

**FOR
LEASE**

**Retail / Service
Storefront
Opportunity**

- on -

**E. Burnside
Inner Northeast
Portland**



**REAL ESTATE
INVESTMENT GROUP**

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**REAL ESTATE
INVESTMENT GROUP**

400 East Burnside Street, Portland OR

Burnside & MLK Building

Ground-Floor Retail & 2nd Floor Office Space

Ground Floor Retail: 4,456 SF & 6,486 SF (COMBINABLE TO 10,942 SF)

2nd Floor Office: 3,300 SF

Property Features:

- Retail / Restaurant / Service Space
- High-Profile Anchor Available
- 2nd Floor Office Space Available with Exterior Signage
- Great Frontage - Big Windows - Signage @ Burnside & MLK - Parking Negotiable

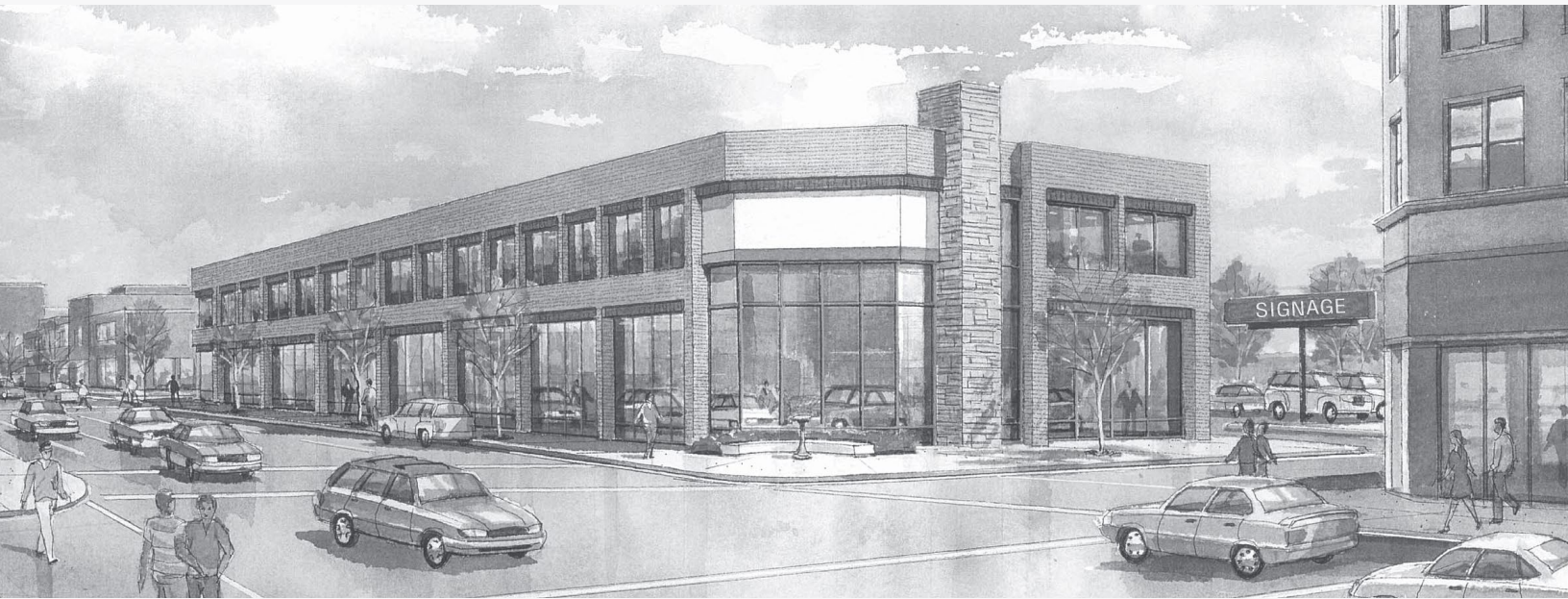
Location Features:

- Major Intersection at E Burnside & NE MLK Jr Blvd
- Walking Distance to Shops, Restaurants and Amenities
- High Traffic Volumes - Over 16,000 VPD (E Burnside St) & 19,000 (NE MLK Jr Blvd)
- Immediately Adjacent to SE Grand & Burnside Portland Streetcar Stop
- Highlights in Vicinity Include Crema, 11:11 Supply, Delicious Donuts, Mirakutei, Cosube, Tea Chai Te, Sizzle Pie, Nong's Khao Man Gai, Vespa Portland

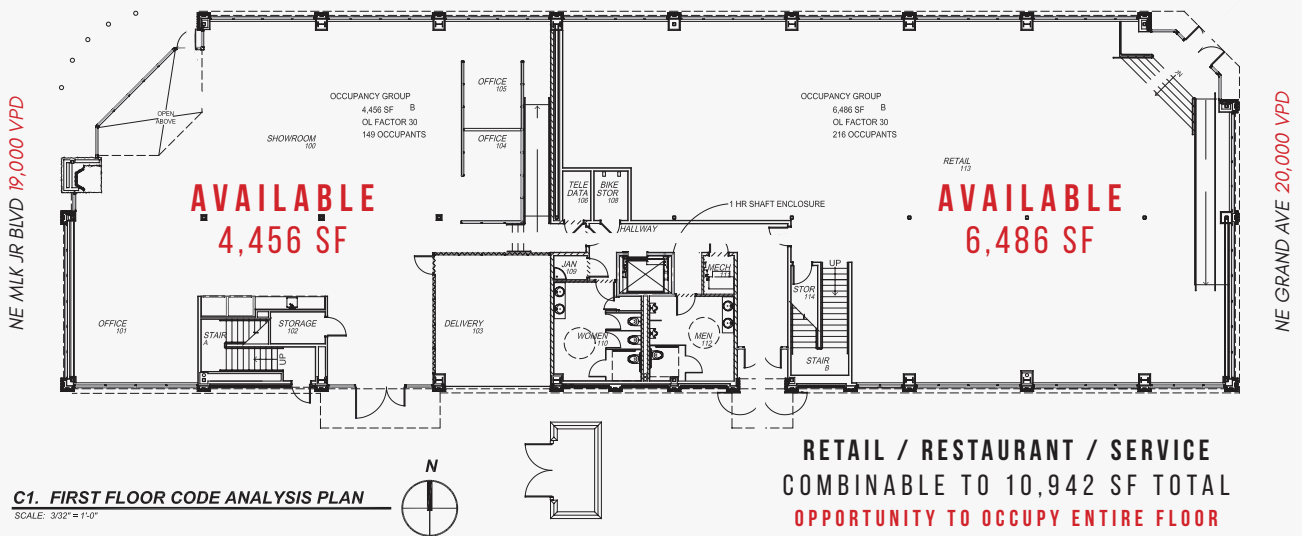
[View Site Location](#)



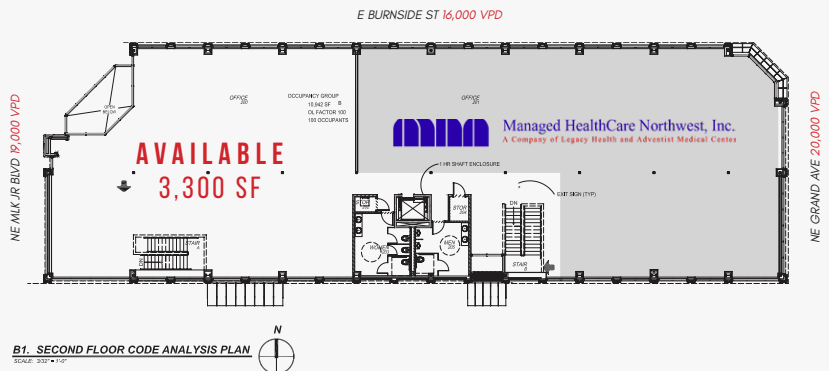
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E BURNSIDE ST 16,000 VPD



