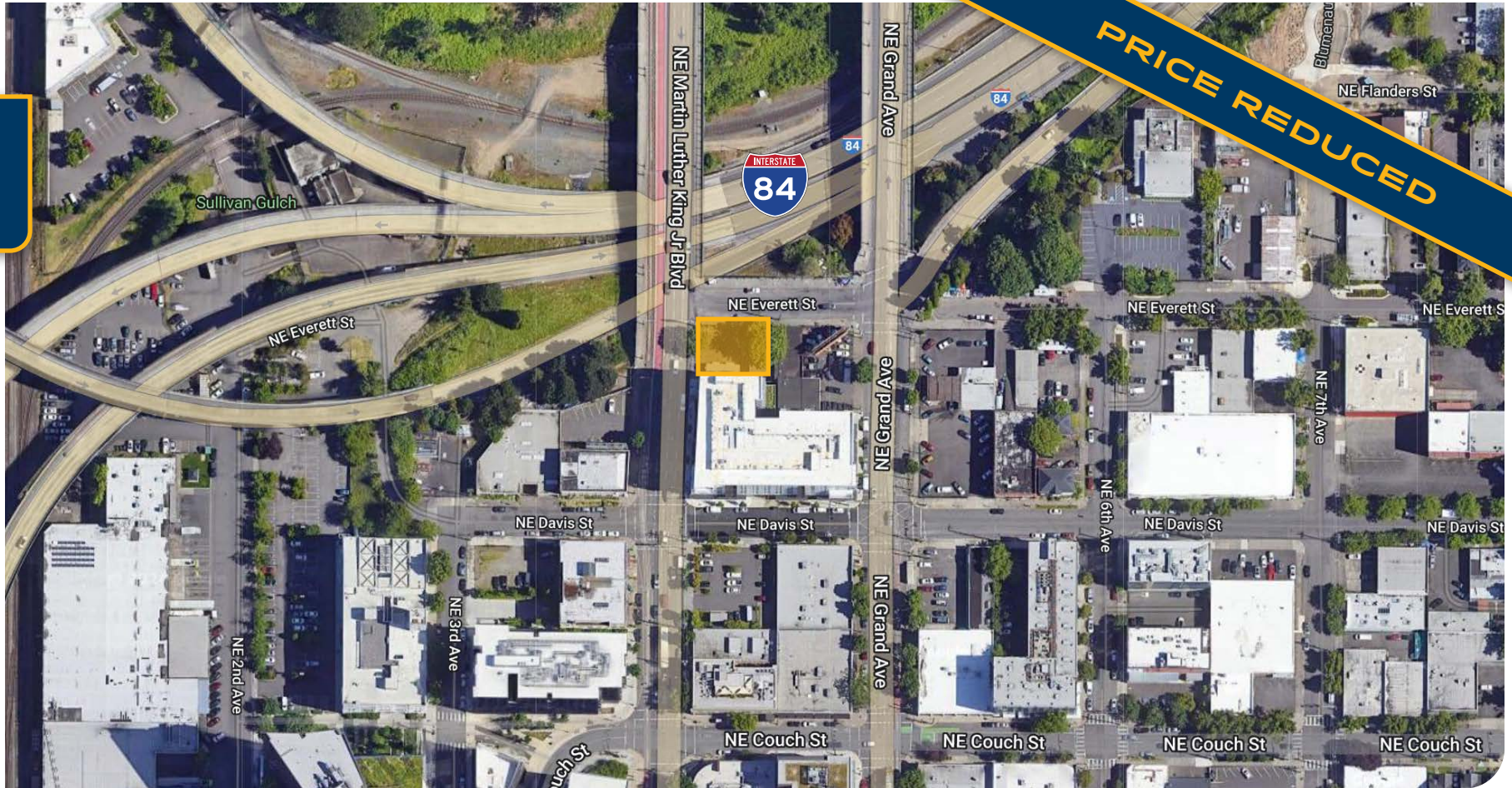




FOR SALE



PRICE REDUCED

## 240 NE MLK BLVD OPPORTUNITY

### Development Lot

5,949 SF | Sale Price: \$700,000

240 NE Martin Luther King Jr Blvd, Portland, OR 97232

- Close-in Central Eastside location, easily accessible, in close proximity to both I-84, I-5 and public transit.
- Flexible zoning with potential allowable uses including retail, office, light industrial, and mixed-use.
- Attractive location surrounded by popular amenities.

