

— FOR LEASE —

# 550 SE MLK

**PRIME RESTAURANT/RETAIL/SERVICE OPPORTUNITIES!**

**LOCATED ON SE MLK BETWEEN STARK AND WASHINGTON IN PORTLAND'S VIBRANT CENTRAL EASTSIDE**

SW CORNER RENDERING

## ADDRESS

550 SE MLK Jr Blvd | Portland, OR 97232

## AVAILABLE SPACE

- RETAIL 1:** 1,600 SF located at the prime corner of SE MLK & Stark with exclusive outdoor patio, ideal for restaurant/bar
- RETAIL 2:** 1,075 SF on SE MLK between Stark & Washington, ideal for retail/service/creative office
- RETAIL 3:** 1,305 SF located on the corner of SE MLK & Washington, ideal for retail/service/creative office

## LEASE RATE

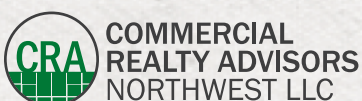
Please call for details

## TRAFFIC COUNTS

SE MLK Jr Blvd – 25,386 ADT ('22)  
SE Grand Ave – 26,091 ADT ('22)  
SE Stark St – 7,431 ADT ('22)

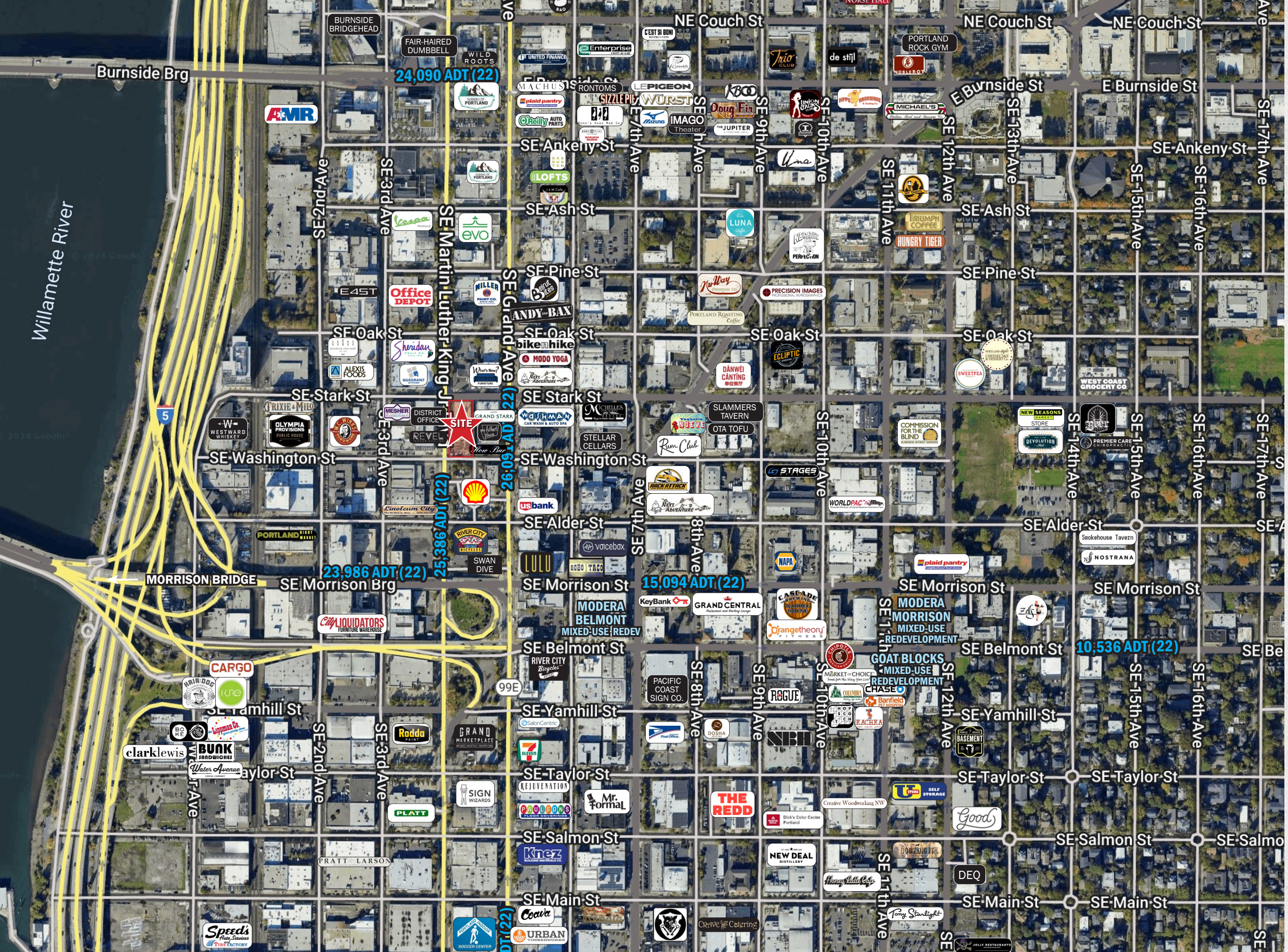
## HIGHLIGHTS

- Excellent restaurant/bar and retail/service opportunities in this new 7-story mixed-use project in the heart of Portland's Central Eastside District (132 residential apartments above ground floor retail).
- The SE MLK & Stark corner restaurant/bar space features high ceilings, expansive window lines and a large secure patio/outdoor area connected to the restaurant/bar space.
- Nearby projects/tenants include Grand Amari, Hotel Grand Stark, District Office, My Father's Place, Coopers Hall, What's New Furniture, Next Adventure, Revel Indoor Cycling, Olympia Provisions, Smith Teamaker, Wayfinder, and more!
- Available Fall 2024.



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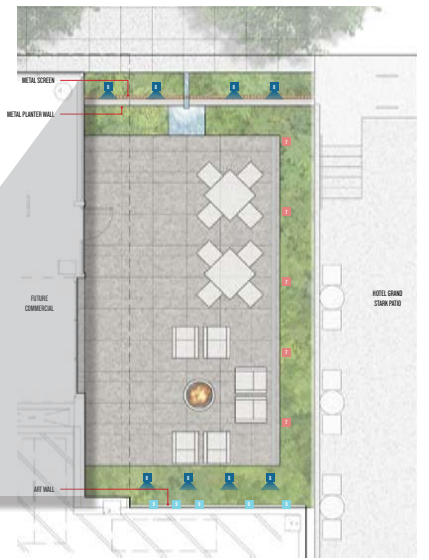


