

FOR SALE

7606 NE MLK Jr Blvd, Portland, OR 97211

521 NE Russet St, Portland, OR 97221

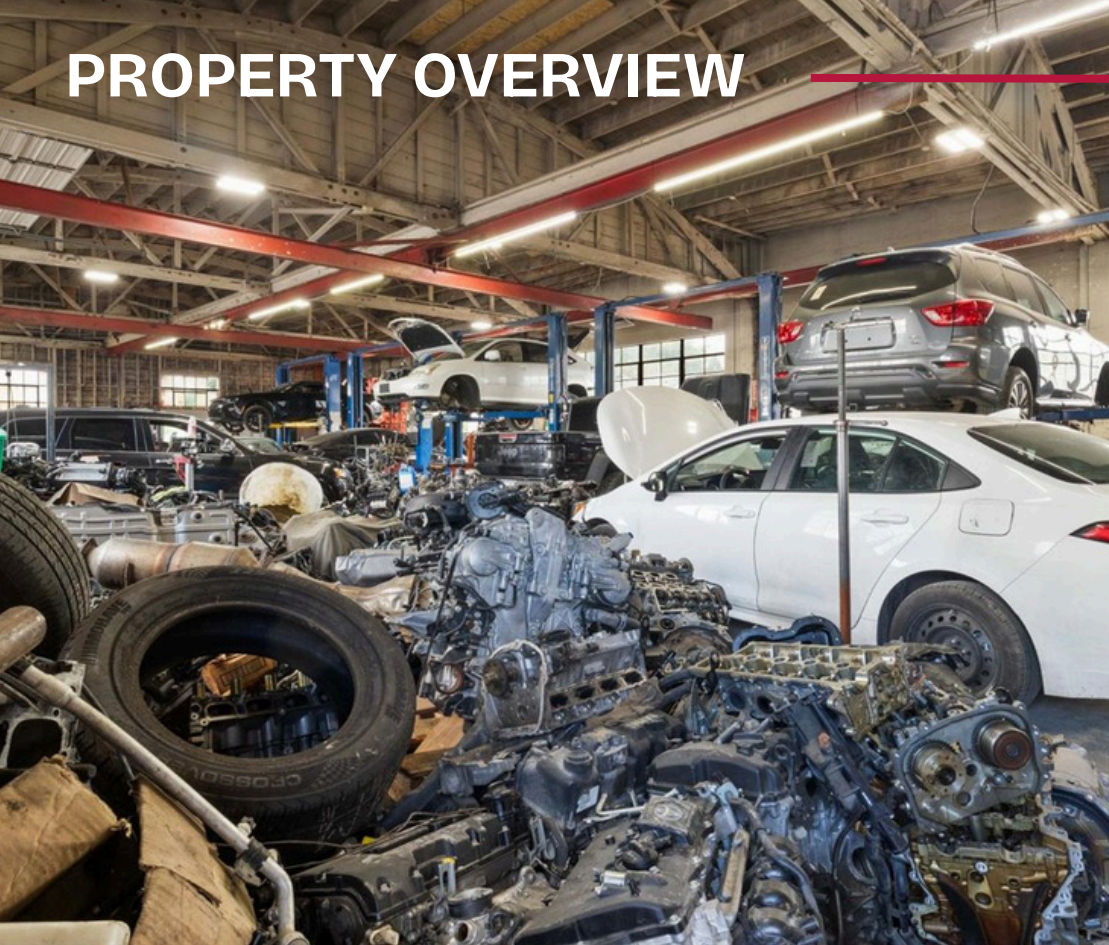
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COMMERCIALSM

PROPERTY OVERVIEW



7606 NE MLK Jr Blvd, Portland, OR 97211
521 NE Russet St, Portland, OR 97211

\$4,999,000

32,000 SQFT

EG2 | Commercial Portland Zoning

Operating automotive repair shop across seven tax lots. Industrial warehouse and office space with 3-phase power, gas service, and 12 roll-up doors on large lot.

Zoning **General Employment 2**

Year Built **1948 & 1923**

\$/SQFT **\$156.22**

Property Size **1.58 Acres**

County **Multnomah**



Property 1: 7606 NE MLK Jr Blvd has a building of 22,000 SQFT with a 3-story configuration featuring office space, storage areas, multiple bathrooms, and approximately 6,000 SQFT dedicated to an auto body shop.

Property 2: 521 NE Russet St is on a 0.36 acre lot with 10,000 SQFT of building space offering both warehouse and office.



