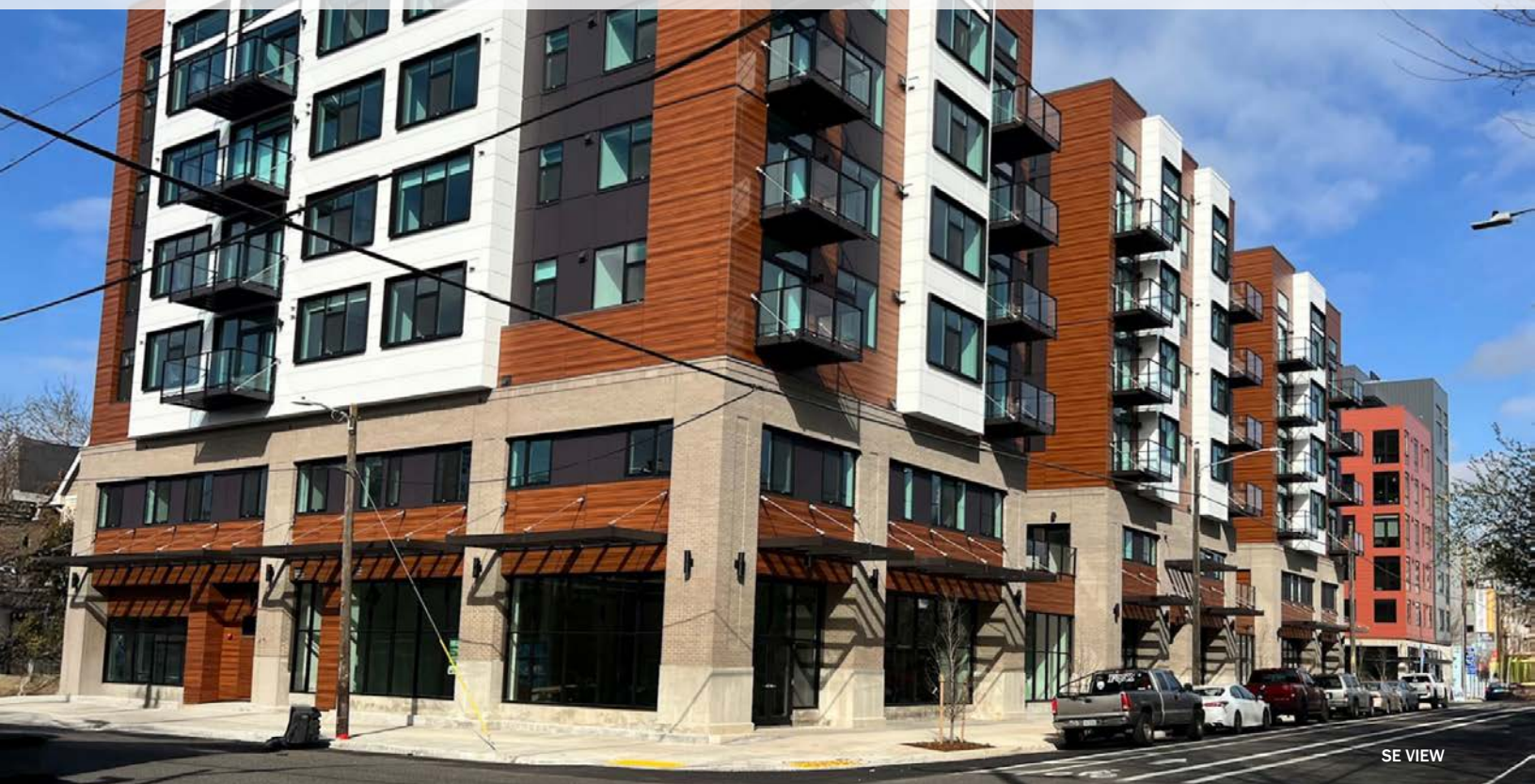


FOR LEASE

ZEAL LOFTS RETAIL

Excellent retail opportunity in the heart of the Williams District—
close to New Seasons!



ADDRESS

3155 N Williams Avenue | Portland, OR 97227
N Williams between Monroe & Fargo

AVAILABLE SPACE & LEASE RATES

LEASE TERM:	1 YEAR	2 YEAR	3 YEAR
Retail 1 – 1,250 SF	\$3,200/mo	\$3,100/mo	\$3,000/mo
Retail 2 – 1,337 SF	\$3,300/mo	\$3,200/mo	\$3,100/mo
Retail 3 – 1,527 SF	\$3,700/mo	\$3,600/mo	\$3,500/mo
Retail 4 – 2,008 SF	\$4,900/mo	\$4,750/mo	\$4,600/mo

*Above rents don't include utilities, utilities will be either direct billed or billed back by Landlord. * Rents will increase 3% annually for leases longer than 1-year.