**550 SE MLK JR BLVD**  
 PORTLAND, OR

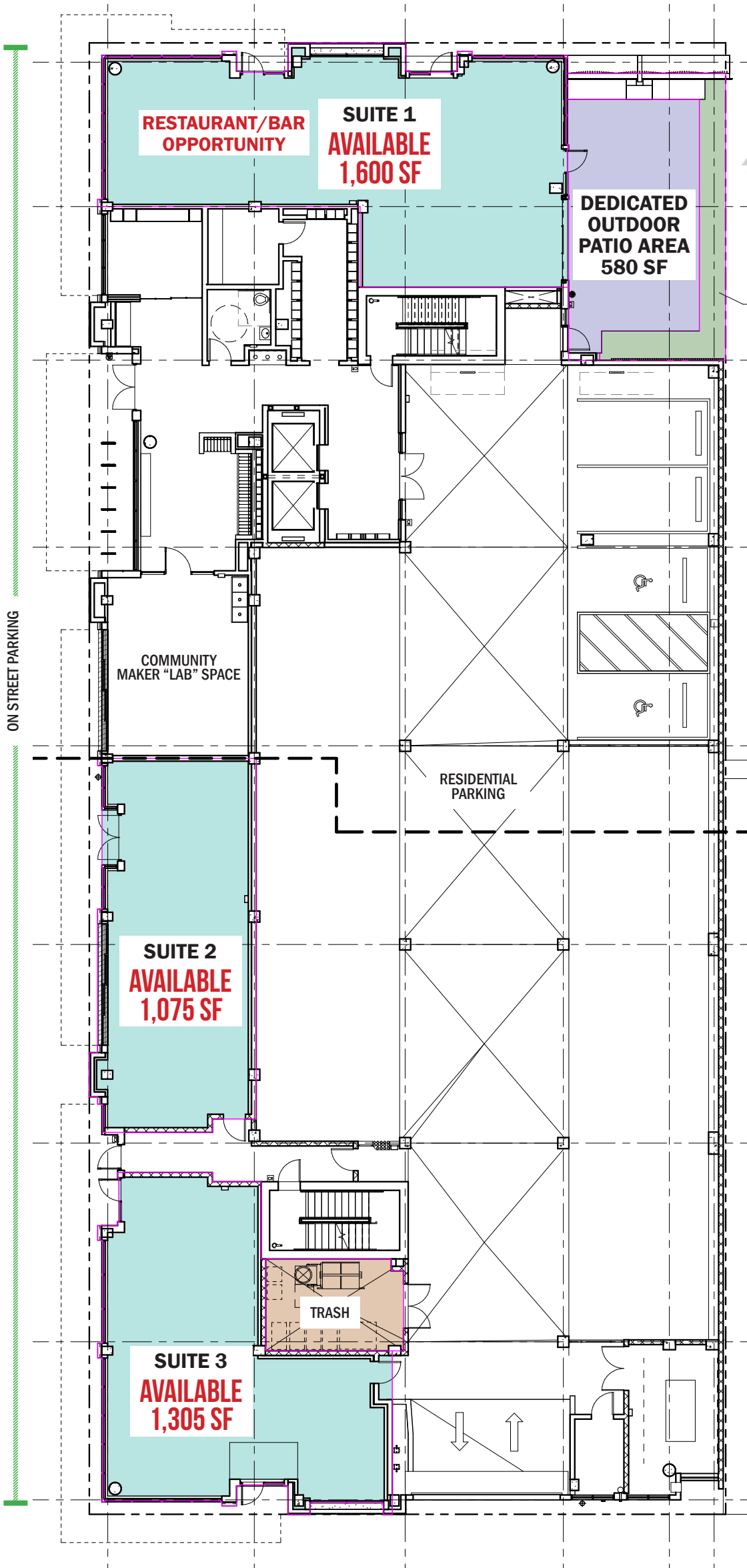




SE Stark Street 7,431 ADT (2022)



SE Martin Luther King Jr Blvd 25,386 ADT (2022)



