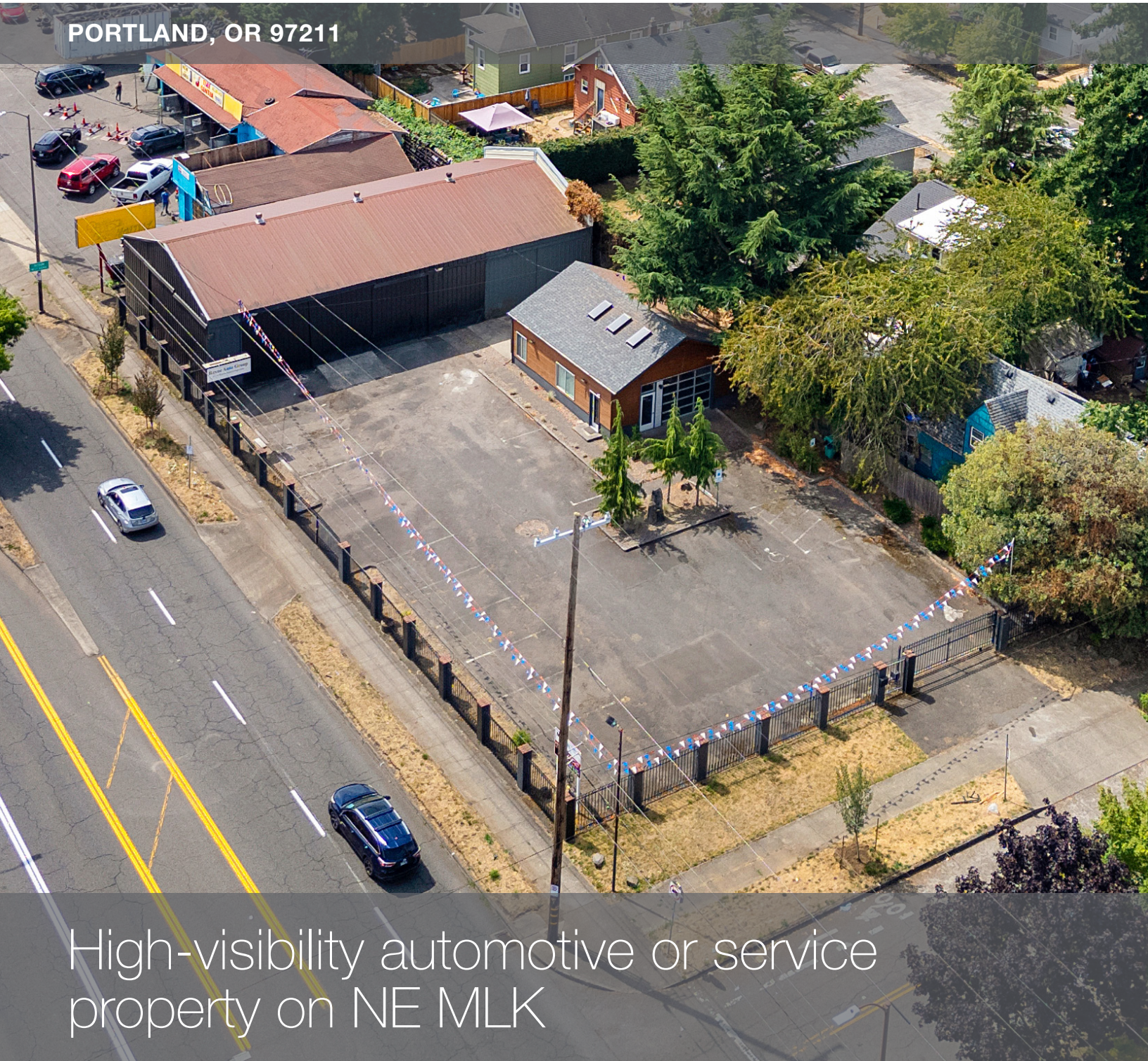


RETAIL SPACE FOR SALE OR LEASE

6931 NE Martin Luther King Blvd

PORTLAND, OR 97211



High-visibility automotive or service property on NE MLK

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
David Moore 503 707 9028 / 503 224 6791 / dmoore@naielliott.com



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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	\$3,500/mo + \$1,300/mo NNN
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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This is an aerial map of the Woodlawn neighborhood in Chicago, Illinois. The map is overlaid with numerous labels for businesses, parks, schools, and streets. A red speech bubble labeled "SITE" points to a specific location on the map. The map shows a grid of streets with major thoroughfares like Interstate 55 (I-55) and Interstate 90 (I-90) visible. The neighborhood is bordered by Pilsen to the west, South Shore to the south, and the city center to the north. Various commercial and recreational areas are marked, including parks like Peninsula Park and Woodlawn Park, and schools like Jefferson High School. The map also shows the presence of several businesses, including restaurants, bars, and retail stores.

