

RETAIL FOR SALE

POPEYES CHICKEN & BISCUITS PORTLAND, OR
3120 NORTHEAST MARTIN LUTHER KING JUNIOR BOULEVARD
PORTLAND, OR 97212



FOR SALE



LISTING BROKER:
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PROPERTY SUMMARY

Popeyes Chicken & Biscuits Portland, OR

3120 Northeast Martin Luther King Junior Boulevard | Portland, OR 97212



Design Highlights

Price:	\$1,570,000
NOI:	\$92,748.00
CAP Rate:	6%
Remaining Term:	9 Years.
Escalations:	10% Every 5 Yrs.
NOI - 2029-2034:	\$102,024.00
Building SF:	1,742
Lot Size:	0.28 Acres
Tenant:	Popeyes Chicken Franchise
Property	Fee Simple

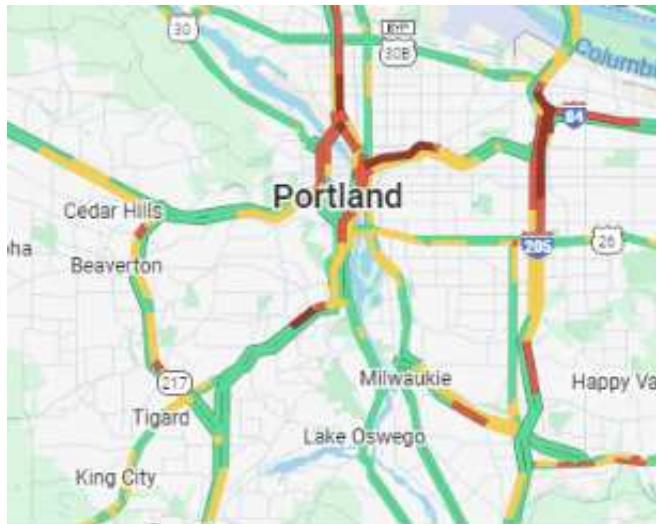
Property Overview

This is a fee simple, freestanding quick service restaurant constructed in 1980 and renovated in 2019. The building is approximately 1,742 SF and features a functional layout with 1 drive through lane that supports strong daily traffic and consistent customer volume. The improvements are in strong overall condition, and the asset is operated by an established Popeyes franchisee.

Location Overview

The site is positioned along a high visibility commercial corridor with consistent daily traffic and strong surrounding retail. Nearby national brands draw consistent customer activity to the area, and the corridor continues to experience steady growth. The property benefits from convenient access, strong demographics, and a location that supports long term tenant performance and investor stability.

Portland City Information



Location Description

The Popeyes at 3120 NE Martin Luther King Jr Blvd is positioned in one of Northeast Portland's most established and active commercial corridors. This section of Martin Luther King Jr Blvd is part of an urban renewal area that has seen ongoing investment in streetscape improvements, safety upgrades, and transit access, all of which enhance visibility, walkability, and long term commercial stability. The corridor benefits from steady daily traffic, strong neighborhood density, and close proximity to major employment and cultural districts.

Portland remains the economic center of the region with a population of more than 640,000 residents and a diverse employment base that includes healthcare, technology, education, professional services, and hospitality. The metropolitan area has returned to pre pandemic employment levels and continues to experience steady activity driven by high value industries and ongoing corporate and institutional investment.

The 97212 zip code is one of Portland's most affluent and well educated residential areas. Median household income is approximately 128,000 dollars, significantly above the citywide average, with a population of roughly 27,500 residents. The high concentration of professionals, strong daytime population, and consistent neighborhood spending patterns support durable restaurant performance for national quick service operators.

NE Martin Luther King Jr Blvd remains a priority for continued city investment, reinforcing the long term strength of this corridor. The combination of urban infill density, stable demographics, strong incomes, and ongoing improvements creates a highly supportive environment for a single tenant absolute NNN Popeyes.

TENANT OVERVIEW**TENANT SUMMARY**

Founded in 1972, Popeyes has more than 50 years of history and culinary tradition. Popeyes owes its beginnings to entrepreneur and culinary innovator Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans style fried chicken that has now made the brand famous throughout the world. Popeyes culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana. Popeyes continuously draws upon and celebrates this heritage to inspire new, authentic menu creations the world craves. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items.

