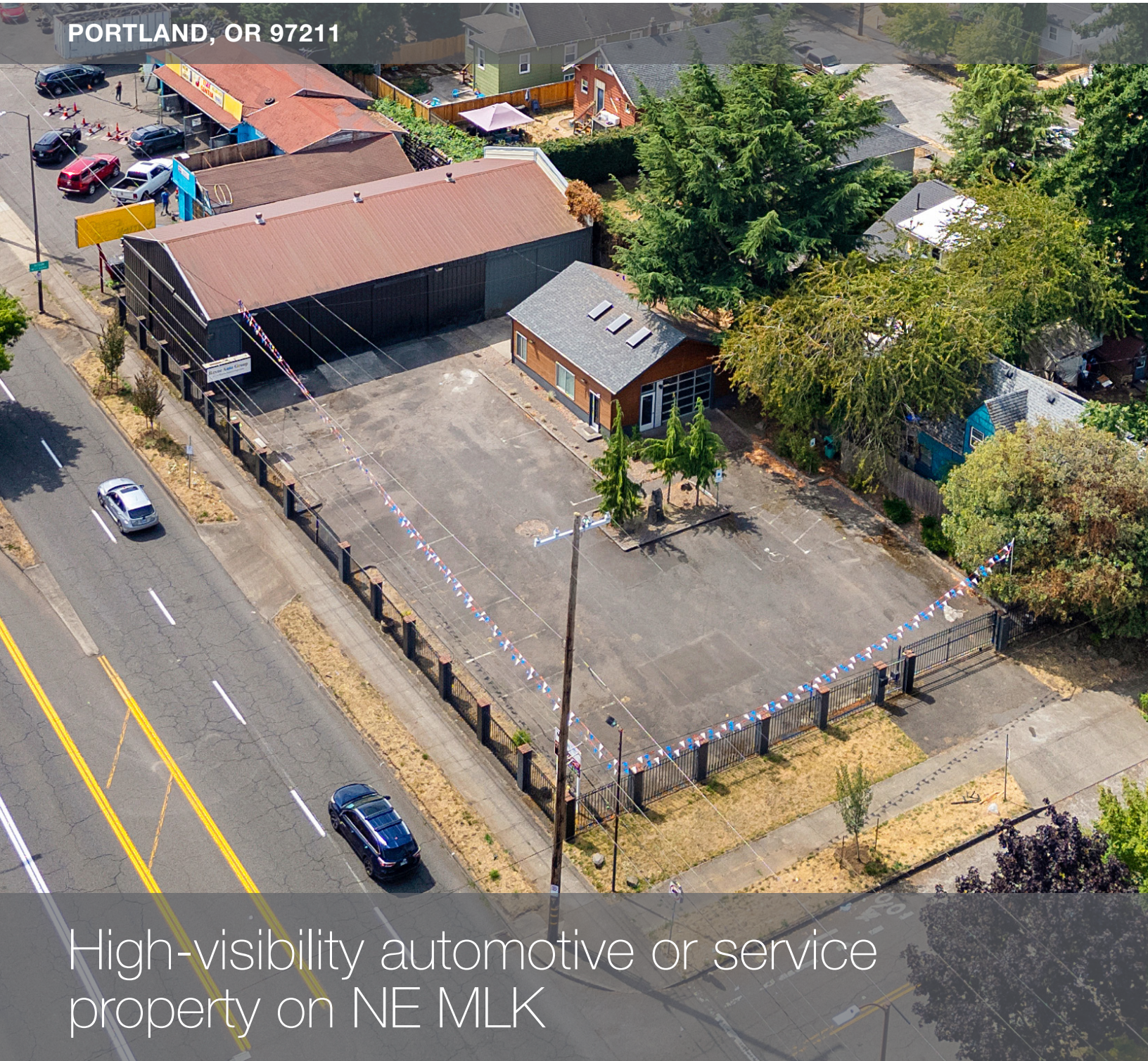


RETAIL SPACE FOR SALE OR LEASE

6931 NE Martin Luther King Blvd

PORTLAND, OR 97211



High-visibility automotive or service property on NE MLK

CONTACT

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NAI Elliott

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Standalone buildings with parking, frontage, and flexible use options

ADDRESS	6931 NE Martin Luther King Blvd, Portland OR 97211
PRICE/RATE	Contact broker for details
BUILDING SIZE	1,000 SF office/retail with 3,300 SF warehouse
SITE	0.35 AC (15,246SF)
ZONING	CM2
TRAFFIC COUNTS	NE MLK & NE Lombard St – 91,231 ADT ('23)



PROPERTY HIGHLIGHTS

- Ideal for automotive sales or service – excellent layout with dedicated office/retail and warehouse buildings
- Expansive, fully fenced lot with secure perimeter and gated entry
- High-visibility frontage on NE Martin Luther King Jr Blvd – a major arterial with strong daily traffic
- Generous paved parking area – perfect for vehicle display, customer parking or fleet staging



Strategic NE MLK & Lombard location in a high-traffic commercial corridor

Located in the Woodlawn neighborhood, surrounded by a growing mix of local businesses and national tenants, the property combines residential charm with direct access to key commercial corridors.



