

# FOR LEASE

# NORTH WILLIAMS HUB BUILDING

PRIME RETAIL/FITNESS/WELLNESS SPACE



## ADDRESS

3808 N Williams in Portland, OR

## AVAILABLE SPACE/RATES

**SUITE 132:** Approximate 724 RSF, 543 ground floor/ 181 mezzanine. \$1,900/ mo. Gross plus \$50 per month contribution towards trash/ recycling & common area utilities.

## BIKE COUNTS

N Williams Ave | 4,300 Average Daily Riders

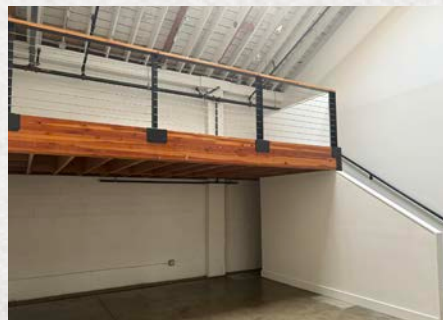
## TRAFFIC COUNTS

N Williams Ave | 14,207 ADT ('25)



## 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.
- Available now!



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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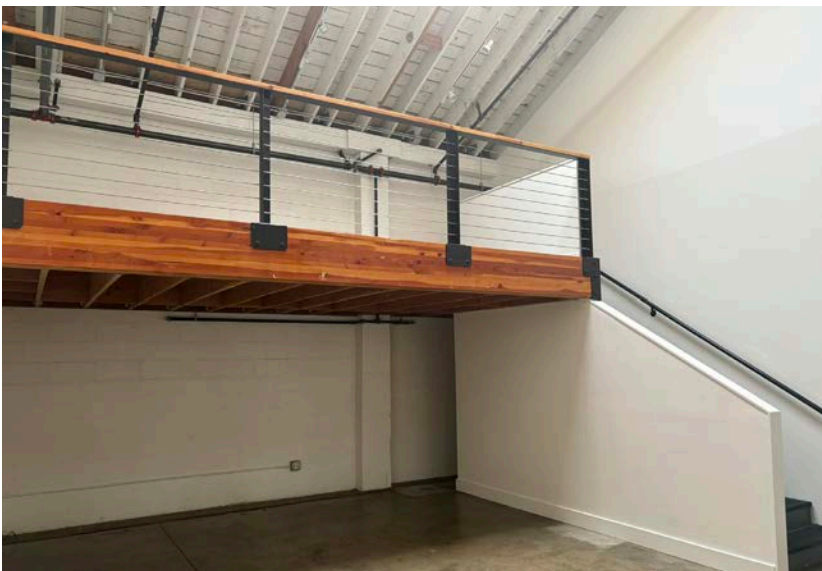
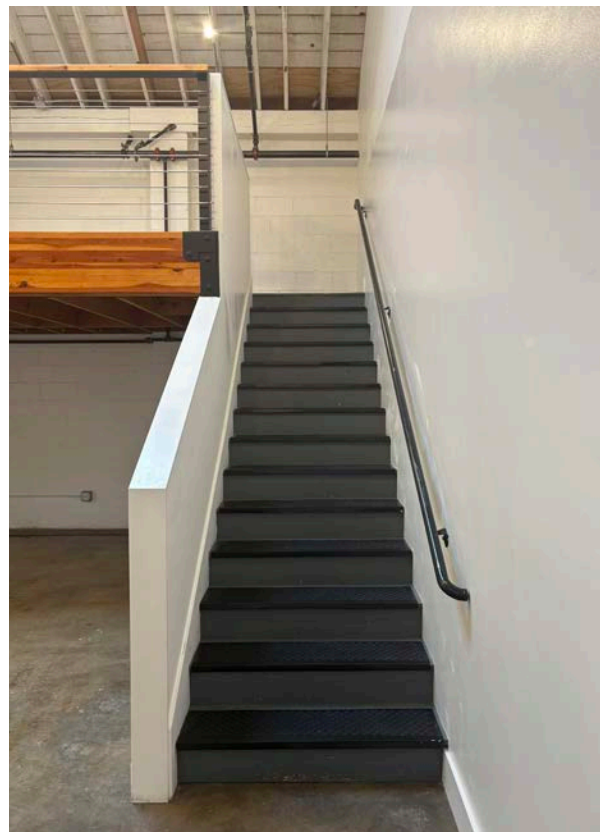
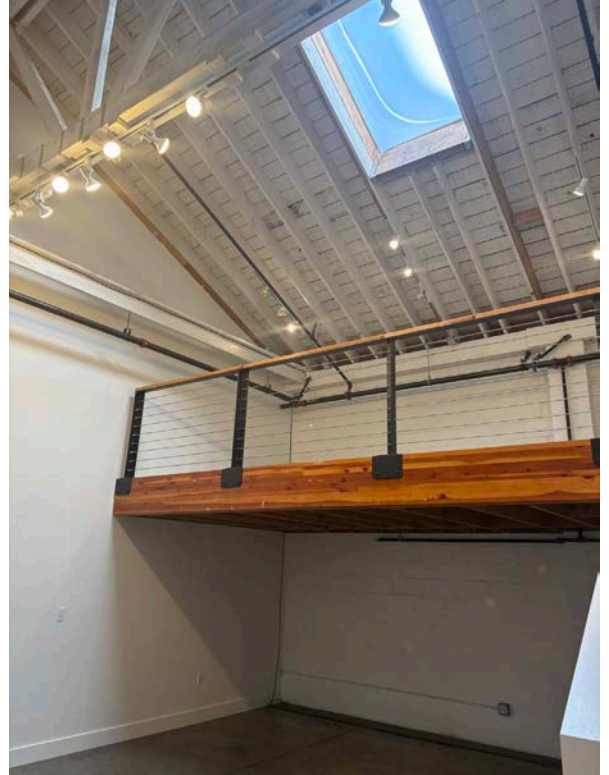
503.274.0211  
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## PHOTOS