Area map

Labels on the map:

- Streets:** N Greeley Ave, N Denver Ave, N Interstate Ave, N Albina Ave, N Vancouver Ave, N Rosa Parks Way, N Ainsworth St, N Killingsworth St, N Albina Ave, N Vancouver Ave, N Williams Ave, NE Columbia Blvd, NE 15th Ave, NE Ainsworth St, NE Prescott St.
- Parks:** ARBOR LODGE, PENINSULA PARK, WOODLAWN PARK, ALBERTA PARK.
- Schools:** JEFFERSON HIGH SCHOOL.
- Businesses and Landmarks:** Fred Meyer, FUTURA, ARBOR LODGE, NEW SEASONS, La Perlita, POLLO BRAVO, ADIDAS CAMPUS, Victoria, WOODLAWN, CLASSIC FOODS, RETRO GAME BAR, KOKEN COFFEE ROASTERS, GOOD NEIGHBORHOOD PIZZERIA, WOODLAWN CATERING, CAMERANO, P's & Q's Market, RANCH, TAMATE BOU, Walgreens, S, ALBERTA COFFEE, BOLLYWOOD THEATER, THE KNOCK BACK, Pure State CIGARETTES, lin food, PASTURE FOX, By the Sea, NATUREL GROCERIES good4u.
- Other:** SITE (red speech bubble), OVERLOOK, HUMBOLDT, VERNON, KING, ALBERTA.

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Area map

Fred Meyer

ARBOR LODGE

N Greeley Ave

N Denver Ave

N Interlark Ave

N Rosa Parks Way

N Ainsworth St

N Killingsworth St

ADIDAS CAMPUS

OVERLOOK

PIEDMONT

N Albina Ave

N Vancouver Ave

WOODLAWN

WOODLAWN PARK

NE 15th Ave

ALBERTA PARK

VERNON

ALBERTA

KING

NE Prescott St

JEFFERSON HIGH SCHOOL

HUMBOLDT

Peninsula Park

La Perlita

POLLO BRAVO

Victoria

WALGREENS

RETRO GAME BAR

CLASSIC FOODS

WOODLAWN PIZZERIA

WOODLAWN COFFEE ROASTERS

P's & Q's Market

RANCH

TAMATE BOU

Bye Bye

PASTURE

ROSELINE COFFEE

BOLLYWOOD THEATER

THE KNOCK BACK

POPE STATE CIGARETTES

NINE

Area map

Fred Meyer

ARBOR LODGE

N Greeley Ave

N Denver Ave

N Interlark Ave

N Rosa Parks Way

N Ainsworth St

N Killingsworth St

ADIDAS CAMPUS

OVERLOOK

PIEDMONT

N Albina Ave

N Vancouver Ave

WOODLAWN

WOODLAWN PARK

NE 15th Ave

ALBERTA PARK

VERNON

ALBERTA

KING

NE Prescott St

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Area map

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RANCH

TAMATE BOU

Bye Bye

PASTURE

ROSELINE COFFEE

BOLLYWOOD THEATER

THE KNOCK BACK

POPE STATE CIGARETTES

NINE

An aerial photograph of a residential neighborhood in Denver, Colorado, specifically the Woodlawn Park area. The map is overlaid with numerous labels for businesses, parks, schools, and streets. A red speech bubble labeled "SITE" points to a specific location near NE Ainsworth St and N Alameda Ave. Other prominent labels include "Fred Meyer" at the top left, "ARBOR LODGE" and "FUTURA" on the left side, "PENINSULA PARK" and "JEFFERSON HIGH SCHOOL" in the center, and "ADIDAS CAMPUS" at the bottom left. On the right side, there are many small business logos such as "RETRO GAME BAR", "KOKEN COFFEE ROASTERS", "WOODLAWN PIZZERIA", "WALGREENS", "NATURAL GROCEERS", "Bye Bye", "PASTURE FOX", "ROSELINE COFFEE", "BOLLYWOOD THEATER", "THE KNOCK BACK", and "Pure State CIGARETTES". Major roads like I-70 and I-25 are visible as yellow lines. The map also shows several parks including Woodlawn Park, Peninsula Park, and Alberta Park. Street names like N Greeley Ave, N Denver Ave, N Interlake Ave, N Albina Ave, N Vancouver Ave, N Williams Ave, N Killingsworth St, N Rosa Parks Way, N Ainsworth St, NE Prescott St, NE Columbia Blvd, and NE 15th Ave are labeled. The overall scene depicts a dense urban environment with a mix of commercial and residential buildings.