TRAFFIC COUNTS

N Williams Ave | 11,553 ADT ('25)

HIGHLIGHTS

- New mixed-use project with 215 apartments above ground floor retail.
- Ideal prime commercial space on N. Williams for service-related tenants looking to take advantage of the close proximity to New Seasons and Legacy Emanuel Hospital.
- Large glass storefronts, high ceilings and flexible square footage.
- Available Now!



VIBRANT
CITIES

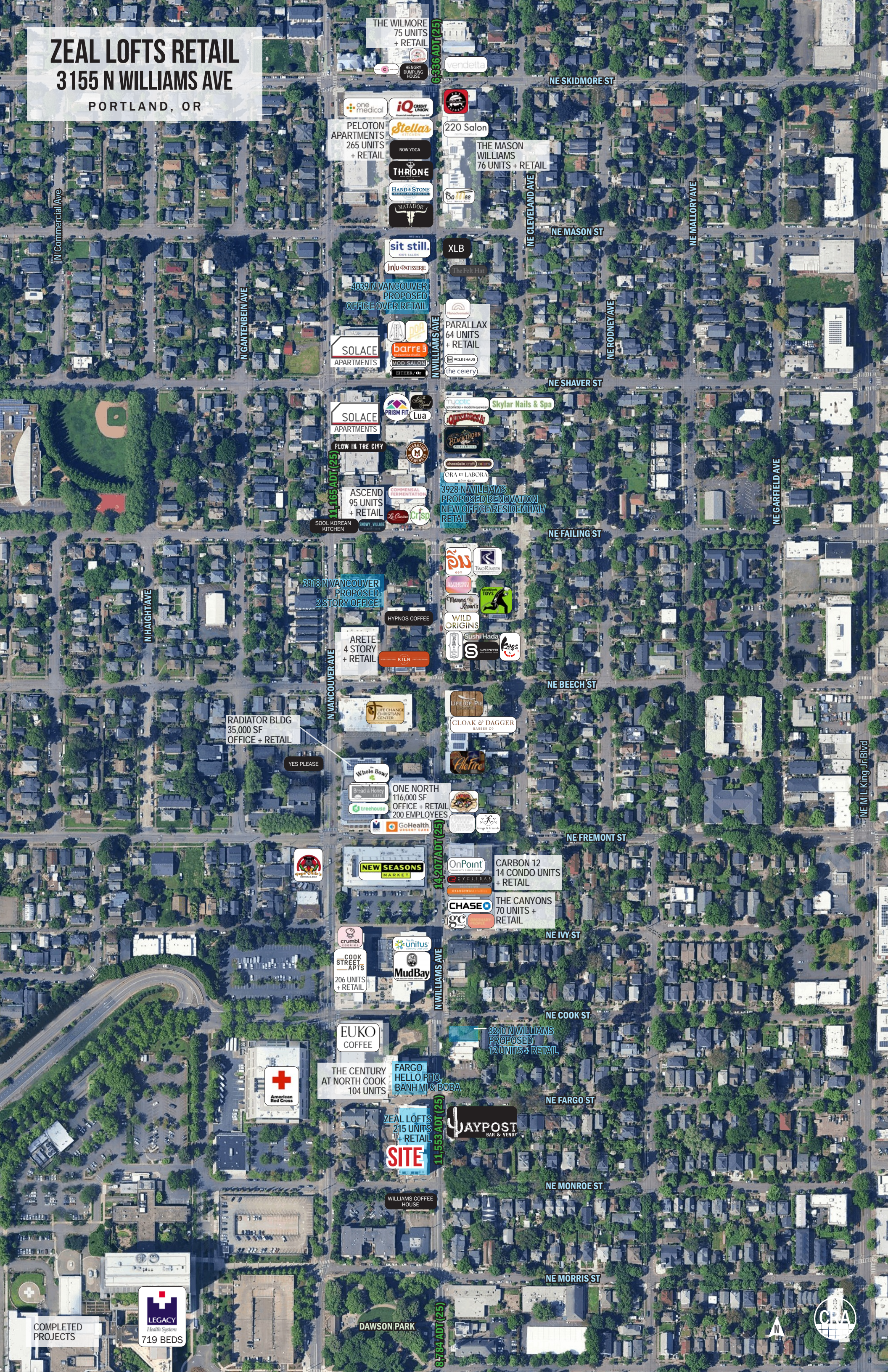


COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

ZEAL LOFTS RETAIL
3155 N WILLIAMS AVE
PORTLAND, OR



THE WILMORE
75 UNITS
+ RETAIL

6-336 ADT (25)

