

2ND GEN. FOOD RETAIL



7339 NORTHEAST MARTIN LUTHER KING JR. BLVD
PORTLAND, OR 97211



FOR LEASE

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Property Summary

Building SF:	2,650 + bonus covered patio
Lease Rate:	Negotiable
Parking:	on site
Zoning:	CM2 (commercial mixed use)
Lease Type	NNN (\$1,000/month)
Term	3 year minimum

Property Overview

2nd-generation freestanding building with many modern updated amenities. Featuring a 12' Type 1 hood, walk-in cooler, walk-in freezer, in-place bar and tap area, plus a covered patio, outdoor dining area, and a highly visible lit pylon sign. There is also a separate area that could be used for lottery or gaming machines.

Location Overview

This food retail space anchors the "Park the Carts" food court on 73rd and NE MLK Blvd.

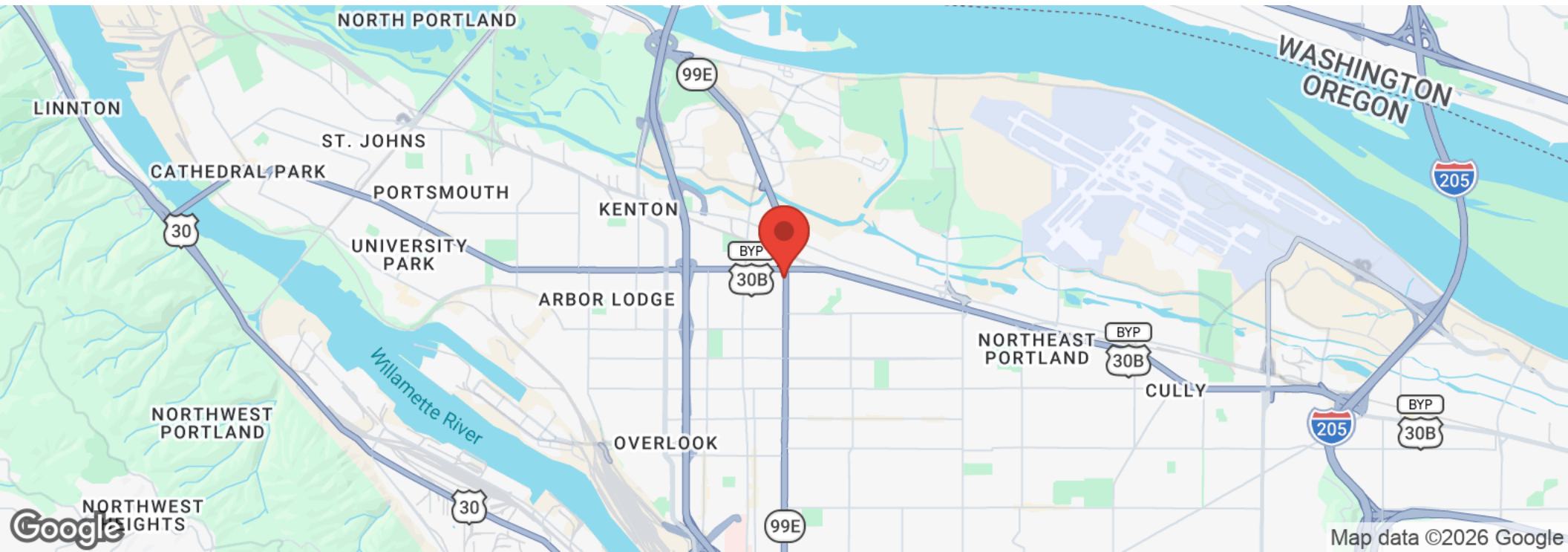
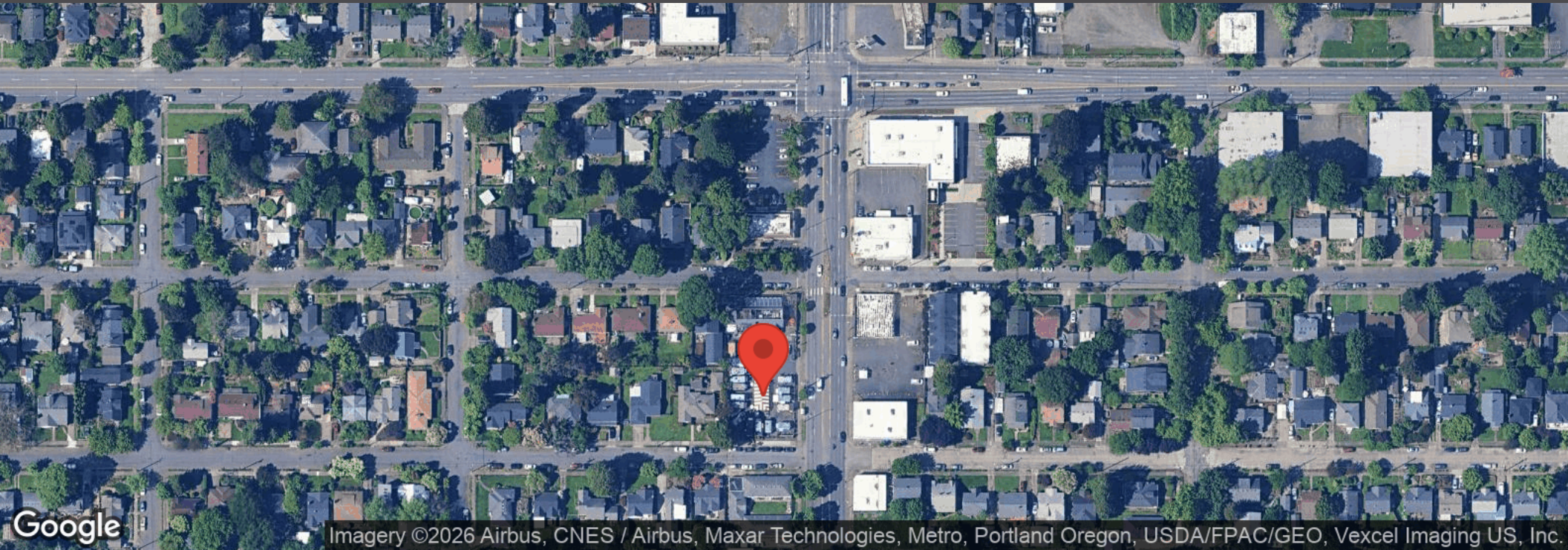
PROPERTY PHOTOS

