



### OFFERING SUMMARY

Lease Rate:	Call Broker
Building Size:	27,240 SF
Available SF:	690 - 2,010 SF
Year Built:	2015
Zoning:	Mixed Use
Market:	Portland
Submarket:	NE Portland

### PROPERTY OVERVIEW

King Street Lofts is a modern, mixed use building where you can find the perfect live/work balance in trendy NE Portland. Only minutes from downtown Portland, with easy access to public transportation, freeways and Williams Bike Corridor. Choose from a vast array of boutiques, restaurants, coffee shops and breweries within walking distance. A wide variety of entertainment options are also available, including the Moda Center, OMSI, the Lloyd Center, and more.

### PROPERTY HIGHLIGHTS

- **ONE YEAR FREE RENT WITH FIVE YEAR LEASE!**
- Retail space facing busy Martin Luther King Blvd
- Previously used as a convenience store
- 40,395 Average Daily Traffic
- Located in a modern, newer mixed use building with 36 units above
- Easy access to public transportation, I-5 and Williams Bike Corridor
- A wide variety of boutique shops, restaurants, breweries, and coffee shops nearby

#### MICK GRIEP

Associate Broker  
Mick@CommercialRENW.com  
503.502.9676

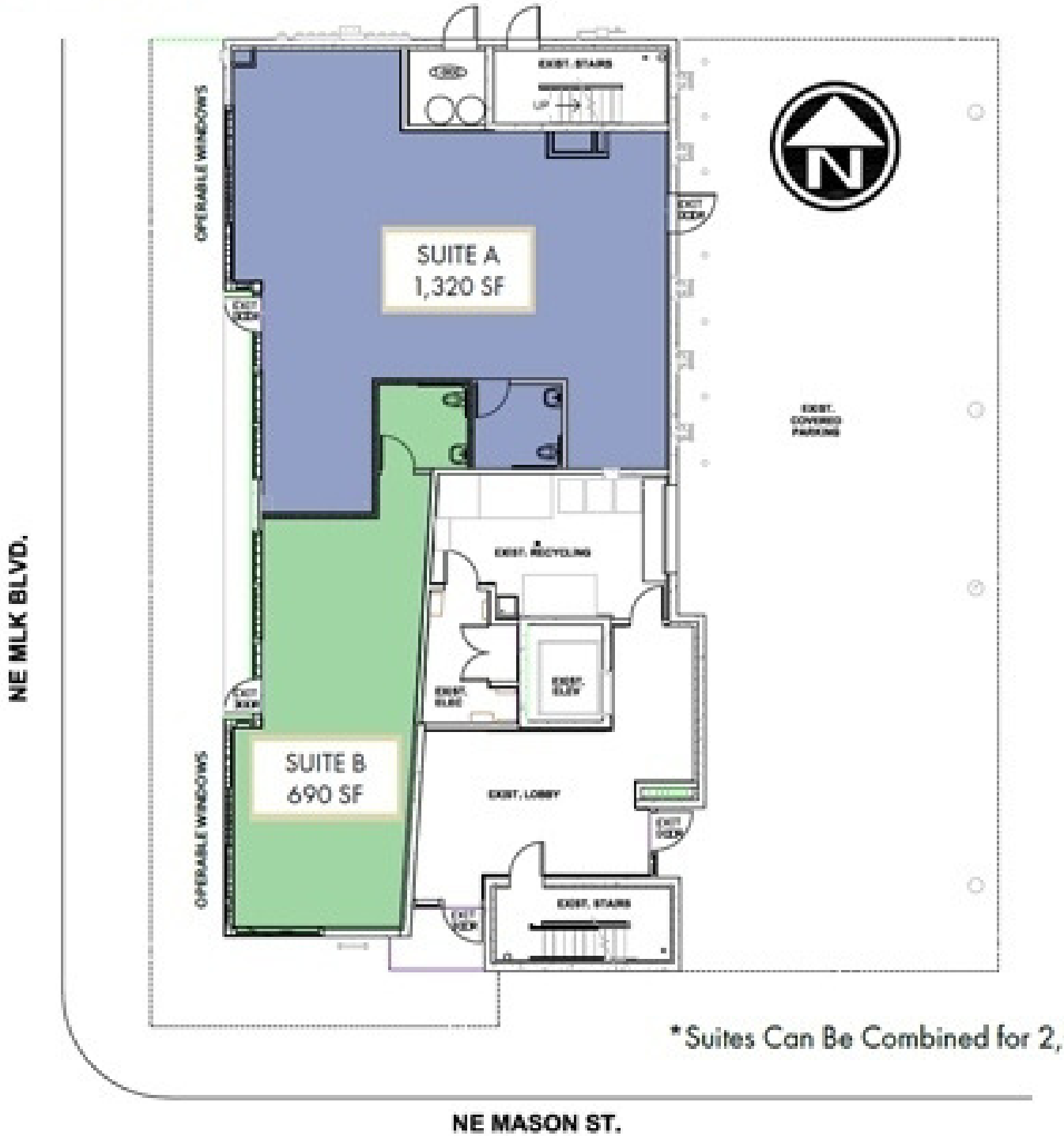
Commercial Real Estate NW  
7320 SW Hunziker Rd, Ste 203  
Tigard, OR 97223  
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**SITE PLAN**