### MICHAEL HORTER

Associate Broker | Licensed in OR

503-936-8332 | michaelhorter@capacitycommercial.com

### RILEY M. HENDERSON

Senior Associate Broker | Licensed in OR & WA

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### NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655 | ndiamond@capacitycommercial.com





# PROPERTY SUMMARY



240 NE MLK Lot Looking South from NE Everett



Map data ©2024 [https://www.portlandmaps.com/detail/property/240-NE-M-L-KING-BLVD/R150150\\_did/](https://www.portlandmaps.com/detail/property/240-NE-M-L-KING-BLVD/R150150_did/)

## FOR SALE

### PROPERTY DETAILS

Address	240 NE Martin Luther King Jr Blvd, Portland, OR 97232
Available Space	5,949 SF
Sale Price	\$700,000
Availability	Now
Zoning	<a href="#">Central Employment (EX) - View Online</a>
Parcel ID	R150150

### Location Features

- High Visibility along NE MLK Jr Blvd (±14,275 ADTV\*)
- Centrally Located in Inner NE Portland
- Along Major Transit Lines
  - TriMet Bus Routes 6, 12, 19, and 20
  - Portland Street Car
  - Less than a ten minute walk to the Convention Center MAX Light Rail Station (Red, Blue and Green Lines.)

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



Map data ©2024 Google Earth Pro

# ZONING: CENTRAL EMPLOYMENT (EX)



ZONING

Use Categories	EG1	EG2	EX	IG1	IG2	IH
<b>Residential Categories</b>						
Household Living	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	Y	CU [1]	CU [1]	CU [1]
<b>Commercial Categories</b>						
Retail Sales And Service	L/CU [2]	L/CU [2]	Y	L/CU [3]	L/CU [4]	L/CU [5]
Office	Y	Y	Y	L/CU [3]	L/CU [4]	L/CU [5]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [13]	CU [13]	CU [13]	CU [13]	CU [13]	CU [13]
Self-Service Storage	L [6]	L [6]	L [6]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
<b>Industrial Categories</b>						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [15]	L [15]	N	L [15]	L [15]	L [15]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [7]	L/CU [7]	L/CU [7]

Y = Yes, Allowed  
CU = Conditional Use Review Required

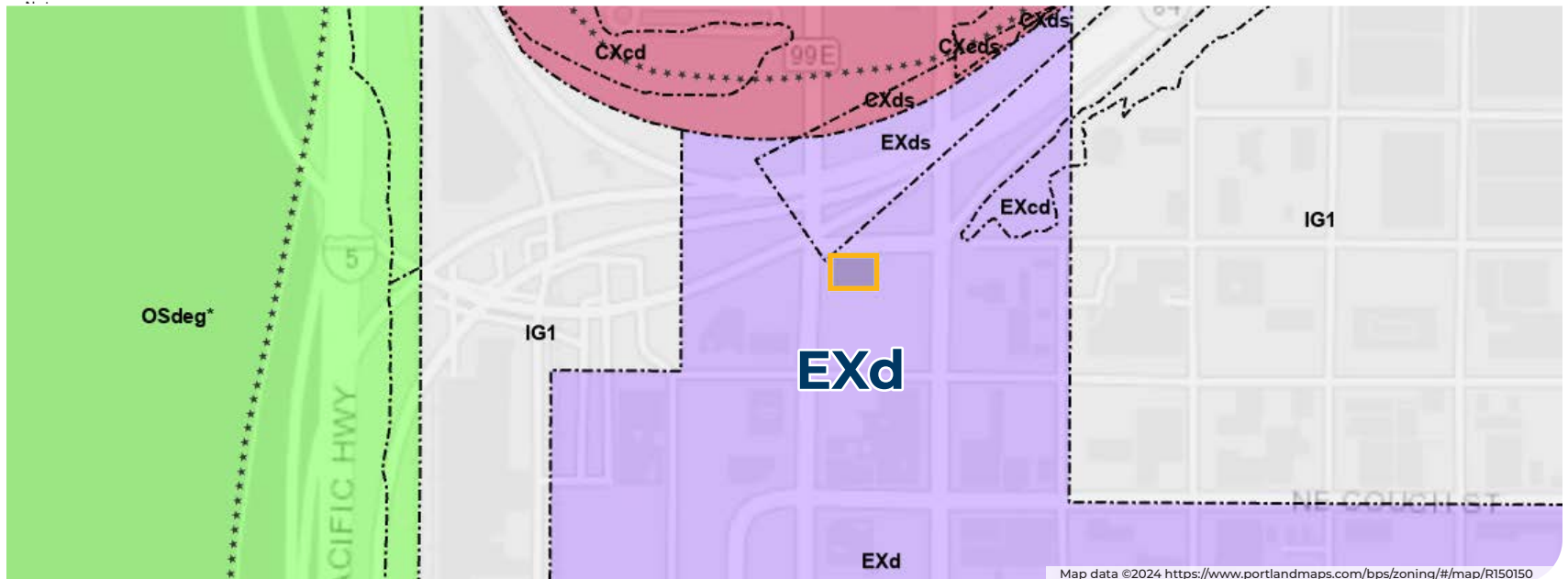
L = Allowed, But Special Limitations  
N = No, Prohibited