Popeyes currently operates over 4,900 locations in

LEASE ABSTRACT

Tenant	Portland Foods Inc Popeyes Louisiana Kitchen Francise Operator								
Lease Type	Absolute NNN Lease								
Term 2024 - 2029	\$ 92,748.00								
10% Esc 2029 - 2034	\$102,024.00								
Lease Expiration	2034								
Renewal Options	The tenant has six renewal options. Each renewal term is five years. Renewal terms begin immediately after the prior term ends.								
Base Rent Schedule from 2019 - 2034	<table border="1"> <tr> <td>1st</td><td>\$6,388.00</td></tr> <tr> <td>2nd</td><td>\$7,026.00</td></tr> <tr> <td>3rd</td><td>\$7,729.00</td></tr> <tr> <td>4th</td><td>\$8,502.00</td></tr> </table>	1st	\$6,388.00	2nd	\$7,026.00	3rd	\$7,729.00	4th	\$8,502.00
1st	\$6,388.00								
2nd	\$7,026.00								
3rd	\$7,729.00								
4th	\$8,502.00								
Absolute NNN Structure	This lease is a fully absolute NNN structure. The tenant is responsible for all real estate taxes, insurance, repairs, maintenance, utilities, and all operating and occupancy costs associated with the premises.								

Popeyes | 3120 NE Martin Luther King Jr Blvd

SECTION I

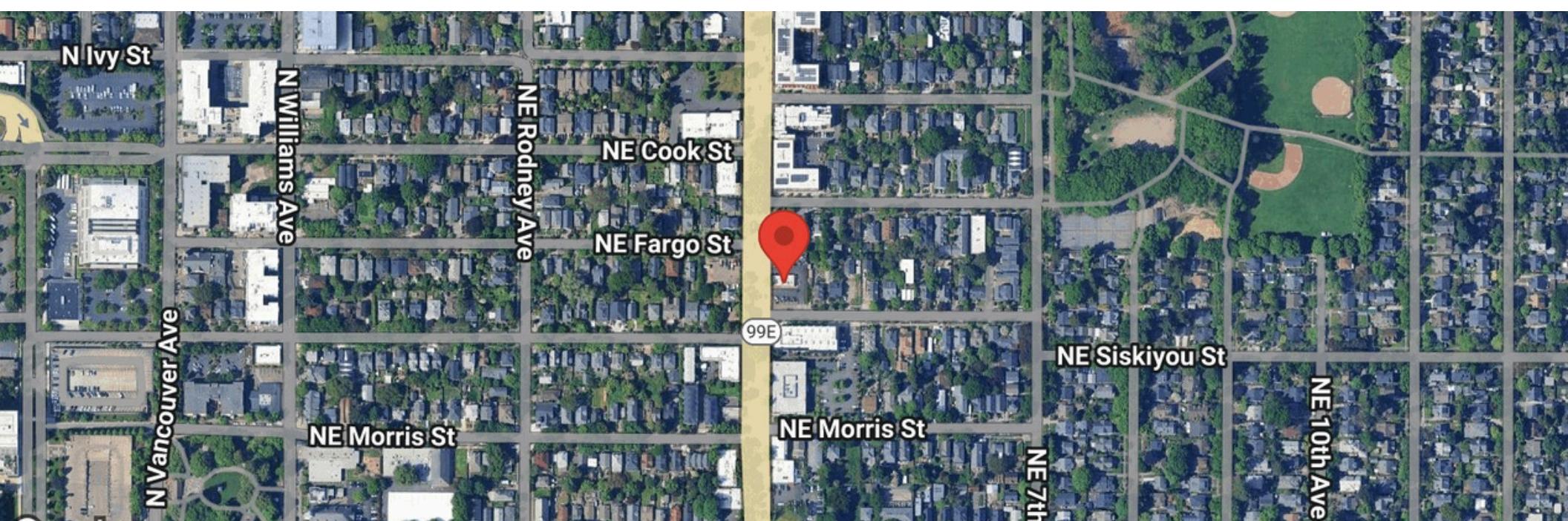
Maps / Demographics



LOCATION MAPS

PopeyesChicken&BiscuitsPortland, OR

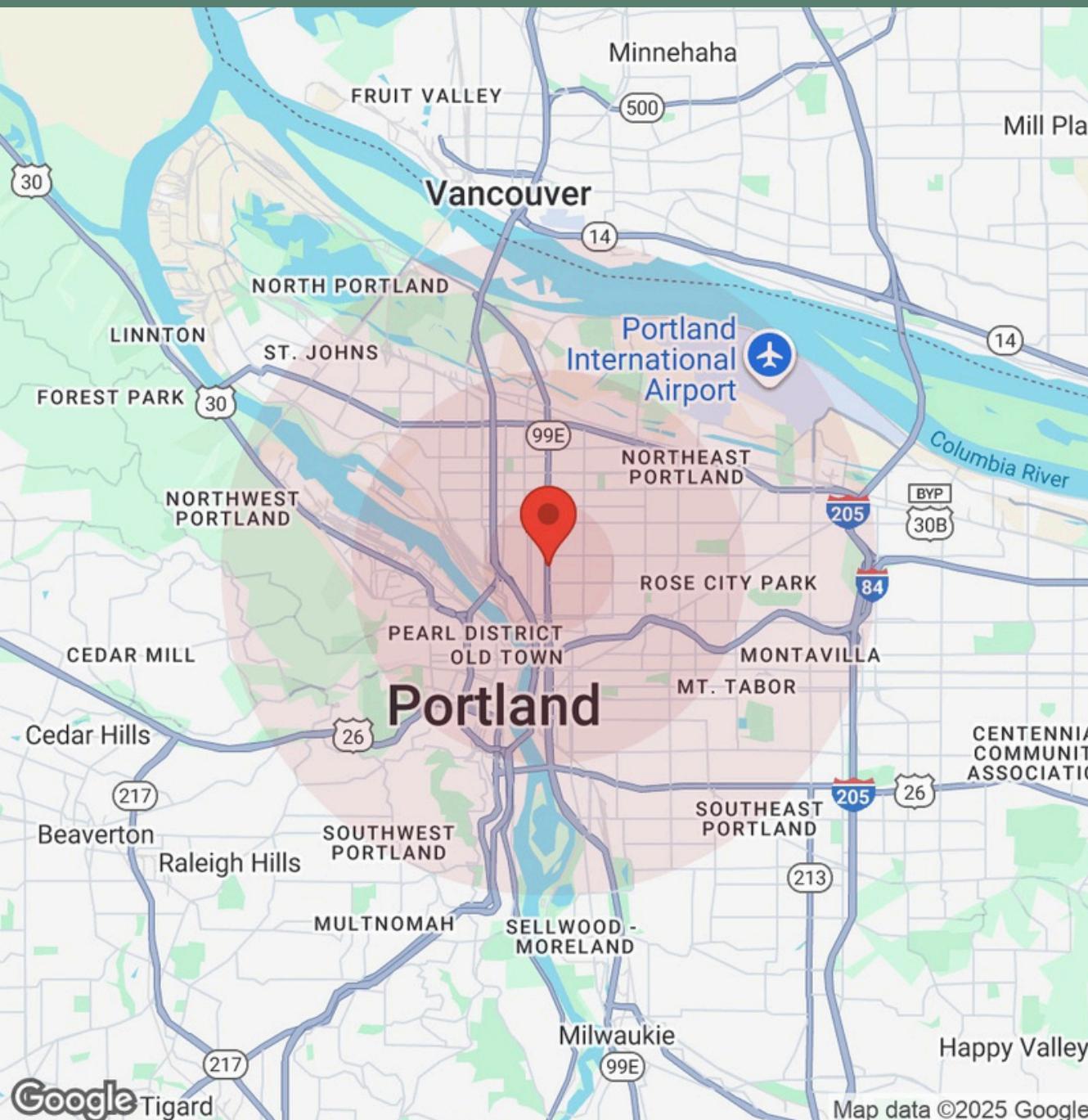
3120NortheastMartinLuther King Junior Boulevard | Portland, OR 97212



