

FOR LEASE

PRIME RETAIL/FITNESS/ WELLNESS SPACE

NORTH WILLIAMS HUB BUILDING



ADDRESS

3808 N Williams in Portland, OR

AVAILABLE SPACE RENTAL RATES

SUITE 114A:

~1,920 SF (Fronting N. Williams)
\$28.00/SF/YR, NNN

SUITE 114B:

~1,780 SF (Fronting N. Williams)
\$28.00/SF/YR, NNN

CAN COMBINE
FOR 3,700 SF

BIKE COUNTS

N Williams Ave | 4,300 Average Daily Riders

TRAFFIC COUNTS

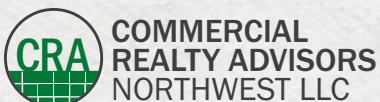
N Williams Ave | 14,129 ADT ('22)

HIGHLIGHTS

- This close-in, central North Portland location is situated in the heart of thriving North Williams neighborhood.
- Iconic, character-rich, vintage warehouse building featuring high wooden bow truss ceilings.
- Great co-tenancy with established building tenants: eem, Kayo's Ramen Bar, EaT Oyster Bar, Superpower Studios, Alchemy, SpielWerk Toys, Mamma Khouris and Circle Round.
- Signage opportunities at the N Williams and N Failing entries.

SUITE 114A & B - ~1,920 RSF & ~1,780 RSF

- Both units are light-filled open spaces that can be combined for 3,700 RSF.
- Available now!



Ashley Heichelbech | ashley@cra-nw.com
Kathleen Healy | kathleen@cra-nw.com

503.274.0211
www.cra-nw.com

HUB BUILDING

3808 N WILLIAMS AVE

PORTLAND, OR

6-349 ADT (22)

NE SKIDMORE ST

NE CLEVELAND AVE

NE MASON ST

NE RODNEY AVE

NE SHAVER ST

NE FAILING ST

NE BEECH ST

NE FREMONT ST

NE IVY ST

NE COOK ST

NE FARGO ST

NE MONROE ST

NE MORRIS ST

11-909 ADT (22)

11-633 ADT (22)

14-129 ADT (22)

11-127 ADT (22)

6-349 ADT (22)

one medical

iQ CREDIT UNION

SHINE DISTILLERY & GRILL

PELTON APARTMENTS 265 UNITS + RETAIL

Stellas

NAMASTE ON WILLIAMS

THRONE

HAND + STONE

THE MASON WILLIAMS 76 UNITS + RETAIL

BRIGITTE JAMES

Sit still.