PELTON
APARTMENTS
265 UNITS
+ RETAIL

one medical
iQ CREDIT UNION
Stellas
NOW YOGA
THRONE
HAND + STONE
MATADOR

220 Salon

THE MASON
WILLIAMS
76 UNITS + RETAIL

sit still.
Jinju PATISSERIE
4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL
SOLACE
APARTMENTS
POB
barre3
MOD SALON
EITHER / Or

XLB
The Felt Hat
PARALLAX
64 UNITS
+ RETAIL
WILDEHAUS
the ceirey

SOLACE
APARTMENTS
FLOW IN THE CITY

ASCEND
95 UNITS
+ RETAIL
SOOL KOREAN
KITCHEN
SNOW VILLAGE

PRISM FIT
Lua
COMMENSAL
CERAMATICS
Le Cordon
Crisp

Skylar Nails & Spa
BLACKTHORN
ORA ET LABOR
3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/
RETAIL

3818 N VANCOUVER
PROPOSED
2 STORY OFFICE

ARETE
4 STORY
+ RETAIL
HYPNOS COFFEE
KILN

WILD ORIGINS
Sushi Hada
SUPERPOWER
Kiln

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL

LIFE CHANCE
CHRISTIAN
CENTER

LIFE OF PIE
CLOAK & DAGGER
Aletre

Whole Bowl
Bread & Honey
LEAF
treehouse
GoHealth
URGENT CARE

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

pepe coffee

NEW SEASONS
MARKET

OnPoint
CYCLETAR
CHASE
gc

CARBON 12
14 CONDO UNITS
+ RETAIL
THE CANYONS
70 UNITS +
RETAIL

crumbl
COOK STREET
APTS
206 UNITS
+ RETAIL

unitus
MudBay

EUKO
COFFEE

THE CENTURY
AT NORTH COOK
104 UNITS

FARGO
HELLO PHO,
BANH MI & BOBA

ZEAL LOFTS
215 UNITS
+ RETAIL
SITE

WILLIAMS COFFEE
HOUSE

JAYPOST
BAR & VENUE

11-553 ADT (25)

8-784 ADT (25)