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LOCATION MAPS

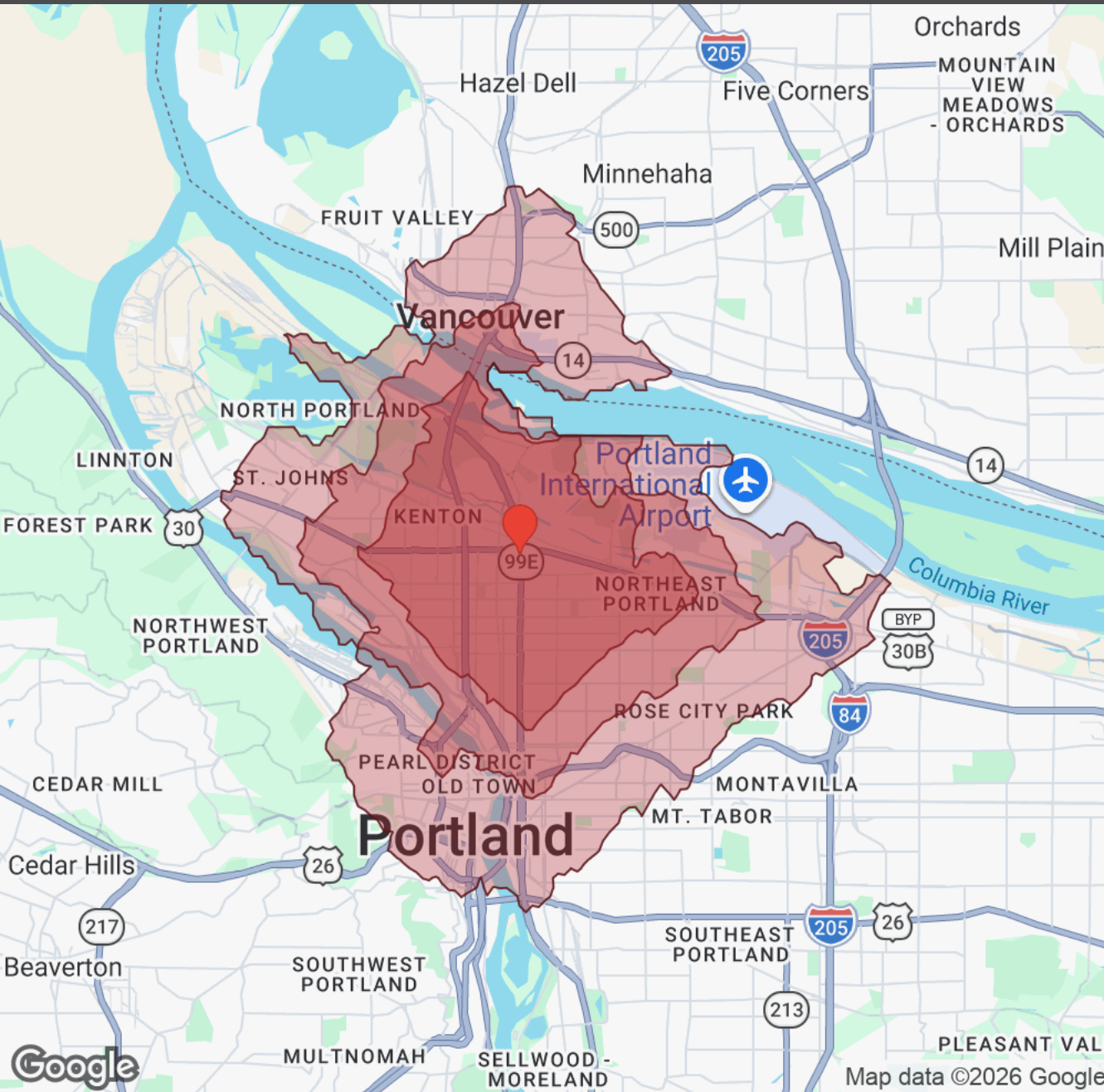
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DEMOGRAPHICS

7339 NE MLK

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Driving Time: ■ 5 Mins ■ 7 Mins ■ 10 Mins

Population	5 Mins	7 Mins	10 Mins
Male	13,927	28,223	54,358
Female	14,125	28,571	54,872
Total Population	28,052	56,794	109,231

Housing	5 Mins	7 Mins	10 Mins
Total Units	13,303	26,713	54,223
Occupied	12,180	24,461	49,366
Owner Occupied	7,218	15,000	26,910
Renter Occupied	4,962	9,461	22,456
Vacant	1,123	2,252	4,857

Age	5 Mins	7 Mins	10 Mins
Ages 0 - 14	3,716	7,731	14,318
Ages 15 - 24	2,555	5,084	9,607
Ages 25 - 54	15,827	30,911	59,706
Ages 55 - 64	2,551	5,532	10,741
Ages 65+	3,404	7,534	14,859

Income	5 Mins	7 Mins	10 Mins
Median	\$116,489	\$118,624	\$109,571
Under \$15k	761	1,693	3,843
\$15k - \$25k	378	914	2,154
\$25k - \$35k	643	1,100	2,520
\$35k - \$50k	730	1,299	3,004
\$50k - \$75k	1,141	2,420	5,330
\$75k - \$100k	1,487	3,010	5,931
\$100k - \$150k	2,719	4,669	9,524
\$150k - \$200k	1,664	3,260	6,339
Over \$200k	2,656	6,095	10,720

DISCLAIMER

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