XLB

4039 N VANCOUVER PROPOSED OFFICE OVER RETAIL

SOLACE APARTMENTS

POP

barre3

MOD SALON

the ceirey

SOLACE APARTMENTS

PRISM FIT

Lua

Skylar Nails & Spa

LivingScape

ASCEND 95 UNITS + RETAIL

3928 N WILLIAMS PROPOSED RENOVATION NEW OFFICE/RESIDENTIAL/RETAIL

3818 N VANCOUVER PROPOSED 2 STORY OFFICE

WILLIAMS 37 UNDER CONSTRUCTION MIXED-USE 30 UNITS

ARETE 4 STORY + RETAIL

Two Rivers

Modern Macroms

Sushi Hada

ARETE 4 STORY + RETAIL

LIFE OF PIE

CLOAK & DAGGER BAKERY CO

Whole Bowl

ONE NORTH 116,000 SF OFFICE + RETAIL 200 EMPLOYEES

GoHealth

NEW SEASONS MARKET

OnPoint

CARBON 12 14 CONDO UNITS + RETAIL

THE CANYONS 70 UNITS + RETAIL

COOK STREET APTS 206 UNITS + RETAIL

unitus

MudBay

EUKO COFFEE

THE PEOPLE'S PIG

THE CENTURY AT NORTH COOK 104 UNITS

VC FARGO UNDER CONSTRUCTION 7 STORY + RETAIL

ZEAL LOFTS UNDER CONSTRUCTION 215 UNITS + RETAIL

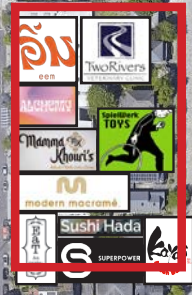
AMERICAN RED CROSS

JAYPOST BAR & VENUE

DAWSON PARK

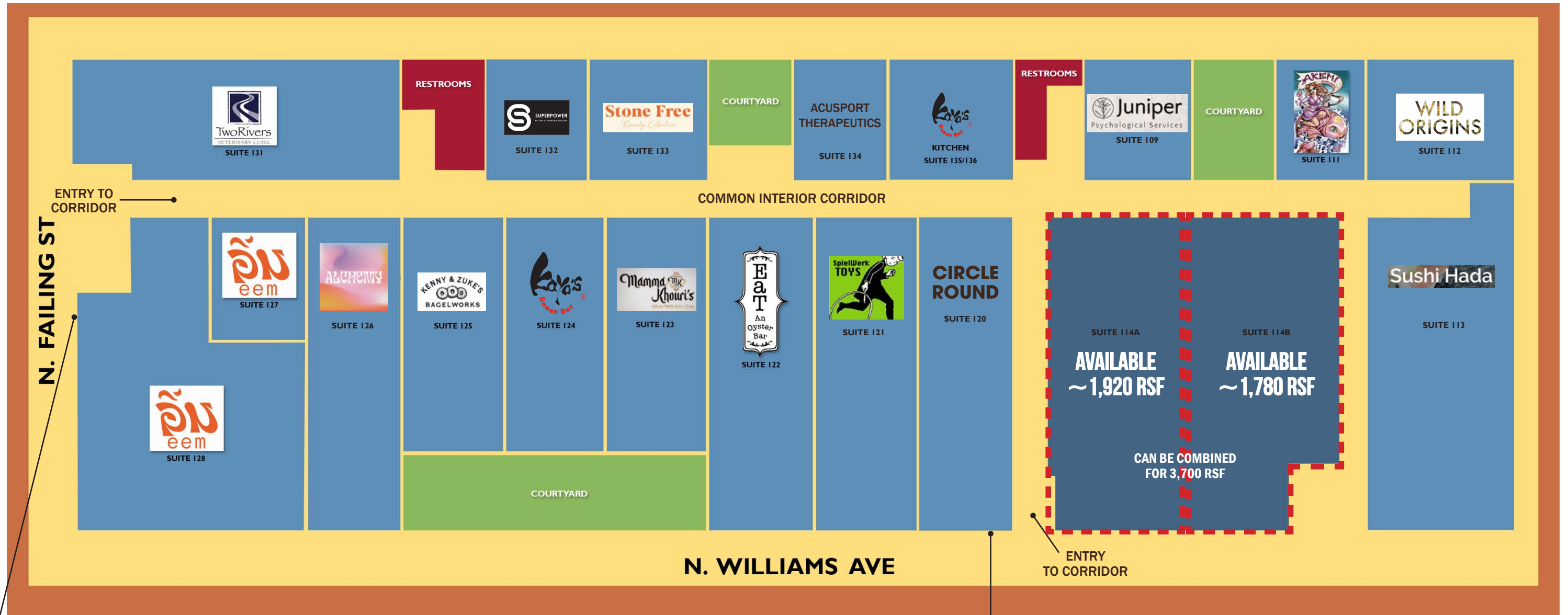
IVY SCHOOL

SITE



COMPLETED PROJECTS





N. FAILING ST

N. WILLIAMS AVE

COMMON INTERIOR CORRIDOR

TENANT EXTERIOR SIGNAGE AVAILABLE

TENANT EXTERIOR SIGNAGE AVAILABLE

14,129 ADT (2022)