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[illegible][illegible][illegible][illegible][illegible][illegible]

Area map

NE Columbia Blvd

PIEDMONT

WOODLAWN

WOODLAWN PARK

VERNON

ALBERTA PARK

ALBERTA

OVERLOOK

HUMBOLDT

JEFFERSON HIGH SCHOOL

N Killingsworth St

N Ainsworth St

N Rosa Parks Way

N Denver Ave

N Interstate Ave

N Albina Ave

N Vancouver Ave

N Williams Ave

N Greeley Ave

ADIDAS CAMPUS

La Perlita

POLLO BRAVO

WALGREENS

RETRO GAME BAR

KOKEN COFFEE ROASTERS

GOOD NEIGHBORHOOD PIZZERIA

WOODLAWN CATERING

CAMERON

P's & Q's Market

RANCH

TAMATE BOU

ALBERTA COFFEE

BOLLYWOOD THEATER

THE KNOCK BACK

NE Prescott St

NE 15th Ave

NE 9th Ave

NE 7th Ave

NE 5th Ave

NE 3rd Ave

NE 1st Ave

NE 1st St

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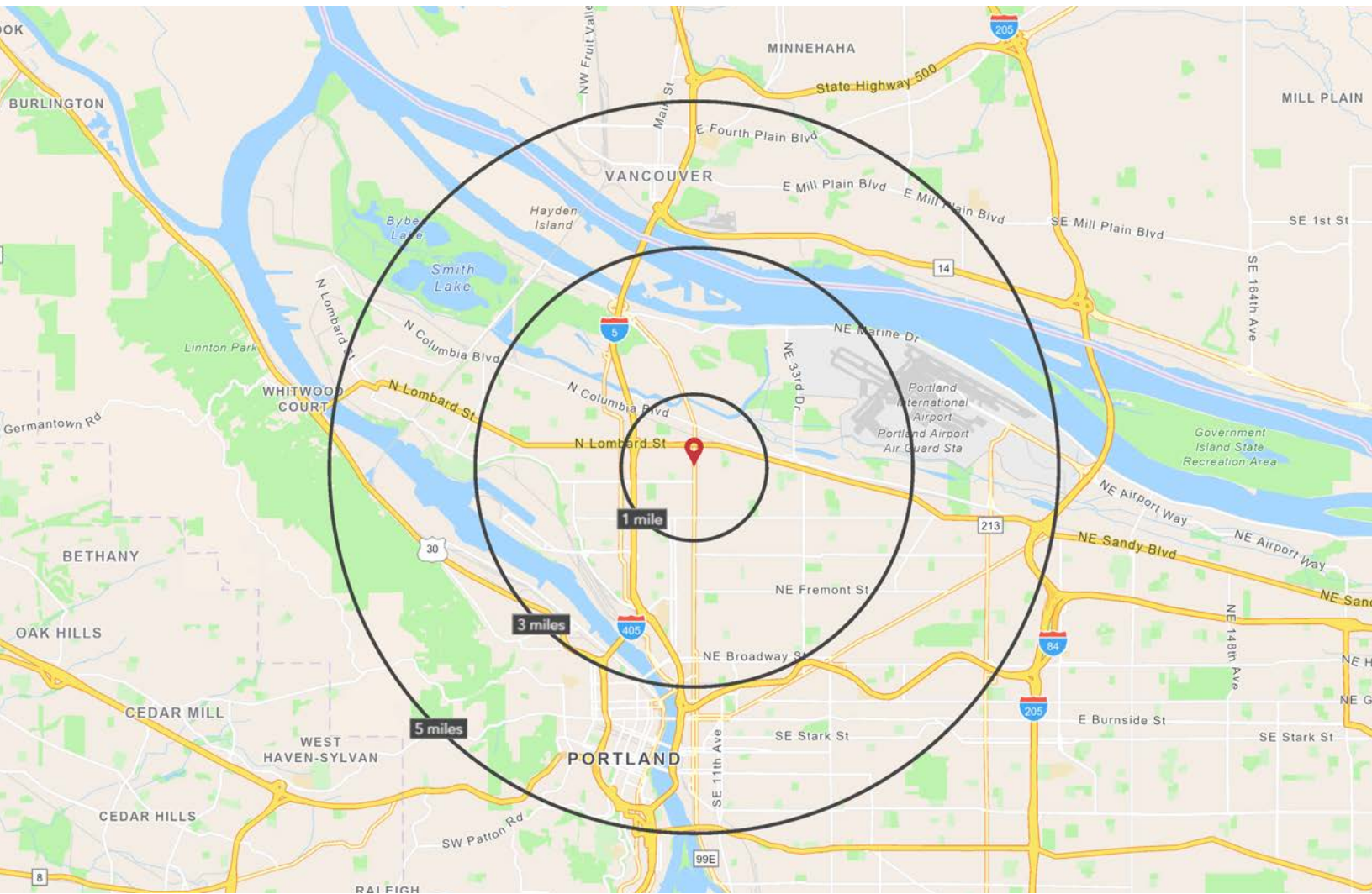
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[illegible][illegible][illegible][illegible]