NEARBY BUSINESSES

- Walgreens
- Starbucks
- Safeway
- Fred Meyer
- Black Rock Coffee
- New Seasons Market

CONVENIENT MULTI-MODAL ACCESS

- Direct MAX rail access via Convention Center Station (Blue/Green/Red Lines) — easy connections to downtown, airport, Beaverton, Clackamas
- TriMet Line 6 frequent service, enhanced with BAT lanes reducing delays along MLK & Grand Ave
- Regional proximity via I-5 & I-205, ideal for freight, delivery, shoppers & commuters



81

BIKE SCORE



75

WALK SCORE



52

TRANSIT SCORE

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Photos



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Photos



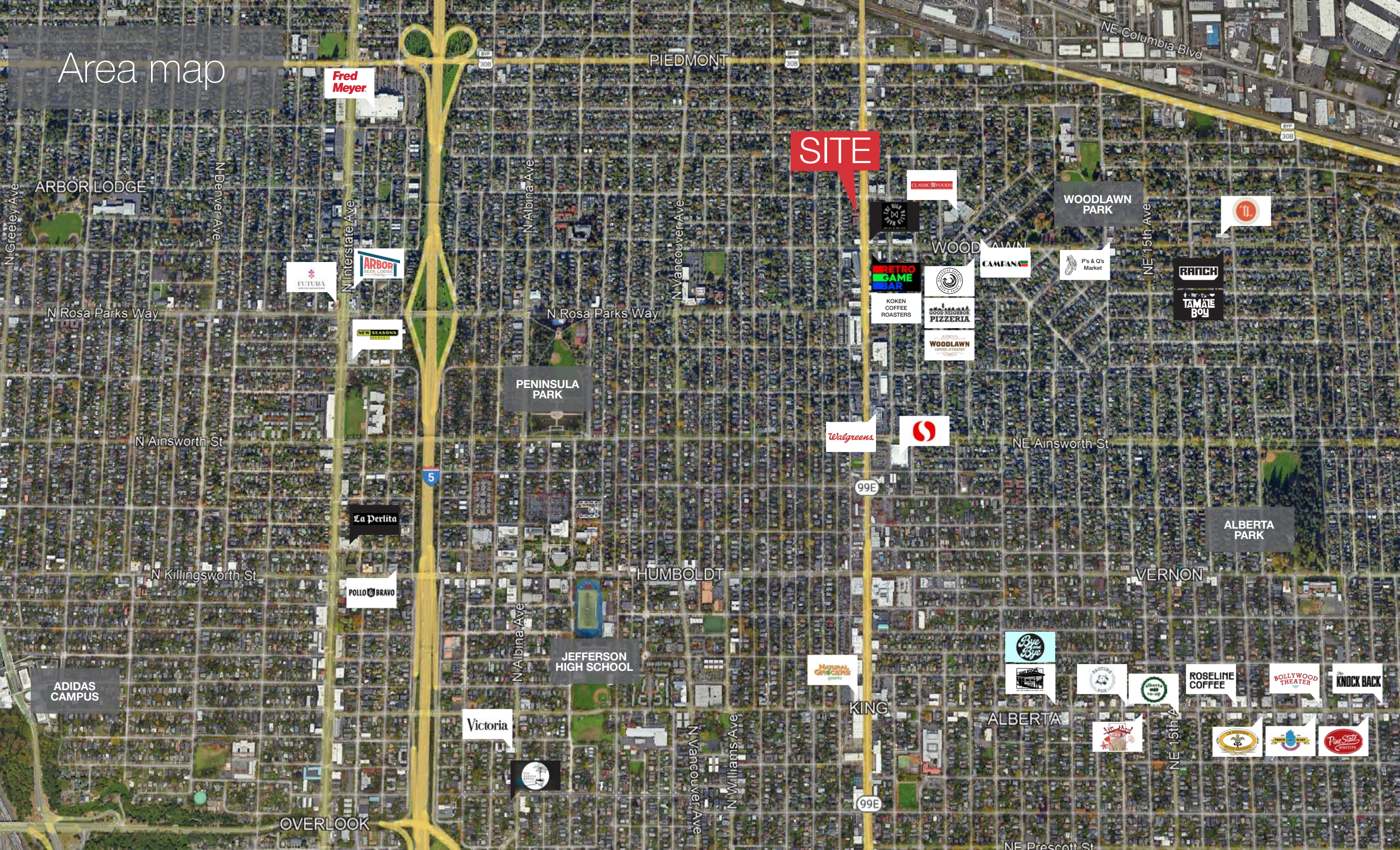