4,300 ADT



HUB BUILDING 3808 N WILLIAMS AVE PORTLAND, OR

SIDEWALK IMAGES

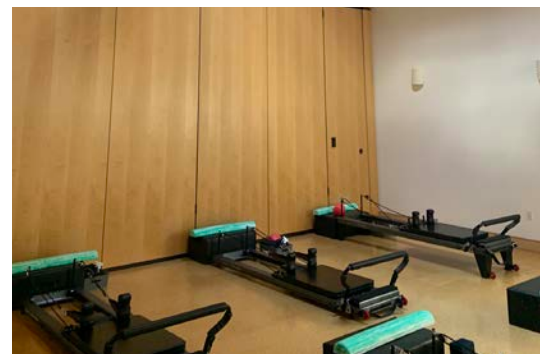
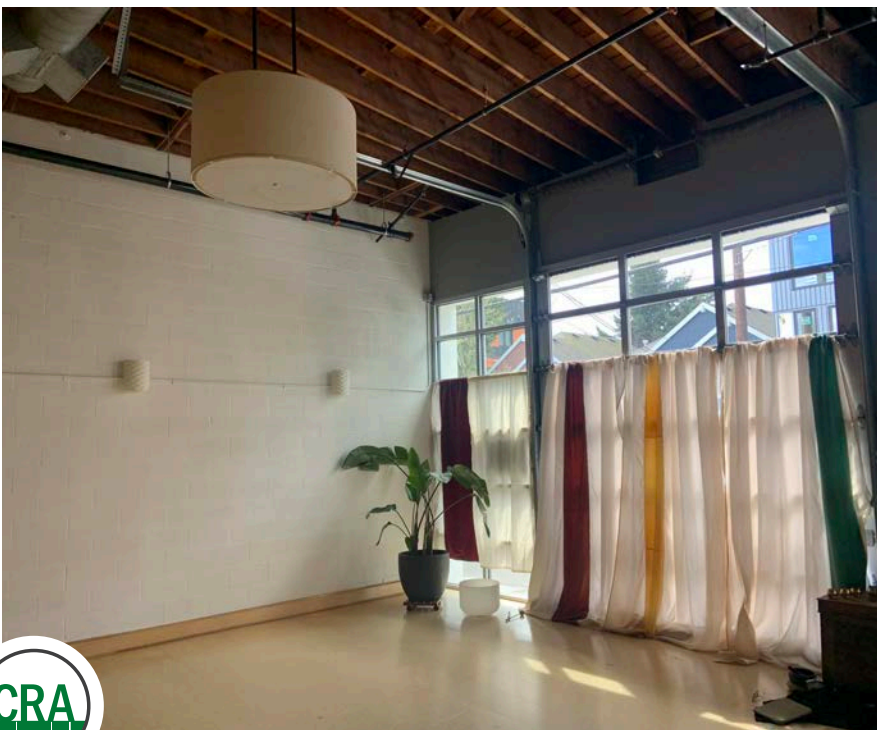