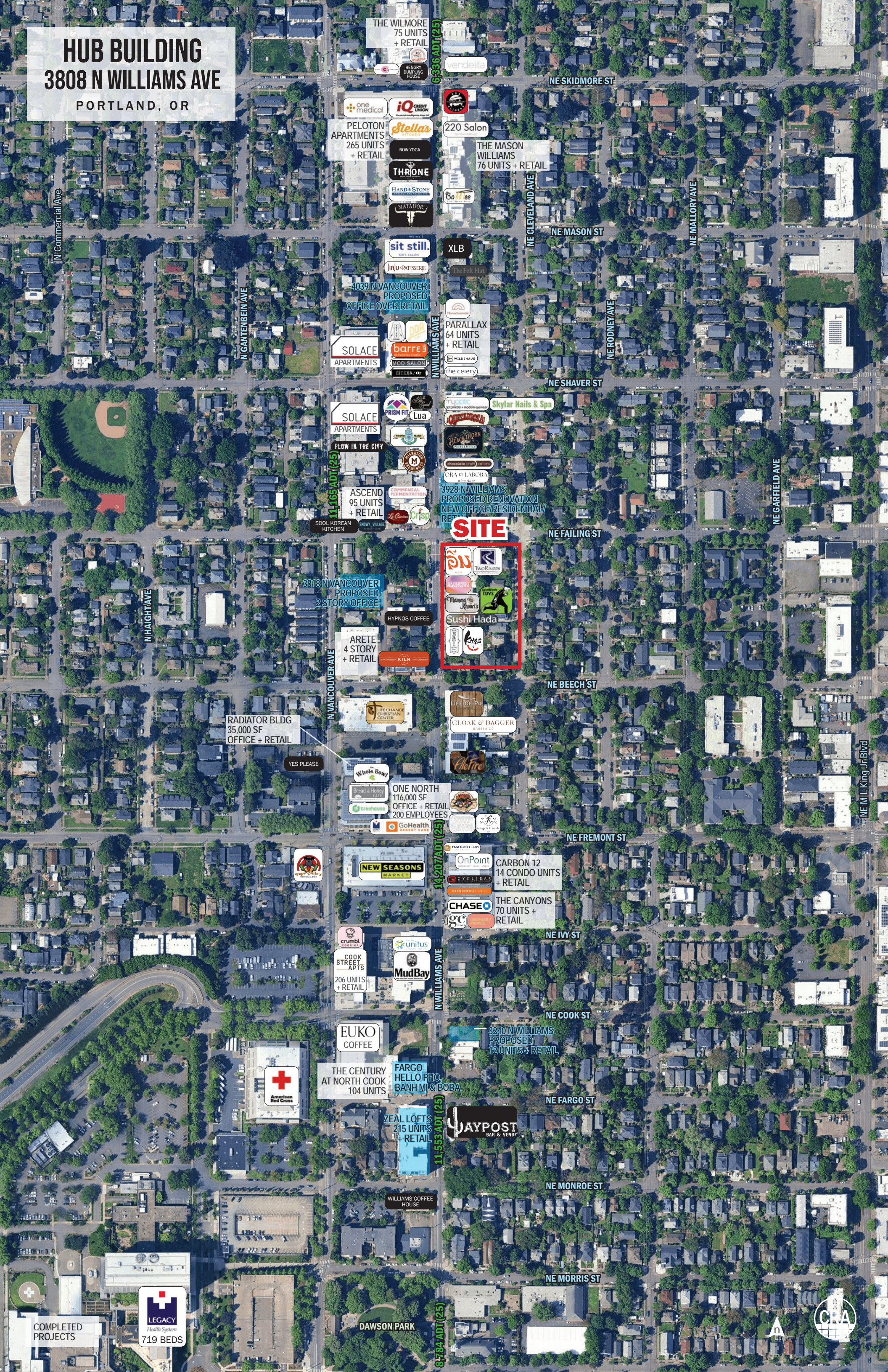
# HUB BUILDING

3808 N WILLIAMS AVE  
PORTLAND, OR





**HUB BUILDING**  
**3808 N WILLIAMS AVE**  
PORTLAND, OR



THE WILMORE  
75 UNITS  
+ RETAIL  
6-336 ADT (25)

