

RETAIL LEASING OPPORTUNITY

THE BOXLIFT BUILDING

1909 NE MLK BLVD. & 331 NE HANCOCK ST.



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**COMMERCIAL
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TABLE OF CONTENTS



4	THE SYNOPSIS
5	PROPERTY PHOTOS
8	PROPERTY HIGHLIGHTS
9	LOCATION HIGHLIGHTS
10	AREA HIGHLIGHTS & DEMOGRAPHICS



**TWO SUITES 1,201 SF & 2,502 SF FOR LEASE LOCATED
ALONG THE HIGH-TRAFFIC HIGHWAY 99E / NE MLK
BLVD WITH 13 OFF-STREET PARKING SPACES.**

THE SYNOPSIS

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

RENT \$24 PSF + NNN

1,201 SF

331 NE HANCOCK ST. PORTLAND, OR

RENT \$24 PSF + NNN

2,502 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

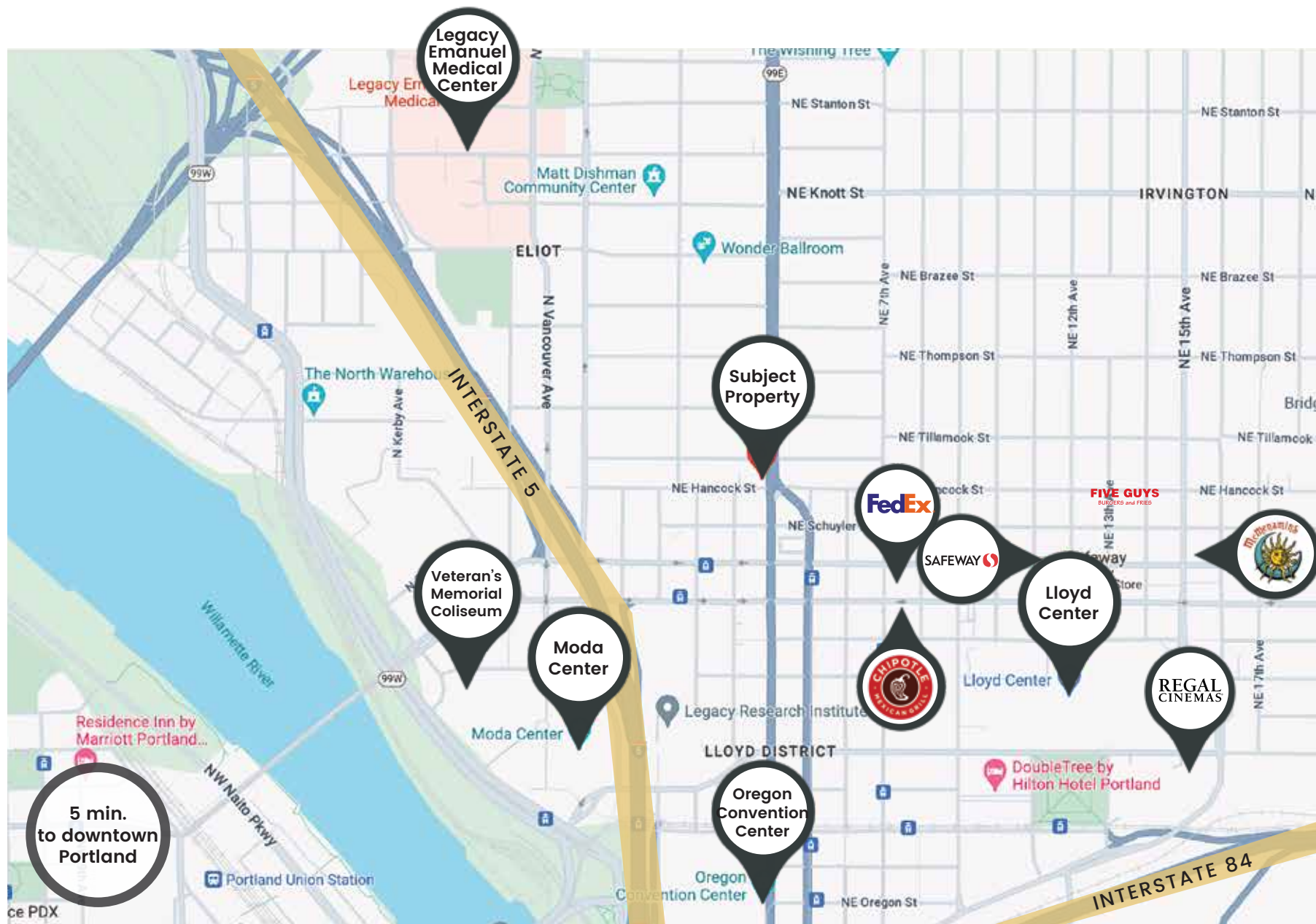
Situated on NE MLK Blvd. nearby NE Broadway, the property is within immediate proximity to major destinations including the Moda Center, Lloyd Center and Oregon Convention Center as well as high counts of both apartments and homes.



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



	1 MILE	3 MILES	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

DEMOGRAPHICS

WALKSCORE: 92 TRANSITSORE: 77
TRANSIT/COMMUTER RAIL: 3 MIN. DRIVE TO CONVENTION CENTER (MAX BLUE LINE, GREEN LINE)
AIRPORT: 19 MIN. DRIVE TO PDX PORTLAND INTERNATIONAL AIRPORT

TRANSPORTATION

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

TRAFFIC

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

POPULATION



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