HUB BUILDING

3808 N WILLIAMS AVE

PORTLAND, OR

SUITE 114 | INTERIOR IMAGES



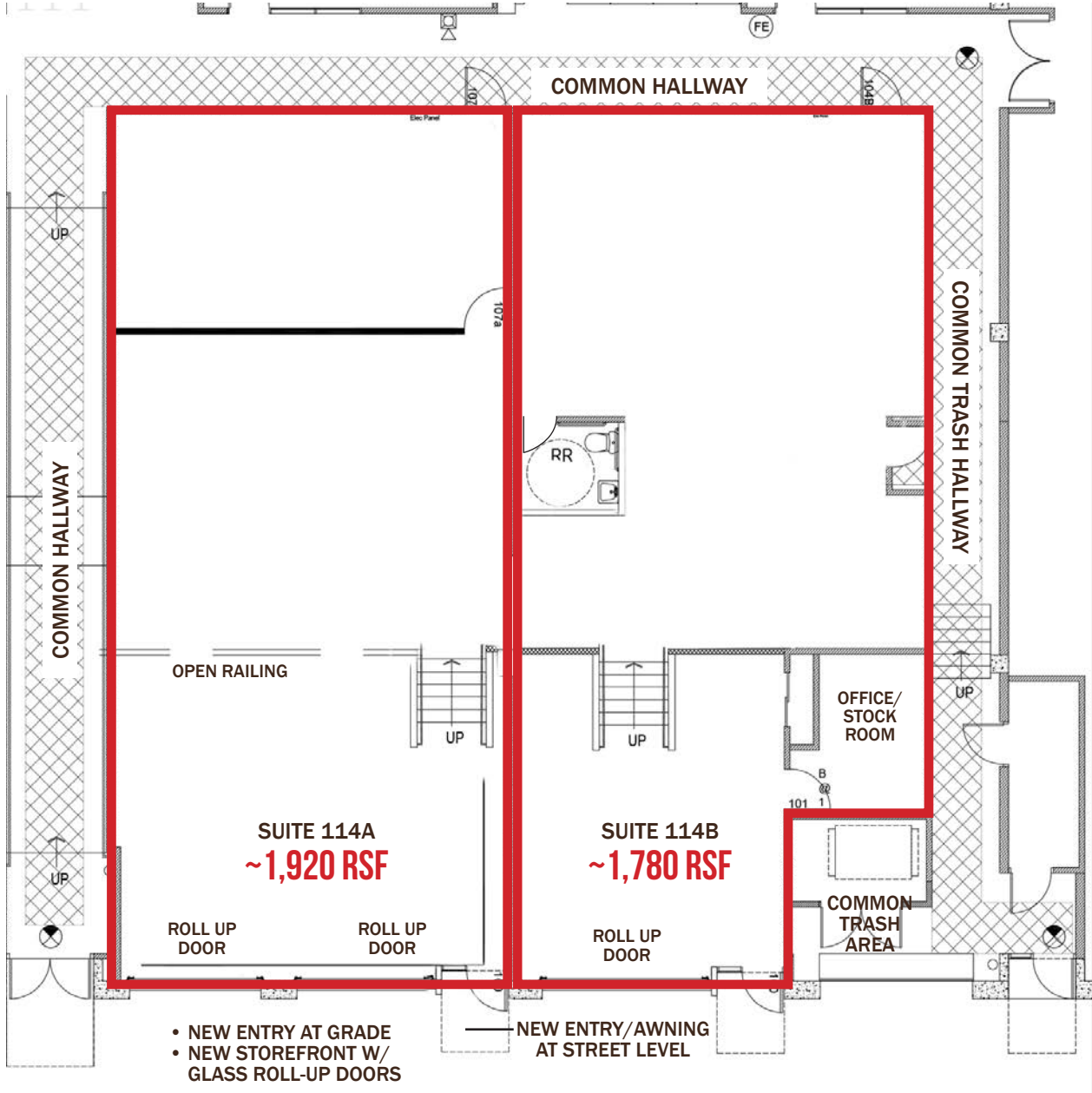
HUB BUILDING

3808 N WILLIAMS AVE

PORTLAND, OR

SUITE 114A & B | FLOOR PLANS

AVAILABLE
1,920 RSF AND 1,780 RSF
CAN COMBINE FOR ~3,700 RSF



- NEW ENTRY AT GRADE
- NEW STOREFRONT W/ GLASS ROLL-UP DOORS

NEW ENTRY/AWNING AT STREET LEVEL

N WILLIAMS AVENUE



PLAN FOR MARKETING PURPOSES ONLY



HUB BUILDING

3808 N WILLIAMS ST

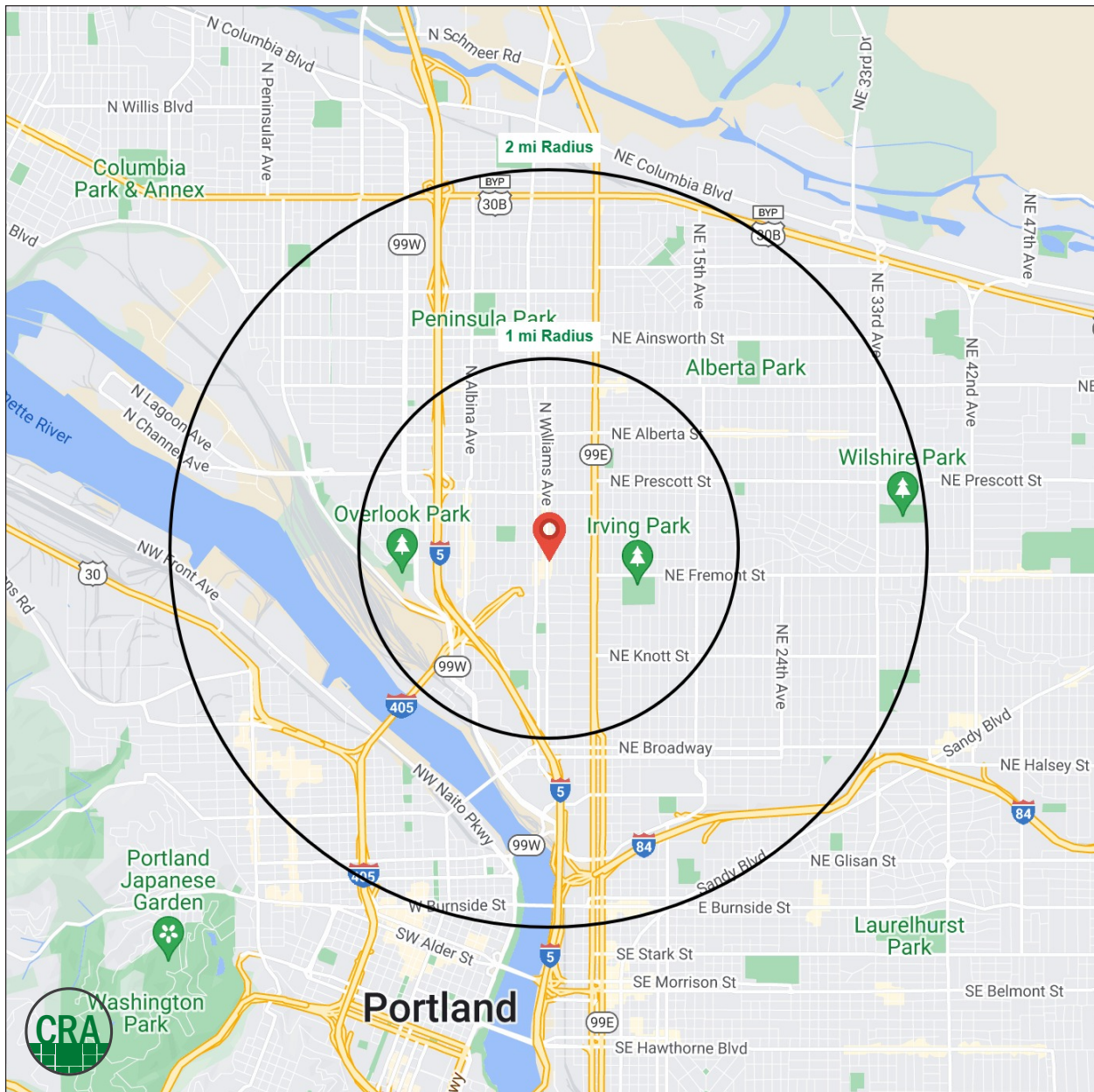
PORTLAND, OR

DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2024) | 1 MILE | 2 MILE |
|---------------------------------|-----------|-----------|
| Estimated Population 2024 | 29,228 | 110,791 |
| Estimated Households | 13,633 | 56,896 |
| Average HH Income | \$157,559 | \$141,590 |
| Median Home Value | \$663,640 | \$663,363 |
| Daytime Demographics 16+ | 25,418 | 118,903 |
| Some College or Higher | 81.8% | 84.8% |

\$157,559
Average Household Income
1 MILE RADIUS

35.4
Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5502/-122.6664

| 3808 N Williams Ave Portland, OR 97227 | 1 mi radius | 2 mi radius |
|---|------------------------|------------------------|
| Population | | |
| 2024 Estimated Population | 29,228 | 110,791 |
| 2029 Projected Population | 29,220 | 112,002 |
| 2020 Census Population | 30,973 | 110,455 |
| 2010 Census Population | 23,112 | 86,412 |
| Projected Annual Growth 2024 to 2029 | - | 0.2% |
| Historical Annual Growth 2010 to 2024 | 1.9% | 2.0% |
| 2024 Median Age | 35.4 | 36.8 |
| Households | | |