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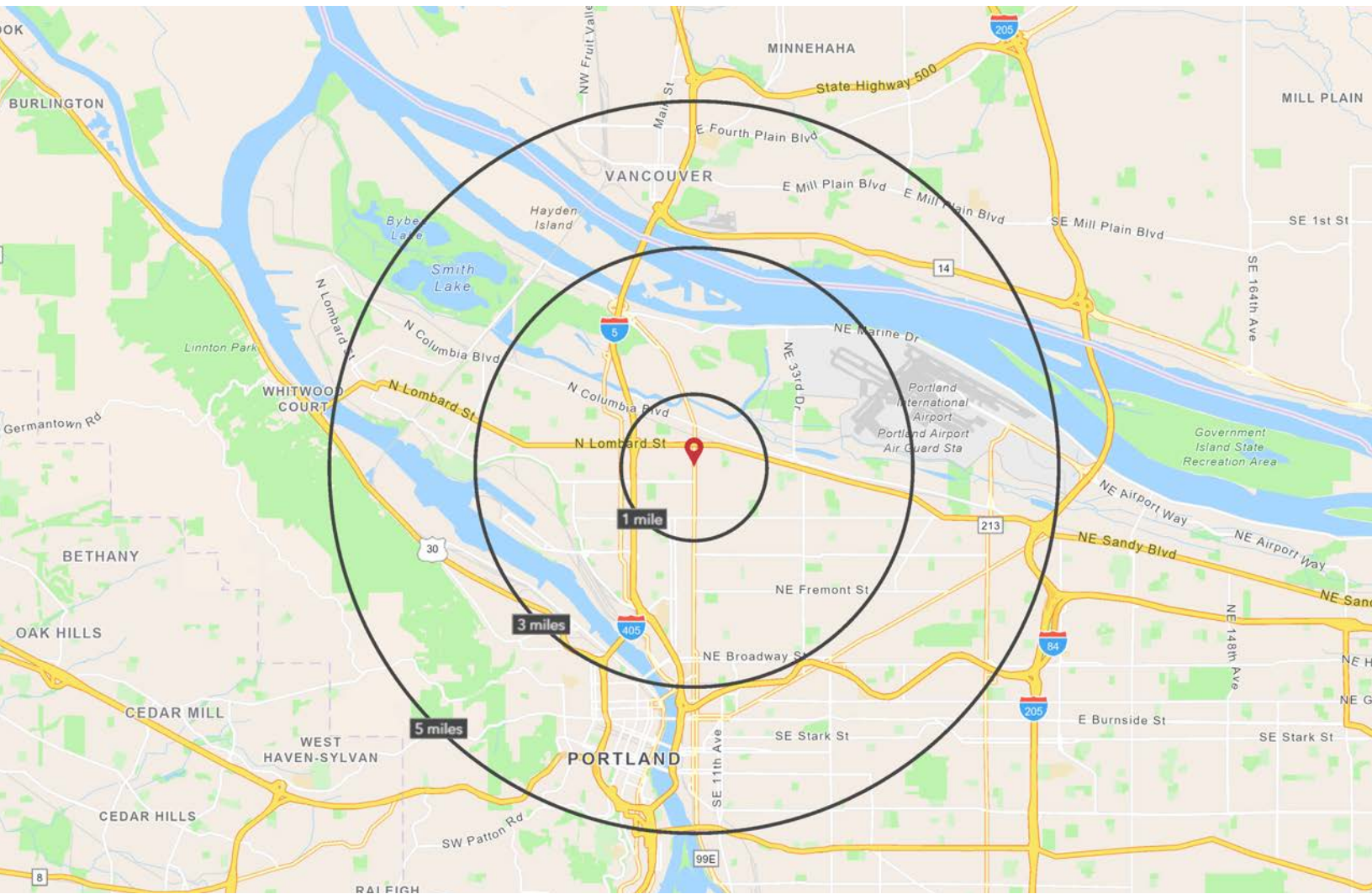
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Area map



Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	20,851	129,816	353,515
2030 Projected Total Population	21,209	132,231	363,673
2025 Average HH Income	\$127,676	\$145,178	\$130,673
2025 Median Home Value	\$626,955	\$665,724	\$668,437
2025 Estimated Total Households	8,957	57,103	168,139
2025 Daytime Demographics 16+	11,192	91,433	333,967
2025 Some College or Higher	84%	85%	84%

Source: ESRI (2025)

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Demographics — Full Profile



Executive Summary (Esri 2025)