**2ND FLOOR OFFICE
3,300 SF**

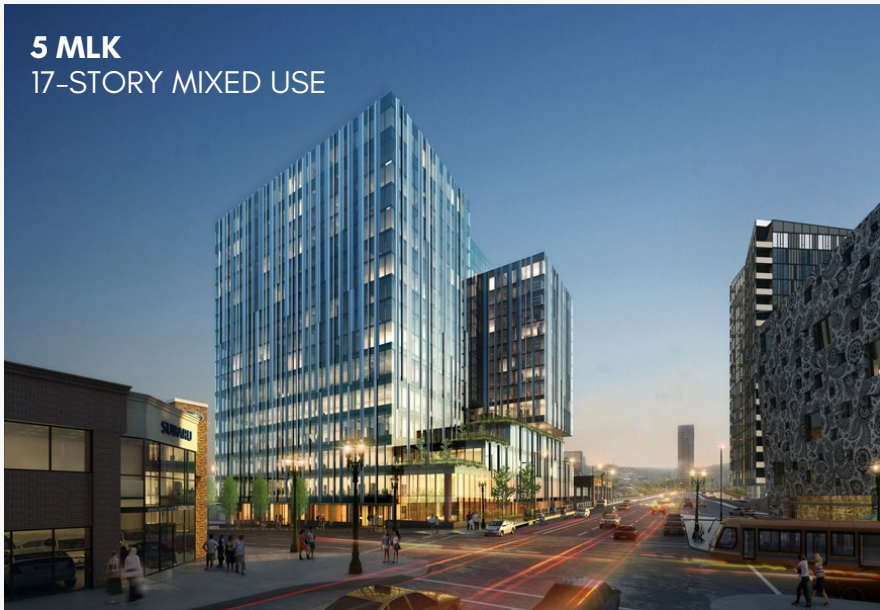


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Burnside & MLK Building

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5 MLK
17-STORY MIXED USE



AURA BURNSIDE
6-STORY MIXED USE



THE FAIR-HAIRED DUMBBELL
6-STORY MIXED USE

YARD • SLATE • SIDEYARD • FAIR-HAIRED DUMBBELL
5 MLK • CENTRAL EASTSIDE LOFTS
AURA BURNSIDE • FRAMEWORK • THE VIVIAN

Burnside & MLK Building

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GROWTH IN PORTLAND, OR

PORTLAND RANKED #21 IN THE COUNTRY FOR PRIVATE SECTOR JOB GROWTH BETWEEN 2007-2017

JULY 2007: 904,100 JOBS | JULY 2017: 1,024,700 JOBS

PERCENT CHANGE: +13.3%

© Business First of Buffalo 2017

EMPLOYMENT PORTLAND-VANCOUVER-HILLSBORO



400 E Burnside St

Portland, OR 97214

1 mi radius 3 mi radius 5 mi radius

AREA DEMOGRAPHICS

2018 Estimated Population	23,805	223,953	444,154
2023 Projected Population	24,532	231,959	458,932
2010 Census Population	17,990	187,948	391,740
2000 Census Population	14,547	170,408	365,639
Projected Annual Growth 2018 to 2023	0.6%	0.7%	0.7%
Historical Annual Growth 2000 to 2018	3.5%	1.7%	1.2%
2018 Est. HH Income Under \$15,000	19.2%	12.7%	11.0%
2018 Est. Average Household Income	\$67,089	\$104,292	\$103,959
2018 Est. Median Household Income	\$52,003	\$77,686	\$77,872
2018 Est. Per Capita Income	\$40,255	\$53,708	\$48,561
2018 Est. Total Businesses	7,982	24,839	33,624
2018 Est. Total Employees	94,926	276,534	366,640

*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com