Use Categories	EG1	EG2	EX	IG1	IG2	IH
<b>Institutional Categories</b>						
Basic Utilities	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [11]	Y/CU [11]	Y/CU [11]
Community Service	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [9]	L/CU [9]	L/CU [9]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [9]	L/CU [9]	L/CU [9]
<b>Other Categories</b>						
Agriculture	L [14]	L [14]	L [14]	L [14]	L [14]	L [14]
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [12]	L/CU [12]	L/CU [12]	L/CU [12]	L/CU [12]	L/CU [12]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed  
CU = Conditional Use Review Required

L = Allowed, But Special Limitations  
N = No, Prohibited

[View Zoning Online](#)



Map data ©2024 <https://www.portlandmaps.com/bps/zoning/#/map/R150150>





# LOCAL AERIAL MAP



### Nearby Eat / Drink

- Afuri
- Bao Bao
- Bar Casa Vale
- Canard Burnside
- Cascade Brewing Barrel House
- Dos Hermanos Bakery
- GNARLYS
- Hey Love
- Jackie's
- Kachka
- Kann
- Loyal Legion
- NORMADIE
- Olympia Provisions
- Portland Coffee Roasters
- Produce Row
- Rum Club
- The Coffin Club
- Wayfinder Beer

### Nearby Entertainment

- Soho House (New)
- Ironside Training
- Moda Center
- Oregon Convention Center
- Portland Tennis Center
- Portland Rock Gym

### TriMet Bus Lines

- Routes 6, 12, 19, and 20

### Portland Street Car

- The A & B Loops operate routes connecting the Pearl District, Lloyd, Central Eastside Industrial District, Central Business District and PSU in loops around the Central City.

**83**  
Walk Score®  
"Very Walkable"

**100**  
Bike Score®  
"Biker's Paradise"

**83**  
Transit Score®  
"Excellent Transit"

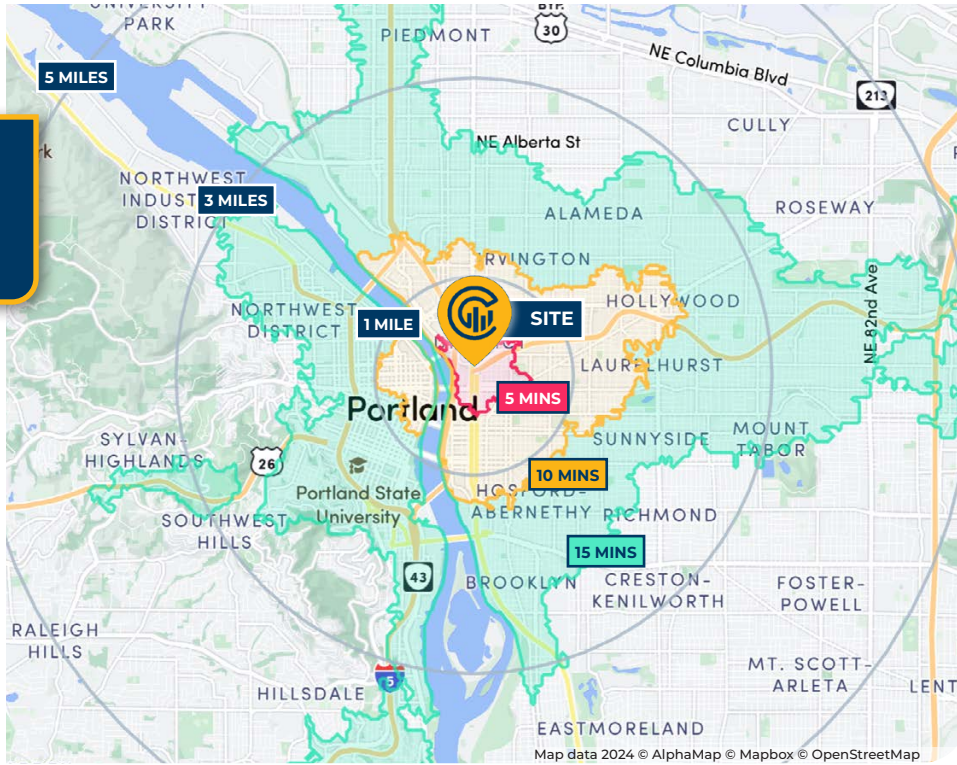
Ratings provided by www.walkscore.com/

PORTLAND STREETCAR





# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	27,560	229,402	440,102
2028 Projected Population	28,160	223,025	422,829
2020 Census Population	26,459	228,067	445,384
2010 Census Population	18,753	188,520	389,722
Projected Annual Growth 2023 to 2028	0.4%	-0.6%	-0.8%
Historical Annual Growth 2010 to 2023	3.6%	1.7%	1.0%
Households & Income			
2023 Estimated Households	17,392	121,970	211,020
2023 Est. Average HH Income	\$80,501	\$136,462	\$141,284
2023 Est. Median HH Income	\$75,858	\$100,810	\$102,306
2023 Est. Per Capita Income	\$52,282	\$72,974	\$68,141
Businesses			
2023 Est. Total Businesses	6,606	25,164	37,542
2023 Est. Total Employees	75,648	226,553	317,246

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 - R51

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