HOTEL GRAND STARK

SE Washington Street



NW CORNER RENDERING

550 SE MLK JR BLVD  
PORTLAND, OR



OUTDOOR PATIO FOR RESTAURANT RENDERINGS

550 SE MLK JR BLVD  
PORTLAND, OR

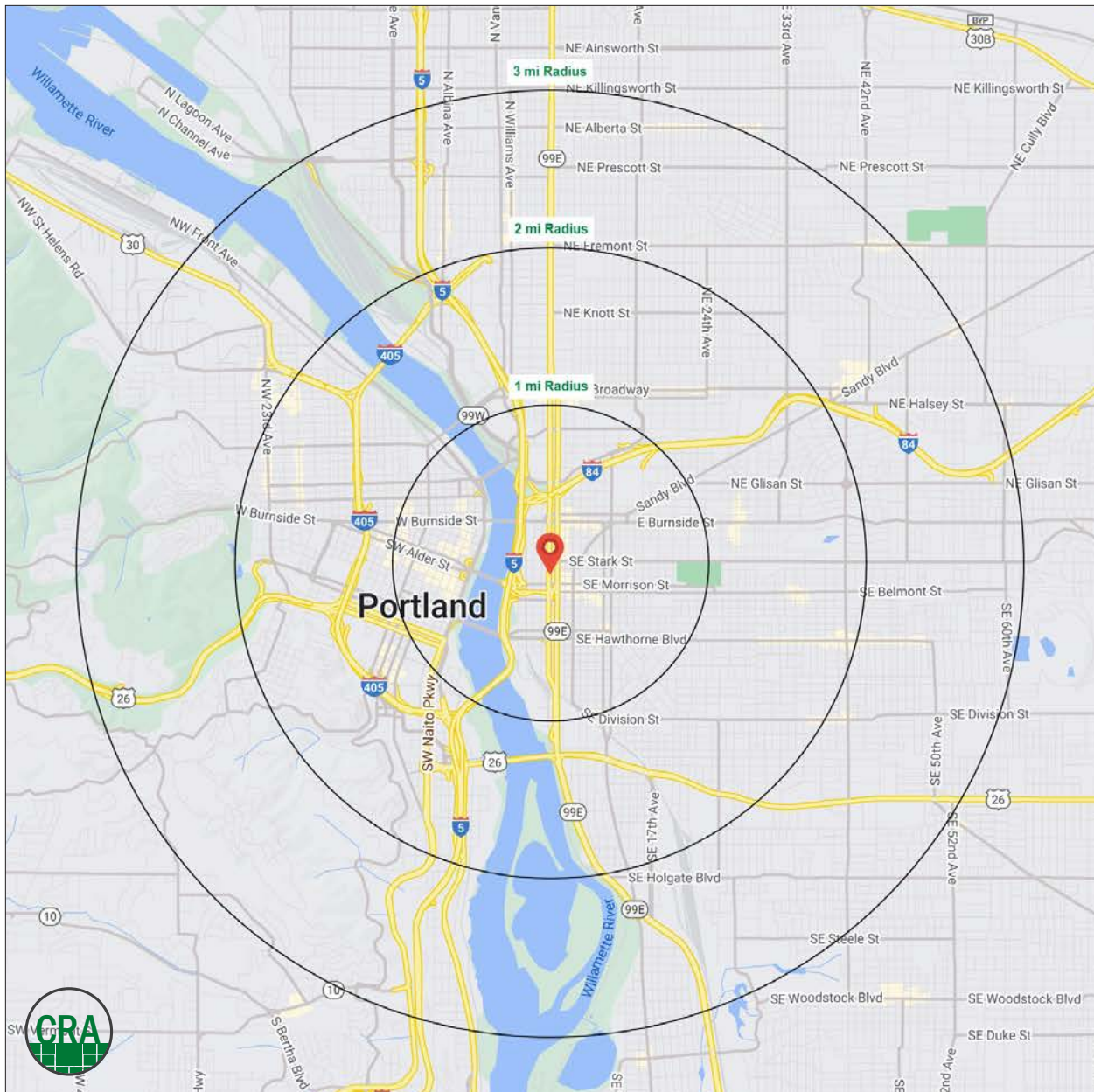


# DEMOGRAPHIC SUMMARY

# 550 SE MLK JR BLVD PORTLAND, OR

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	25,496	125,895	222,689
Estimated Households	15,637	73,421	118,385
Average HH Income	\$97,066	\$124,760	\$138,925
Median Home Value	\$639,820	\$693,040	\$702,523
Median Age	36.8	37.6	38.3
Daytime Demographics 16+	97,580	212,556	284,659

**97,580**  
Daytime Demographics 16+  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.519/-122.6615

550 SE Martin Luther King Jr Blvd Portland, OR 97214	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	25,496	125,895	222,689
2029 Projected Population	25,969	125,884	220,246
2020 Census Population	24,980	122,782	222,271
2010 Census Population	17,674	97,418	183,883
Projected Annual Growth 2024 to 2029	0.4%	-	-0.2%
Historical Annual Growth 2010 to 2024	3.2%	2.1%	1.5%
2024 Median Age	36.8	37.6	38.3
<b>Households</b>			
2024 Estimated Households	15,637	73,421	118,385
2029 Projected Households	16,123	74,569	118,873
2020 Census Households	14,767	69,329	114,235
2010 Census Households	9,668	53,180	92,212
Projected Annual Growth 2024 to 2029	0.6%	0.3%	-