| 2024 Estimated Households | 13,633 | 56,896 |
| 2029 Projected Households | 13,769 | 58,376 |
| 2020 Census Households | 13,389 | 53,379 |
| 2010 Census Households | 10,015 | 40,160 |
| Projected Annual Growth 2024 to 2029 | 0.2% | 0.5% |
| Historical Annual Growth 2010 to 2024 | 2.6% | 3.0% |
| Race and Ethnicity | | |
| 2024 Estimated White | 73.6% | 72.7% |
| 2024 Estimated Black or African American | 4.9% | 5.5% |
| 2024 Estimated Asian or Pacific Islander | 7.9% | 8.1% |
| 2024 Estimated American Indian or Native Alaskan | 0.8% | 0.8% |
| 2024 Estimated Other Races | 12.8% | 12.9% |
| 2024 Estimated Hispanic | 12.1% | 12.8% |
| Income | | |
| 2024 Estimated Average Household Income | \$157,559 | \$141,590 |
| 2024 Estimated Median Household Income | \$106,691 | \$104,766 |
| 2024 Estimated Per Capita Income | \$73,850 | \$73,133 |
| Education (Age 25+) | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 0.8% | 1.3% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 3.5% | 2.4% |
| 2024 Estimated High School Graduate | 14.0% | 11.4% |
| 2024 Estimated Some College | 13.9% | 15.6% |
| 2024 Estimated Associates Degree Only | 4.8% | 5.2% |
| 2024 Estimated Bachelors Degree Only | 36.8% | 37.6% |
| 2024 Estimated Graduate Degree | 26.3% | 26.4% |
| Business | | |
| 2024 Estimated Total Businesses | 2,326 | 9,817 |
| 2024 Estimated Total Employees | 19,256 | 92,525 |
| 2024 Estimated Employee Population per Business | 8.3 | 9.4 |
| 2024 Estimated Residential Population per Business | 12.6 | 11.3 |

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.