DEMOCRAPHICS

PopeyesChicken&BiscuitsPortland, OR

3120NortheastMartinLuther King Junior Boulevard | Portland, OR 97212



Map data ©2025 Google

	1 Mile	3 Miles	5 Miles
Population			
Male	14,319	118,443	202,987
Female	14,505	110,186	191,308
Total Population	28,823	228,630	394,295
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,329	23,410	44,606
Ages 15-24	2,508	21,181	39,721
Ages 25-54	16,804	128,434	211,966
Ages 55-64	2,679	22,875	39,460
Ages 65+	3,502	32,728	58,541
Race	1 Mile	3 Miles	5 Miles
White	19,219	159,309	273,286
Black	3,289	15,867	24,367
Am In/AK Nat	133	1,075	1,814
Hawaiian	72	457	986
Hispanic	3,119	25,218	45,265
Asian	1,360	14,198	27,246
Multi-Racial	1,568	12,072	20,622
Other	66	434	670
Income	1 Mile	3 Miles	5 Miles
Median	\$99,140	\$94,937	\$98,120
< \$15,000	1,434	11,514	16,451
\$15,000-\$24,999	692	5,579	8,967
\$25,000-\$34,999	621	6,307	9,682
\$35,000-\$49,999	962	9,295	14,922
\$50,000-\$74,999	1,719	13,884	22,948
\$75,000-\$99,999	1,536	13,394	22,783
\$100,000-\$149,999	2,239	19,128	33,675
\$150,000-\$199,999	1,578	13,057	21,709
> \$200,000	3,041	22,363	36,945
Housing	1 Mile	3 Miles	5 Miles
Total Units	15,375	127,354	208,305
Occupied	13,823	114,520	188,081
Owner Occupied	5,271	44,471	84,708
Renter Occupied	8,552	70,049	103,373
Vacant	1,552	12,834	20,224