COMPLETED
PROJECTS

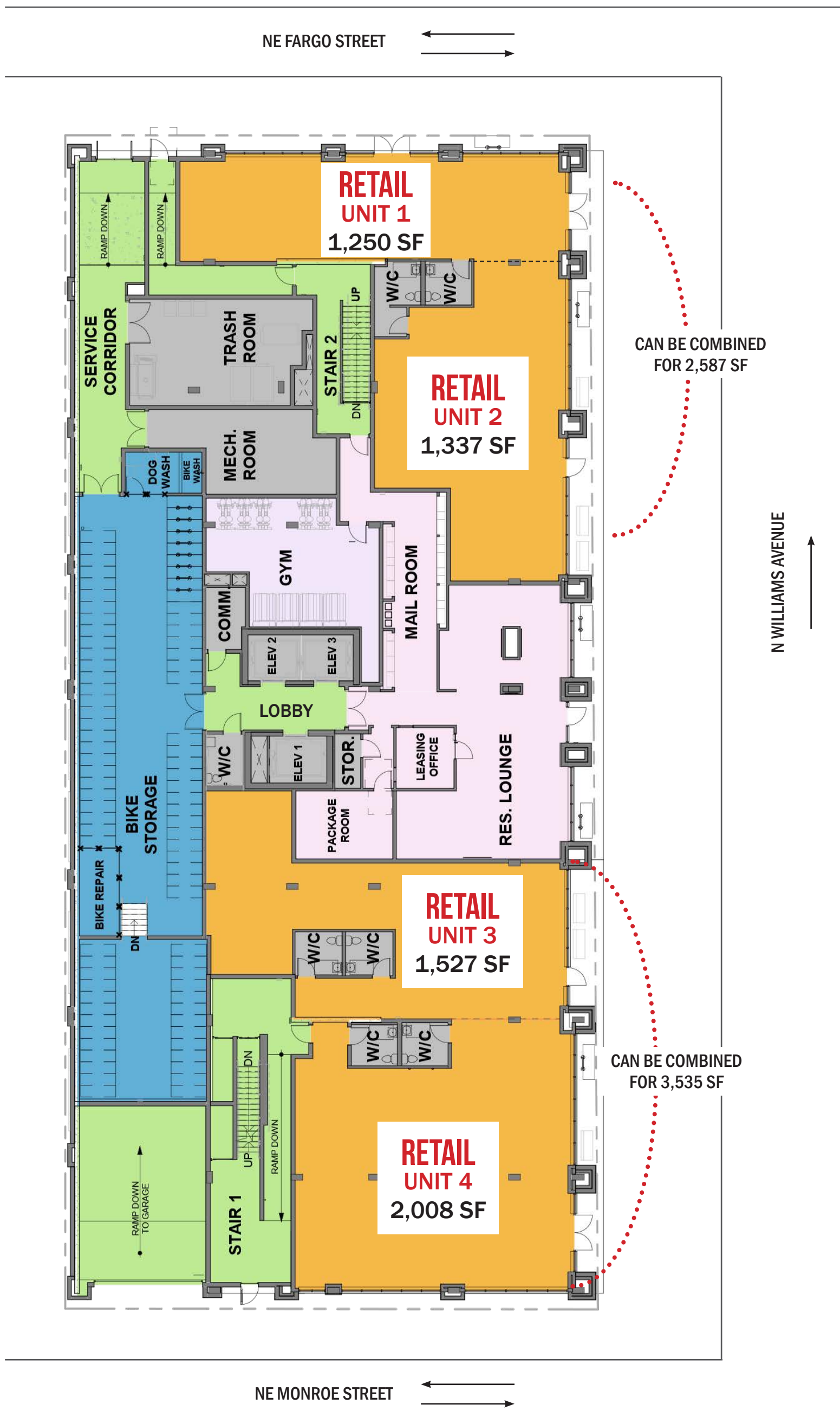
LEGACY
Health System
719 BEDS

DAWSON PARK



SITE PLAN

ZEAL LOFTS RETAIL
3155 N WILLIAMS AVE
PORTLAND, OR



ZEAL LOFTS RETAIL

3155 N WILLIAMS AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	26,553	125,066	221,585
Projected Population 2030	26,292	126,488	221,592
Average HH Income	\$140,152	\$134,559	\$135,912
Median Home Value	\$691,684	\$679,184	\$694,751
Daytime Demographics 16+	26,274	155,369	282,219
Some College or Higher	82.5%	84.4%	85.3%

