMENITY MAP



AREA DEMOGRAPHICS			
	1 mi area	3 mi area	5 mi area
Population			
2023 Estimated Population	28,265	225,032	393,710
2028 Projected Population	27,182	220,112	378,921
2020 Census Population	29,091	223,846	398,995
2010 Census Population	20,974	187,425	346,518
Projected Annual Growth 2023 to 2028	-0.8%	-0.4%	-0.8%
Historical Annual Growth 2010 to 2023	3.9%	1.9%	1.5%
Households & Income			
2023 Estimated Households	13,663	116,728	190,515
2023 Est. Average HH Income	\$155,147	\$134,597	\$138,617
2023 Est. Median HH Income	\$103,744	\$99,833	\$100,811
2023 Est. Per Capita Income	\$75,472	\$70,240	\$67,494
Businesses			
2023 Est. Total Businesses	2,674	24,403	35,434
2023 Est. Total Employees	32,203	223,263	304,782

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112. Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RSI

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