



FOR LEASE

# RETAIL SPACE

IN THE HEART  
OF THRIVING  
NORTH WILLIAMS



## ADDRESS

3901 N Williams, Portland Oregon

## AVAILABLE SPACE

Approximately 893 RSF

## RENTAL RATE

\$28.00/SF, NNN

## TRAFFIC COUNTS

N Williams Ave | 8,599 ADT ('22)

## HIGHLIGHTS

- Close-in, central, North Portland location.
- Vintage, character-rich building in the heart of the vibrant Williams District.
- Exposed, old growth timber ceiling and glass roll-up door.
- EXd zoning allows a wide range of uses.
- Join Crisp, Commensal Fermentation and La Cocina.
- Non-exclusive off-street parking.
- Great co-tenancy in the area: Eem, Reclamation, Kayo's Ramen Bar, Sushi Hada, Lua, The Box Social, Proud Mary Coffee, EaT Oyster Bar, Migration Brewing and more!



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

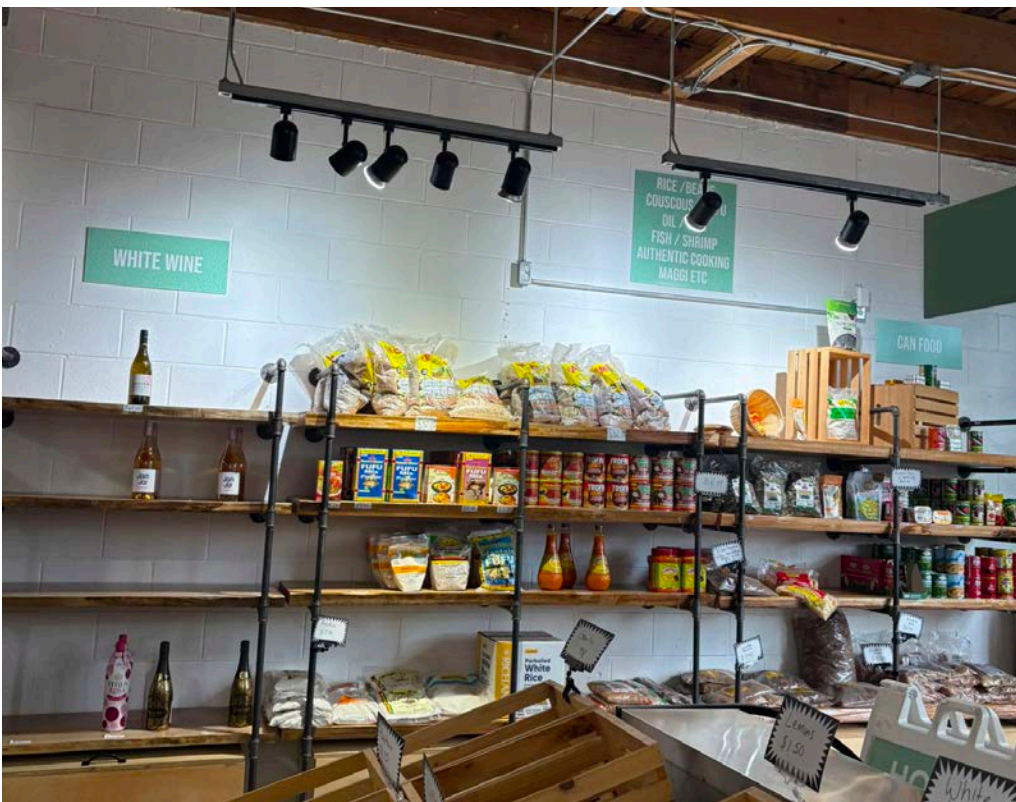
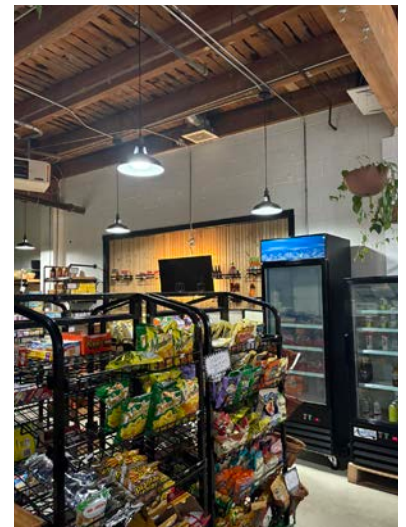
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## INTERIOR IMAGES