6931 NE Martin Luther King Jr Blvd, Portland, Oregon, 97211
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.57274
Longitude: -122.66153

	1 mile	3 miles	5 miles
Population			
2010 Population	19,449	109,189	298,669
2020 Population	20,418	126,834	340,695
2025 Population	20,851	129,816	353,515
2030 Population	21,209	132,231	363,673
2010-2020 Annual Rate	0.49%	1.51%	1.33%
2020-2024 Annual Rate	0.40%	0.44%	0.71%
2024-2029 Annual Rate	0.34%	0.37%	0.57%
2020 Male Population	48.1%	48.9%	49.8%
2020 Female Population	51.9%	51.1%	50.2%
2020 Median Age	37.0	37.4	37.4
2025 Male Population	48.7%	49.6%	50.3%
2025 Female Population	51.3%	50.4%	49.7%
2025 Median Age	38.0	38.4	38.3

In the identified area, the current year population is 20,851. In 2020, the Census count in the area was 20,418. The rate of change since 2020 was 0.40% annually. The five-year projection for the population in the area is 21,209 representing a change of 0.34% annually from 2025 to 2030. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	61.6%	67.2%	69.5%
2025 Black Alone	16.5%	10.4%	6.3%
2025 American Indian/Alaska Native Alone	1.2%	1.2%	1.2%
2025 Asian Alone	3.1%	4.3%	5.5%
2025 Pacific Islander Alone	0.5%	0.5%	0.6%
2025 Other Race	4.8%	4.5%	5.0%
2025 Two or More Races	12.2%	11.9%	11.8%
2025 Hispanic Origin (Any Race)	11.6%	11.4%	12.1%

Persons of Hispanic origin represent 11.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	90	112	97
2010 Households	7,980	46,007	137,003
2020 Households	8,795	55,952	161,493
2025 Households	8,957	57,103	168,139
2030 Households	9,051	58,014	173,381
2010-2020 Annual Rate	0.98%	1.98%	1.66%
2020-2024 Annual Rate	0.35%	0.39%	0.77%
2024-2029 Annual Rate	0.21%	0.32%	0.62%
2025 Average Household Size	2.30	2.21	2.03

The household count in this area has changed from 8,795 in 2020 to 8,957 in the current year, a change of 0.35% annually. The five-year projection of households is 9,051, a change of 0.21% annually from the current year total. Average household size is currently 2.30, compared to 2.29 in the year 2020. The number of families in the current year is 4,179 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

August 01, 2025

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.57274
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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	38.8%	37.9%	44.9%
Median Household Income			
2025 Median Household Income	\$101,115	\$109,944	\$93,180
2030 Median Household Income	\$117,706	\$127,902	\$108,021
2024-2029 Annual Rate	3.09%	3.07%	3.00%
Average Household Income			
2025 Average Household Income	\$127,676	\$145,178	\$130,673
2030 Average Household Income	\$145,107	\$162,097	\$146,354
2024-2029 Annual Rate	2.59%	2.23%	2.29%
Per Capita Income			
2025 Per Capita Income	\$54,765	\$63,785	\$62,205
2030 Per Capita Income	\$61,792	\$71,064	\$69,817
2024-2029 Annual Rate	2.44%	2.18%	2.34%
GINI Index			
2025 Gini Index	45.8	44.3	47.7

Current median household income is \$101,115 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$117,706 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$127,676 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$145,107 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$54,765 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$61,792 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	61	62	53
2010 Total Housing Units	8,362	49,008	147,501
2010 Owner Occupied Housing Units	4,673	27,561	66,048
2010 Renter Occupied Housing Units	3,308	18,446	70,955
2010 Vacant Housing Units	382	3,001	10,498
2020 Total Housing Units	9,185	60,426	175,322
2020 Owner Occupied Housing Units	4,850	29,269	69,886
2020 Renter Occupied Housing Units	3,945	26,683	91,607
2020 Vacant Housing Units	428	4,475	13,785
2025 Total Housing Units	9,447	62,483	185,345
2025 Owner Occupied Housing Units	4,967	29,671	71,439
2025 Renter Occupied Housing Units	3,990	27,432	96,700
2025 Vacant Housing Units	490	5,380	17,206
2030 Total Housing Units	9,560	63,698	190,962
2030 Owner Occupied Housing Units	5,104	29,969	72,895
2030 Renter Occupied Housing Units	3,947	28,044	100,486
2030 Vacant Housing Units	509	5,684	17,581
Socioeconomic Status Index			
2025 Socioeconomic Status Index	53.7	52.6	51.8

Currently, 52.6% of the 9,447 housing units in the area are owner occupied; 42.2%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 9,185 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.54%. Median home value in the area is \$626,955, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.24% annually to \$666,933.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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