

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

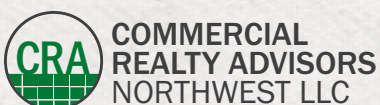
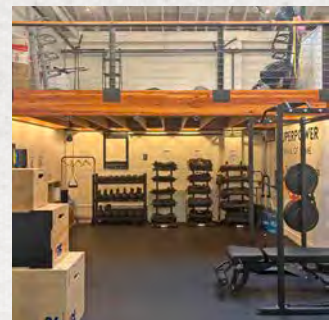
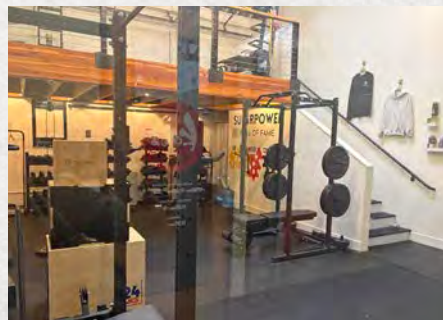
TRAFFIC COUNTS

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!



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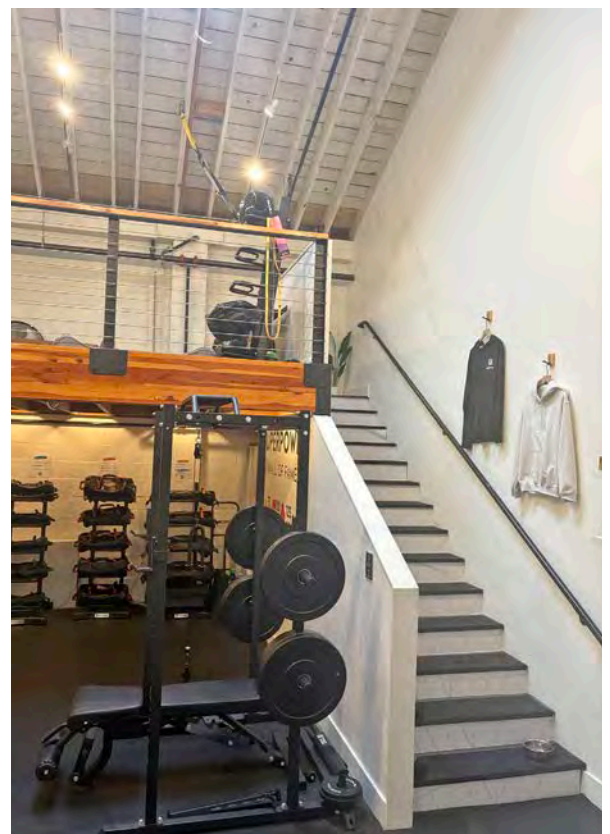
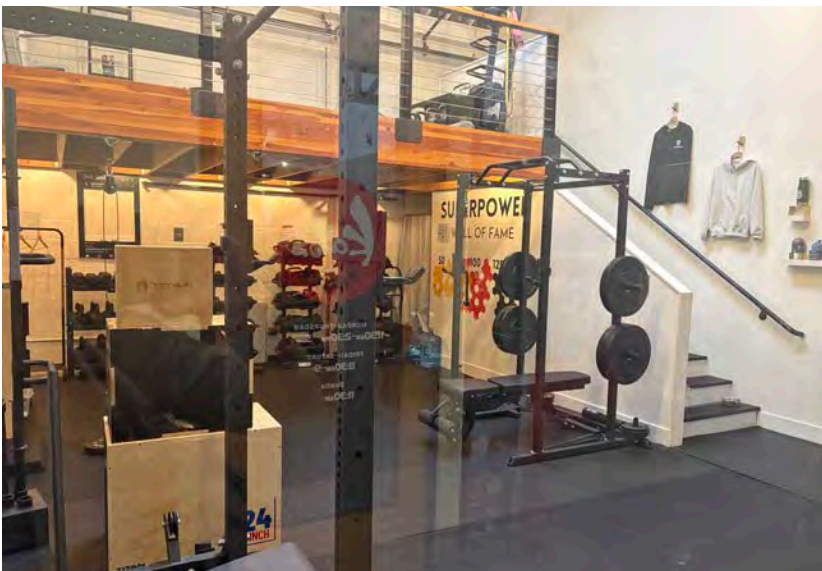
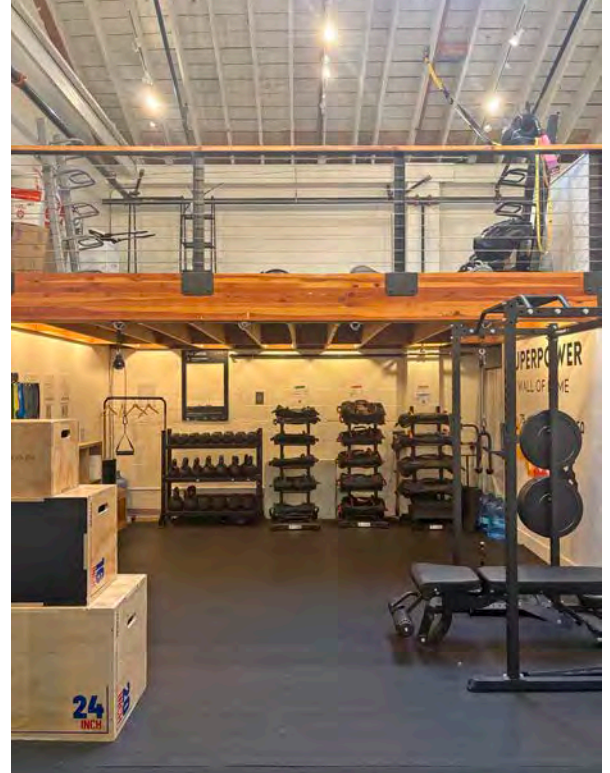
503.274.0211
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PHOTOS