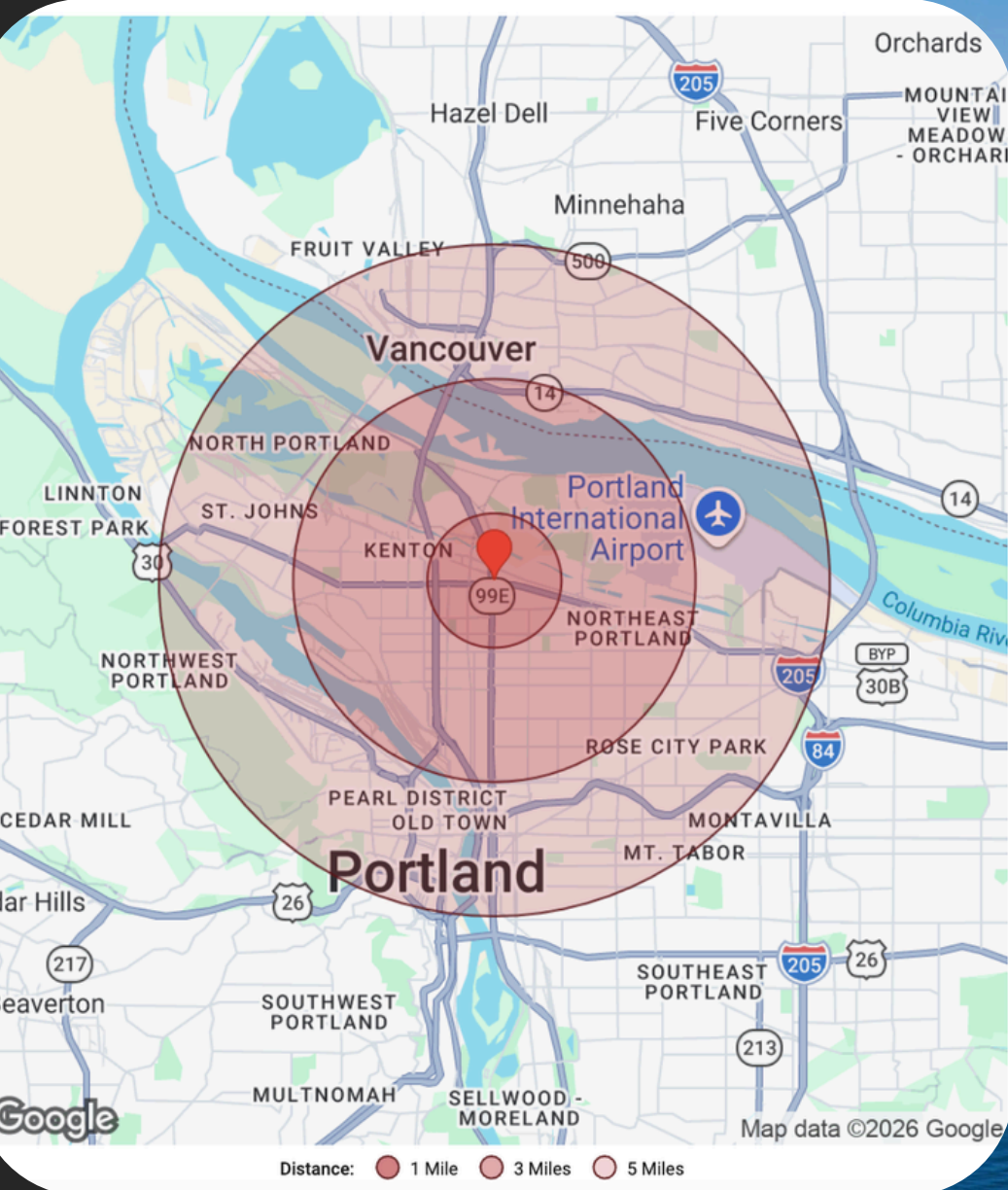
PROPERTY PHOTOS

Both buildings feature:

- 3-phase power and gas fuel
- 12 total roll-up doors
- flexible use potential
- excellent visibility
- convenient access to major highways



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,079	57,040	180,788
Female	7,045	56,601	169,621
Total Population	14,123	113,641	350,409
Housing	1 Mile	3 Miles	5 Miles
Total Units	6,731	55,567	185,920
Occupied	6,184	50,377	168,345
Owner Occupied	3,605	27,975	71,255
Renter Occupied	2,579	22,402	97,090
Vacant	547	5,190	17,574
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,765	14,871	41,213
Ages 15-24	1,213	10,697	36,038
Ages 25-54	8,095	61,984	186,348
Ages 55-64	1,286	11,081	36,082
Ages 65+	1,765	15,006	50,726
Income	1 Mile	3 Miles	5 Miles
Median	\$101,045	\$107,491	\$90,669
Under \$15k	573	4,083	16,175
\$15k-\$25k	252	2,315	9,197
\$25k-\$35k	402	2,471	9,300
\$35k-\$50k	429	3,144	14,348
\$50k-\$75k	690	5,579	22,268
\$75k-\$100k	715	6,127	20,555
\$100k-\$150k	1,390	9,443	29,023
\$150k-\$200k	554	6,483	18,329
Over \$200k	1,178	10,732	29,150

MAJOR EMPLOYERS IN THE REGION



The Portland metropolitan area features a diverse and dynamic economy, with major employers spanning healthcare, athletic apparel, financial services, education, and technology. This diversity helps provide economic resilience and a wide range of career opportunities for residents. All information deemed reliable but not guaranteed.