**3901 N WILLIAMS ST**  
PORTLAND, OR

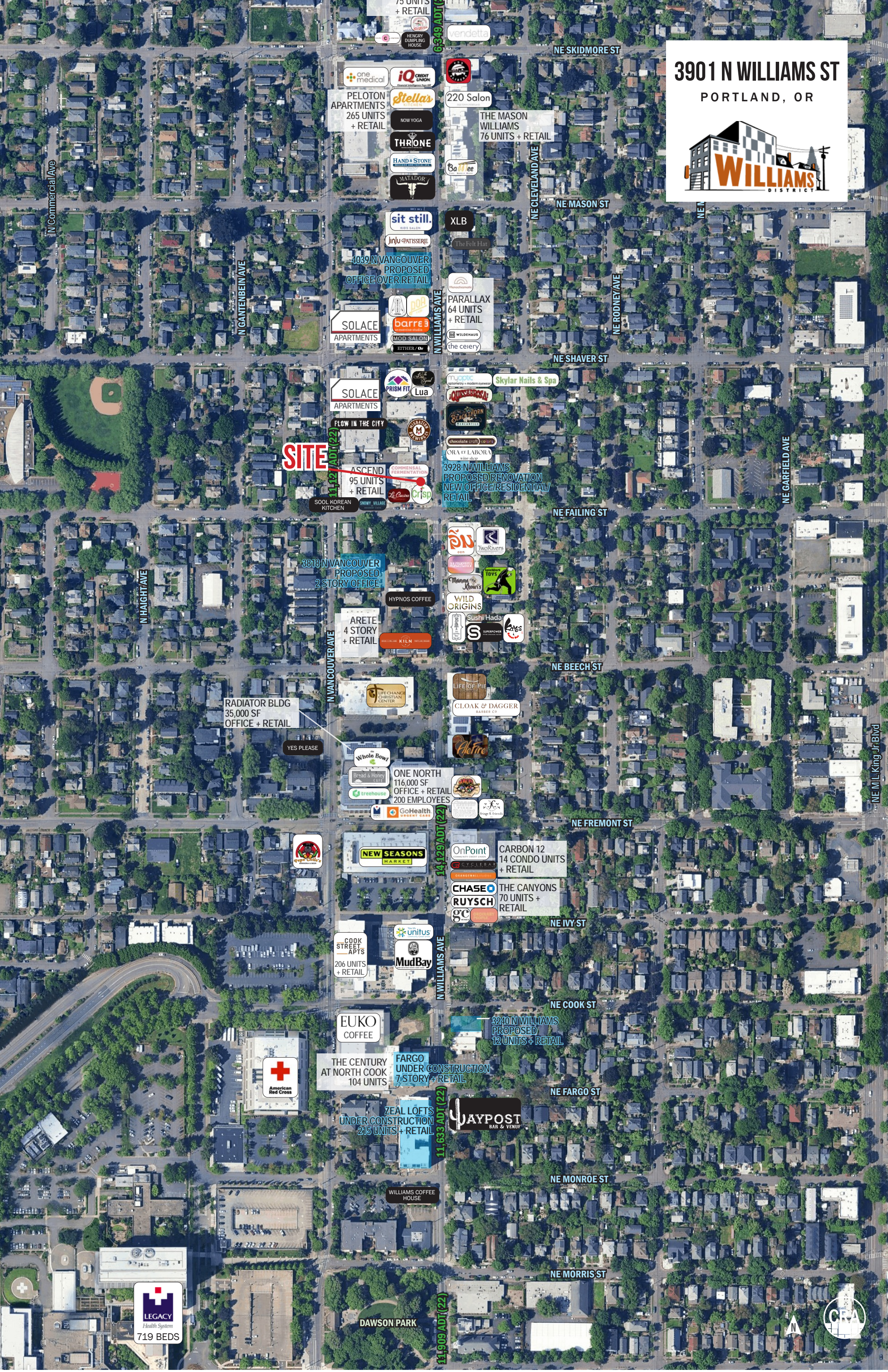




3901 N WILLIAMS ST  
PORTLAND, OR



Williams  
DISTRICT





# SITE PLAN

3901 N WILLIAMS ST  
PORTLAND, OR



NOT TO SCALE



## DEMOGRAPHIC SUMMARY

**3901 N WILLIAMS ST**  
PORTLAND, OR

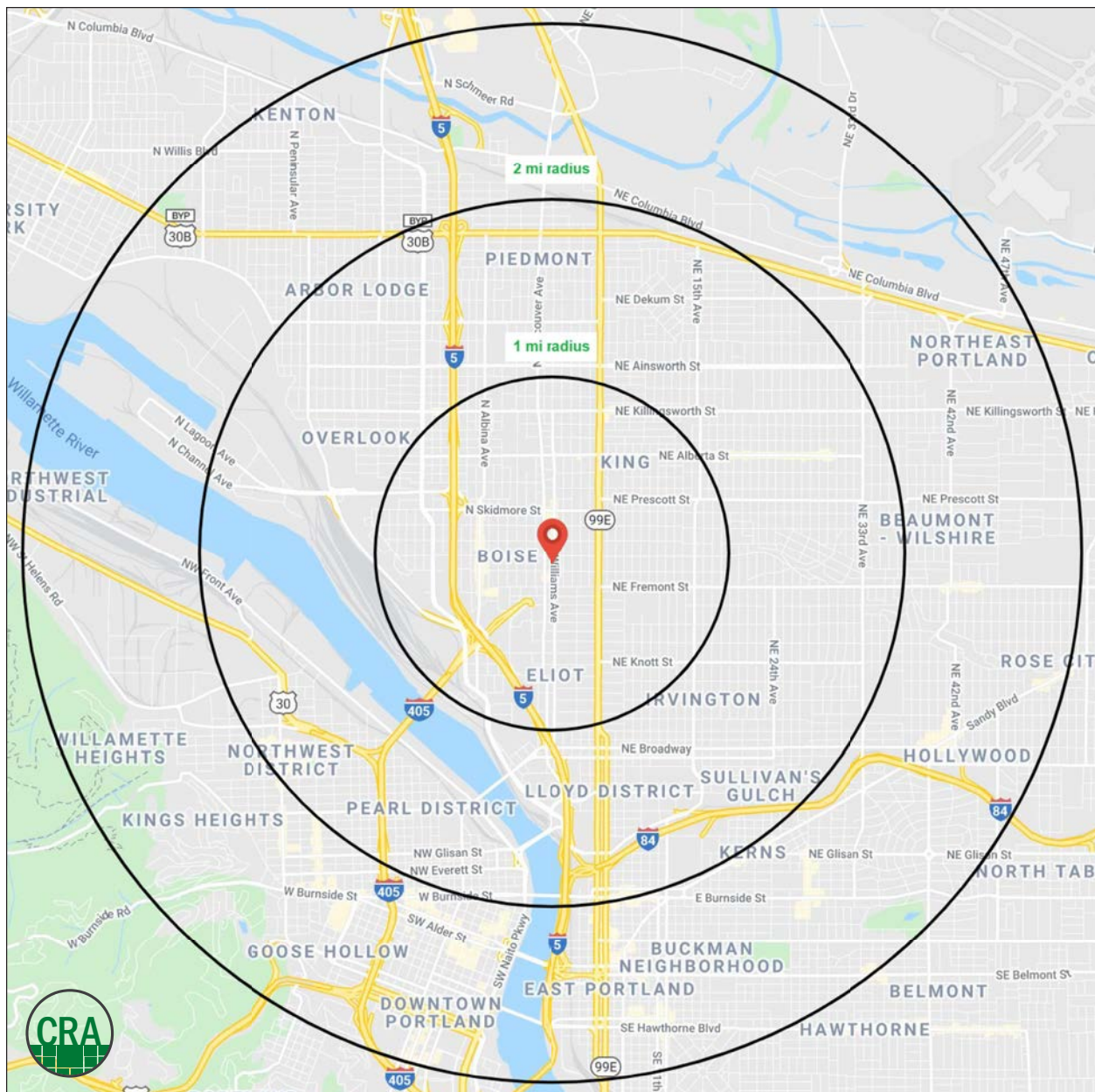
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	29,843	113,884	211,143
Estimated Households	14,047	55,646	106,018
Average HH Income	\$152,150	\$148,142	\$136,777
Median Home Value	\$654,175	\$661,914	\$667,877
Daytime Demographics 16+	24,858	115,699	272,387
Some College or Higher	82.6%	83.9%	84.3%

**\$654,175**

Median Home Value  
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: 45.551/-122.667

3901 N Williams Ave Portland, OR 97227	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	29,843	113,884	211,143
2029 Projected Population	29,718	113,374	210,291
2020 Census Population	31,737	109,422	202,377
2010 Census Population	23,669	85,844	167,796
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	1.9%	2.3%	1.8%
2024 Median Age	35.9	38.2	38.3
<b>Households</b>			
2024 Estimated Households	14,047	55,646	106,018
2029 Projected Households	14,023	56,197	106,728
2020 Census Households	13,674	52,552	101,157
2010 Census Households	10,209	39,743	81,369
Projected Annual Growth 2024 to 2029	-	0.2%	0.1%