HUB BUILDING

3808 N WILLIAMS ST

PORTLAND, OR



HUB BUILDING

3808 N WILLIAMS AVE
PORTLAND, OR

THE WILMORE
75 UNITS
+ RETAIL

HENGRY DUMPLING HOUSE

6-336 ADT (25)

PELOTON
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.
JINU PATISSERIE
4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL

SOLACE
APARTMENTS

PARALLAX
64 UNITS
+ RETAIL

XLB

WILDEHAUS
the ceirey

SOLACE
APARTMENTS

PRISM FIT
LUA
FLOW IN THE CITY
ASCEND
95 UNITS
+ RETAIL

SOOL KOREAN KITCHEN

3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/RETAIL

SITE

on
TWO RIVERS
Sushi Hada

3818 N VANCOUVER
PROPOSED
2 STORY OFFICE

ARETE
4 STORY
+ RETAIL

HYPNOS COFFEE

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL

YES PLEASE

LIFE CHANCE
CHRISTIAN CENTER

LIFE OF PIE

CLOAK & DAGGER

Alefire

Whole Bowl
Bread & Honey
Greenhouse

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

GoHealth

George & Friends

pepe Chiles

NEW SEASONS
MARKET

14-207 ADT (25)

OnPoint
CYCLE BAR

CARBON 12
14 CONDO UNITS
+ RETAIL

CHASE
gc

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

11-553 ADT (25)

JAYPOST
BAR & VENUE

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

WILLIAMS COFFEE HOUSE

8-784 ADT (25)