This is an aerial map of the Woodlawn neighborhood in Chicago, overlaid with numerous labels for businesses, parks, schools, and streets. The map is oriented with North at the top. Major streets shown include N Greeley Ave, N Denver Ave, N Interstate Ave, N Albina Ave, N Vancouver Ave, N Williams Ave, N Rosa Parks Way, N Ainsworth St, N Killingsworth St, N Ainsworth St, N Prescott St, N 15th Ave, N 16th Ave, N 17th Ave, N 18th Ave, N 19th Ave, N 20th Ave, N 21st Ave, N 22nd Ave, N 23rd Ave, N 24th Ave, N 25th Ave, N 26th Ave, N 27th Ave, N 28th Ave, N 29th Ave, N 30th Ave, N 31st Ave, N 32nd Ave, N 33rd Ave, N 34th Ave, N 35th Ave, N 36th Ave, N 37th Ave, N 38th Ave, N 39th Ave, N 40th Ave, N 41st Ave, N 42nd Ave, N 43rd Ave, N 44th Ave, N 45th Ave, N 46th Ave, N 47th Ave, N 48th Ave, N 49th Ave, N 50th Ave, N 51st Ave, N 52nd Ave, N 53rd Ave, N 54th Ave, N 55th Ave, N 56th Ave, N 57th Ave, N 58th Ave, N 59th Ave, N 60th Ave, N 61st Ave, N 62nd Ave, N 63rd Ave, N 64th Ave, N 65th Ave, N 66th Ave, N 67th Ave, N 68th Ave, N 69th Ave, N 70th Ave, N 71st Ave, N 72nd Ave, N 73rd Ave, N 74th Ave, N 75th Ave, N 76th Ave, N 77th Ave, N 78th Ave, N 79th Ave, N 80th Ave, N 81st Ave, N 82nd Ave, N 83rd Ave, N 84th Ave, N 85th Ave, N 86th Ave, N 87th Ave, N 88th Ave, N 89th Ave, N 90th Ave, N 91st Ave, N 92nd Ave, N 93rd Ave, N 94th Ave, N 95th Ave, N 96th Ave, N 97th Ave, N 98th Ave, N 99th Ave, N 100th Ave. The map also shows several parks, including Woodlawn Park, Peninsula Park, and Jefferson High School. Numerous business labels are scattered throughout, including Fred Meyer, Arbor Lodge, Futura, New Seasons, La Perla, Pollo Bravo, Adidas Campus, Walgreens, Retro Game Bar, Koken Coffee Roasters, Good Neighbor Pizzeria, Woodlawn Coffee Roasters, Classic Foods, Woodlawn, Campa, P's & Q's Market, Ranch, Tamale Boy, Alberta Park, Vernon, King, Alberta, Roseline Coffee, Bollywood Theater, The Knock Back, Pure State Cigars, and others. A red speech bubble labeled 'SITE' is located in the upper right quadrant of the 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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NAI Elliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

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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Page 1 of 2

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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
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
Households by Income			

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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