Historical Annual Growth 2010 to 2024	2.7%	2.9%	2.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	68.6%	72.4%	73.5%
2024 Estimated Black or African American	13.6%	9.3%	7.5%
2024 Estimated Asian or Pacific Islander	4.7%	5.7%	6.3%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2024 Estimated Other Races	12.2%	11.7%	11.9%
2024 Estimated Hispanic	10.5%	10.4%	10.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$152,150	\$148,142	\$136,777
2024 Estimated Median Household Income	\$109,019	\$108,483	\$100,821
2024 Estimated Per Capita Income	\$71,961	\$72,779	\$69,076
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.4%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.0%	2.5%
2024 Estimated High School Graduate	13.2%	11.7%	11.3%
2024 Estimated Some College	13.9%	15.4%	16.1%
2024 Estimated Associates Degree Only	5.1%	5.5%	5.8%
2024 Estimated Bachelors Degree Only	38.3%	37.6%	37.1%
2024 Estimated Graduate Degree	25.3%	25.3%	25.3%
<b>Business</b>			
2024 Estimated Total Businesses	2,321	9,329	22,512
2024 Estimated Total Employees	18,836	87,458	216,915
2024 Estimated Employee Population per Business	8.1	9.4	9.6
2024 Estimated Residential Population per Business	12.9	12.2	9.4

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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