\$140,152

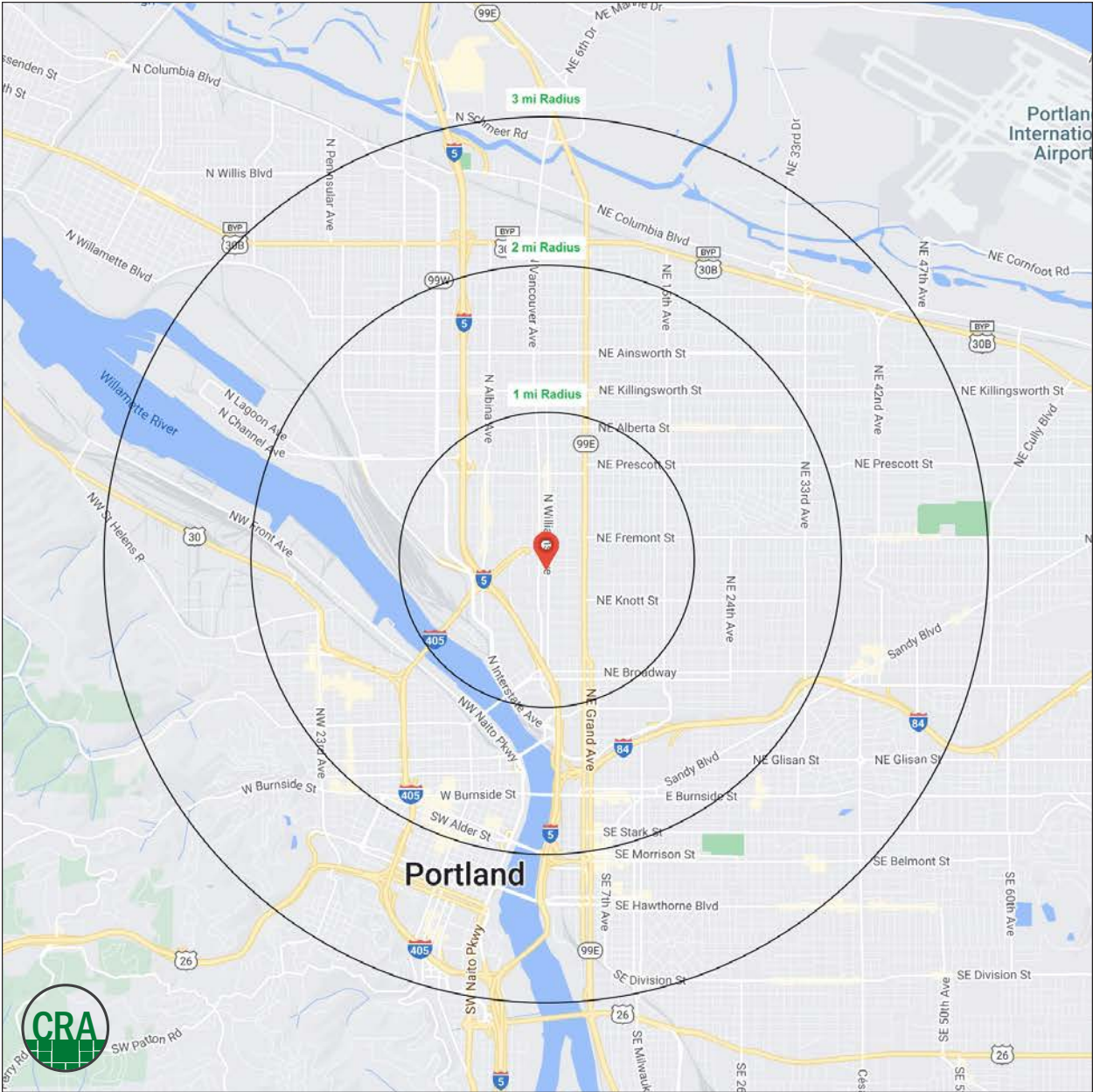
Average Household Income

1 MILE RADIUS

36.0

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5458/-122.6671

3155 N Williams Ave Portland, OR 97227	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	26,553	125,066	221,585
2030 Projected Population	26,292	126,488	221,592
2020 Census Population	28,577	114,966	210,140
2010 Census Population	20,711	89,373	174,912
Projected Annual Growth 2025 to 2030	-0.2%	0.2%	-
Historical Annual Growth 2010 to 2025	1.9%	2.7%	1.8%
2025 Median Age	36.0	37.9	38.3
Households			
2025 Estimated Households	12,823	62,746	110,458
2030 Projected Households	12,826	64,467	112,237
2020 Census Households	12,713	58,388	105,359
2010 Census Households	9,314	43,887	85,098
Projected Annual Growth 2025 to 2030	-	0.5%	0.3%
Historical Annual Growth 2010 to 2025	2.5%	2.9%	2.0%
Race and Ethnicity			
2025 Estimated White	69.4%	73.0%	74.0%
2025 Estimated Black or African American	12.6%	8.4%	7.1%
2025 Estimated Asian or Pacific Islander	5.0%	6.0%	6.4%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2025 Estimated Other Races	12.2%	11.8%	11.7%
2025 Estimated Hispanic	10.4%	10.6%	10.4%
Income			
2025 Estimated Average Household Income	\$140,152	\$134,559	\$135,912
2025 Estimated Median Household Income	\$98,643	\$99,492	\$100,809
2025 Estimated Per Capita Income	\$68,095	\$67,918	\$68,101
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.4%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.0%	2.5%
2025 Estimated High School Graduate	12.9%	11.2%	10.6%
2025 Estimated Some College	14.8%	15.9%	16.1%
2025 Estimated Associates Degree Only	4.7%	5.3%	5.6%
2025 Estimated Bachelors Degree Only	38.7%	38.1%	37.9%
2025 Estimated Graduate Degree	24.3%	25.1%	25.7%
Business			
2025 Estimated Total Businesses	2,065	12,935	23,766
2025 Estimated Total Employees	19,803	122,615	222,132
2025 Estimated Employee Population per Business	9.6	9.5	9.3
2025 Estimated Residential Population per Business	12.9	9.7	9.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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www.cra-nw.com



503.274.0211

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