PELOTON  
APARTMENTS  
265 UNITS  
+ RETAIL  
iQ CREDIT UNION  
Stellar  
NOW YOGA  
THRONE  
HAND & STONE  
MATADOR

220 Salon  
THE MASON  
WILLIAMS  
76 UNITS + RETAIL  
Bar 77

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

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

11-165 ADT (25)  
SOLACE  
APARTMENTS  
FLOW IN THE CITY  
ASCEND  
95 UNITS  
+ RETAIL  
SOOL KOREAN  
KITCHEN  
PRISM FIT  
Lua  
M  
COMMENSAL  
CERIMENTATION  
Le Cordon  
Crisp

NE SHAVER ST  
Skylar Nails & Spa  
BLACKTHORN  
CHOCOLATE CRAFT  
ORA ET LABOR  
3928 N WILLIAMS  
PROPOSED RENOVATION  
NEW OFFICE/RESIDENTIAL/  
RETAIL

3818 N VANCOUVER  
PROPOSED  
2 STORY OFFICE  
HYPNOS COFFEE  
ARETE  
4 STORY  
+ RETAIL  
KILN

**SITE**  
ON  
TWO RIVERS  
ALGHEP  
TOYS  
Mama's  
Sushi Hada  
KILN

RADIATOR BLDG  
35,000 SF  
OFFICE + RETAIL  
YES PLEASE

ONE NORTH  
116,000 SF  
OFFICE + RETAIL  
200 EMPLOYEES  
GoHealth  
URGENT CARE

NE BEECH ST  
LIFE OF PIE  
CLOAK & DAGGER  
Aletre  
George & Friends

NEW SEASONS  
MARKET  
COOK  
STREET APTS  
206 UNITS  
+ RETAIL  
unitus  
MudBay

NE FREMONT ST  
OnPoint  
CARBON 12  
14 CONDO UNITS  
+ RETAIL  
CYCLEBAR  
CHASE  
THE CANYONS  
70 UNITS +  
RETAIL  
gc

EUKO  
COFFEE  
THE CENTURY  
AT NORTH COOK  
104 UNITS  
FARGO  
HELLO PHO  
BANH MI & BOBA  
ZEAL LOFTS  
215 UNITS  
+ RETAIL

NE IVY ST  
3240 N WILLIAMS  
PROPOSED  
12 UNITS + RETAIL  
JAYPOST  
BAR & VENUE

WILLIAMS COFFEE  
HOUSE  
DAWSON PARK  
8-784 ADT (25)