COMPLETED
PROJECTS

LEGACY
Health System
719 BEDS

DAWSON PARK





DEMOGRAPHIC SUMMARY

HUB BUILDING 3808 N WILLIAMS ST PORTLAND, OR

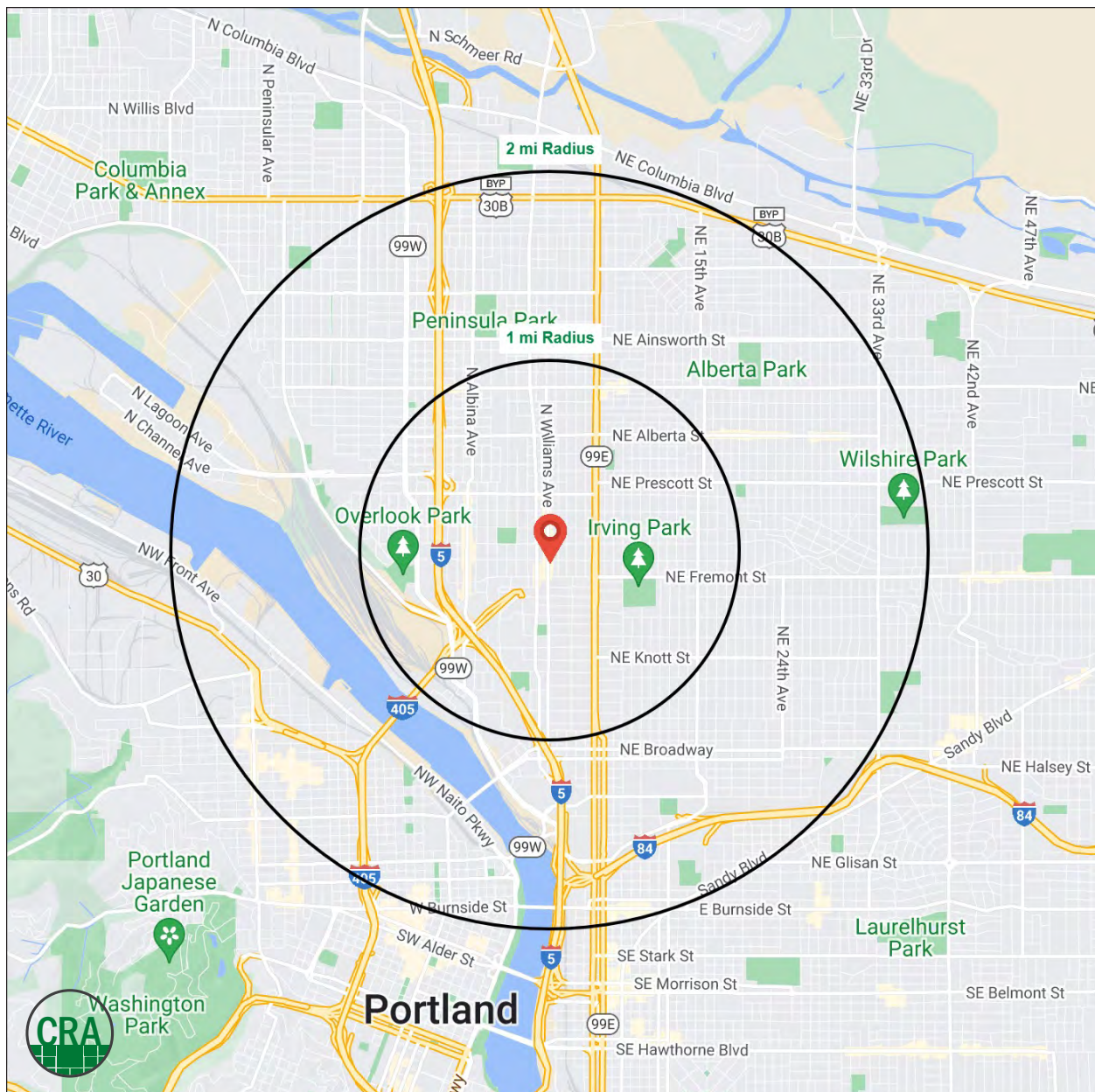
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE
Estimated Population 2024	28,950	115,751
Estimated Households	13,635	56,901
Average HH Income	\$153,771	\$147,446
Median Home Value	\$663,309	\$663,069
Daytime Demographics 16+	25,160	121,188
Some College or Higher	82.5%	83.9%

\$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
Population		
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
Households		
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%
Race and Ethnicity		
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%
Income		
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
Education (Age 25+)		
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%
Business		
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

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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