Historical Annual Growth 2010 to 2024	4.4%	2.7%	2.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	74.0%	75.9%	76.8%
2024 Estimated Black or African American	5.8%	4.9%	5.0%
2024 Estimated Asian or Pacific Islander	6.5%	7.4%	6.8%
2024 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2024 Estimated Other Races	12.6%	11.1%	10.8%
2024 Estimated Hispanic	11.3%	9.7%	9.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$97,066	\$124,760	\$138,925
2024 Estimated Median Household Income	\$69,970	\$88,970	\$100,952
2024 Estimated Per Capita Income	\$60,767	\$73,334	\$74,260
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.7%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.0%	2.1%
2024 Estimated High School Graduate	14.2%	10.9%	10.4%
2024 Estimated Some College	20.5%	15.9%	15.6%
2024 Estimated Associates Degree Only	3.9%	5.2%	5.2%
2024 Estimated Bachelors Degree Only	32.3%	36.1%	36.6%
2024 Estimated Graduate Degree	23.4%	28.1%	28.6%
<b>Business</b>			
2024 Estimated Total Businesses	7,578	17,414	24,692
2024 Estimated Total Employees	89,706	176,038	223,251
2024 Estimated Employee Population per Business	11.8	10.1	9.0
2024 Estimated Residential Population per Business	3.4	7.2	9.0

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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