FOR LEASE | 690 - 2,010 SF RETAIL SPACE  
4110 NE MARTIN LUTHER KING JR BLVD, PORTLAND, OR 97221

IL LEASING PLAN

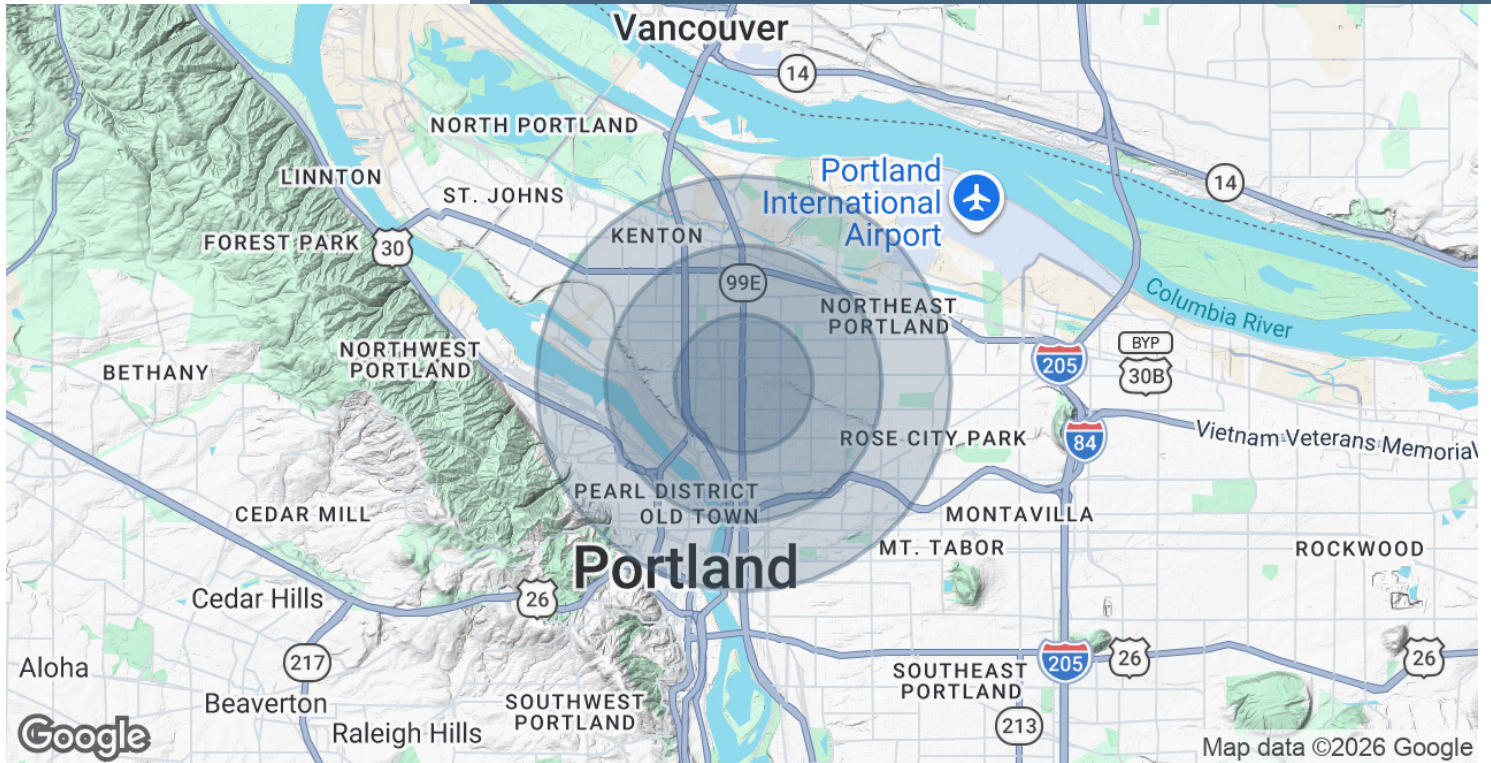


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	25,960	86,544	165,005
Average Age	33.4	36.0	36.7
Average Age (Male)	32.9	35.3	36.8
Average Age (Female)	34.7	36.9	36.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	11,052	38,923	80,366
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$59,035	\$67,317	\$66,434
Average House Value	\$361,757	\$386,510	\$393,069

\* Demographic data derived from 2020 ACS - US Census

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