NE COOK ST  
NE FARGO ST  
NE MONROE ST  
NE MORRIS ST

COMPLETED  
PROJECTS  
LEGACY  
Health System  
719 BEDS









# HUB BUILDING

## 3808 N WILLIAMS AVE

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

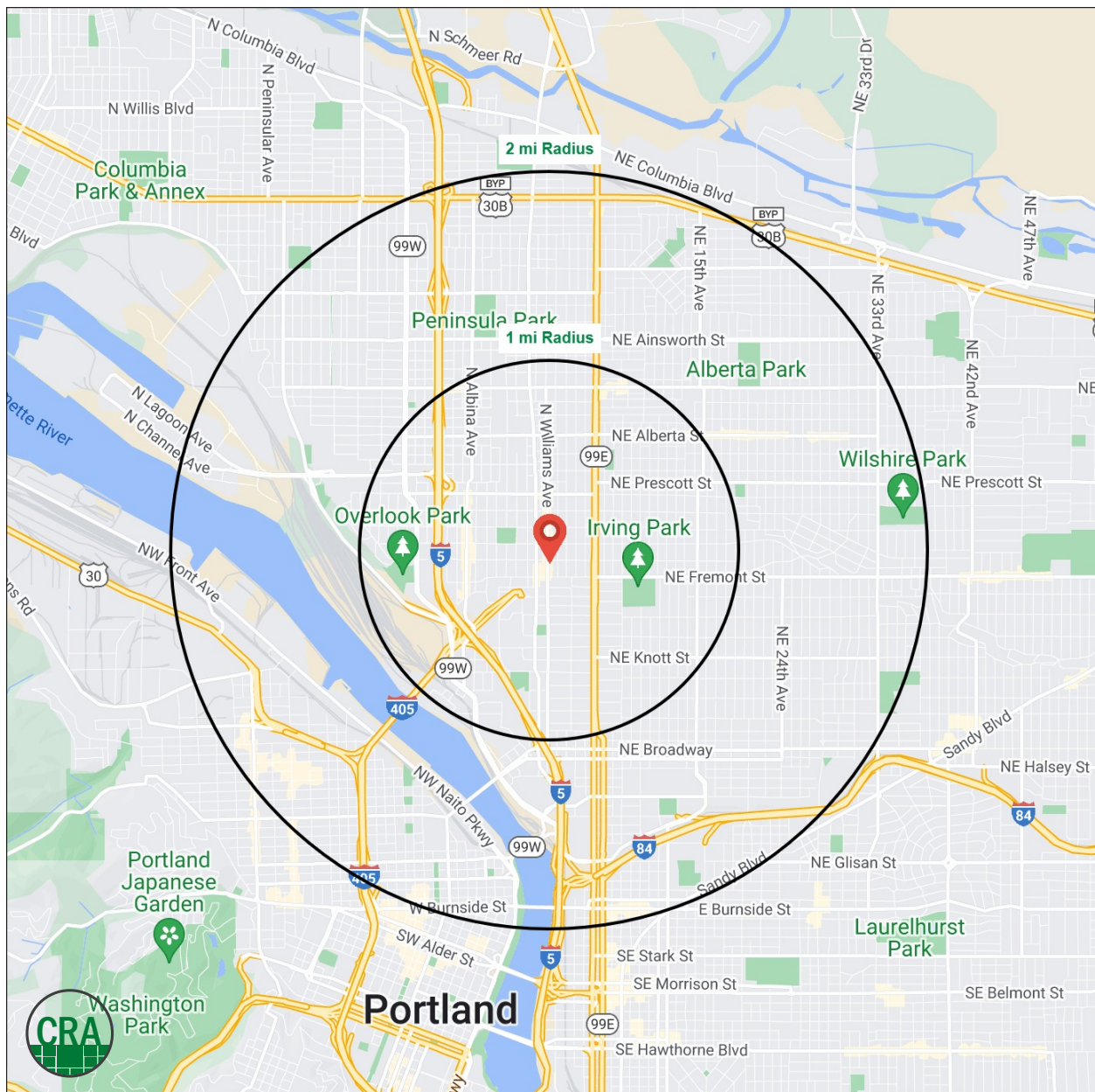
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE
Estimated Population 2024	28,950	115,751
Estimated Households	13,635	56,901
Average HH Income	\$153,771	\$147,446
Median Home Value	\$663,309	\$663,069
Daytime Demographics 16+	25,160	121,188
Some College or Higher	82.5%	83.9%

## \$153,771

Average Household Income  
1 MILE RADIUS

## 35.9

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

HUB Building Portland, OR 97227	1 mi radius	2 mi radius
<b>Population</b>		
2024 Estimated Population	28,950	115,751
2029 Projected Population	28,748	115,263
2020 Census Population	30,973	110,455
2010 Census Population	23,112	86,412
Projected Annual Growth 2024 to 2029	-0.1%	-
Historical Annual Growth 2010 to 2024	1.8%	2.4%
2024 Median Age	35.9	38.2
<b>Households</b>		
2024 Estimated Households	13,635	56,901
2029 Projected Households	13,577	57,482
2020 Census Households	13,389	53,379
2010 Census Households	10,015	40,160
Projected Annual Growth 2024 to 2029	-	0.2%
Historical Annual Growth 2010 to 2024	2.6%	3.0%
<b>Race and Ethnicity</b>		
2024 Estimated White	68.6%	72.5%
2024 Estimated Black or African American	13.6%	9.2%
2024 Estimated Asian or Pacific Islander	4.8%	5.7%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%
2024 Estimated Other Races	12.2%	11.8%
2024 Estimated Hispanic	10.5%	10.5%
<b>Income</b>		
2024 Estimated Average Household Income	\$153,771	\$147,446
2024 Estimated Median Household Income	\$109,421	\$108,132
2024 Estimated Per Capita Income	\$72,783	\$72,884
<b>Education (Age 25+)</b>		
2024 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.4%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.0%
2024 Estimated High School Graduate	13.3%	11.7%
2024 Estimated Some College	13.5%	15.4%
2024 Estimated Associates Degree Only	5.2%	5.5%
2024 Estimated Bachelors Degree Only	38.2%	37.6%
2024 Estimated Graduate Degree	25.7%	25.4%
<b>Business</b>		
2024 Estimated Total Businesses	2,326	9,818
2024 Estimated Total Employees	19,256	92,528
2024 Estimated Employee Population per Business	8.3	9.4
2024 Estimated Residential Population per Business	12.4	11.8



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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