



FOR LEASE

RETAIL/ PRODUCTION SPACE

IN THE HEART
OF THRIVING
NORTH WILLIAMS



ADDRESS

3901 N Williams, Portland Oregon

AVAILABLE SPACE

Approximately 893 RSF (Available April 15, 2021)
Current tenant is expanding/relocating within the neighborhood

RENTAL RATE

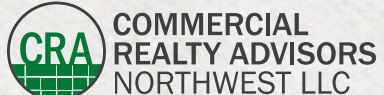
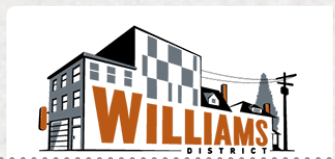
\$28.00/SF, NNN

TRAFFIC COUNTS

N Williams Ave | 14,004 ADT ('20)

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, Grains of Wrath and La Cocina.
- Non-exclusive off-street parking.
- Great co-tenancy in the area: Eem, Reclamation, Kayo's Ramen Bar, Yoga Bhoga, Sushi Hada, Lua, The Box Social, Proud Mary Coffee, EaT Oyster Bar, Migration Brewing and more!

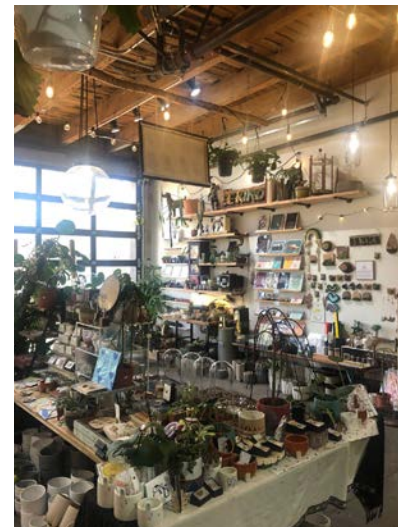


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INTERIOR IMAGES

3901 N WILLIAMS ST
PORTLAND, OR



3901 N WILLIAMS ST PORTLAND, OR




SITE

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL



SITE PLAN

3901 N WILLIAMS ST
PORTLAND, OR



DEMOGRAPHIC SUMMARY

3901 N WILLIAMS ST
 PORTLAND, OR

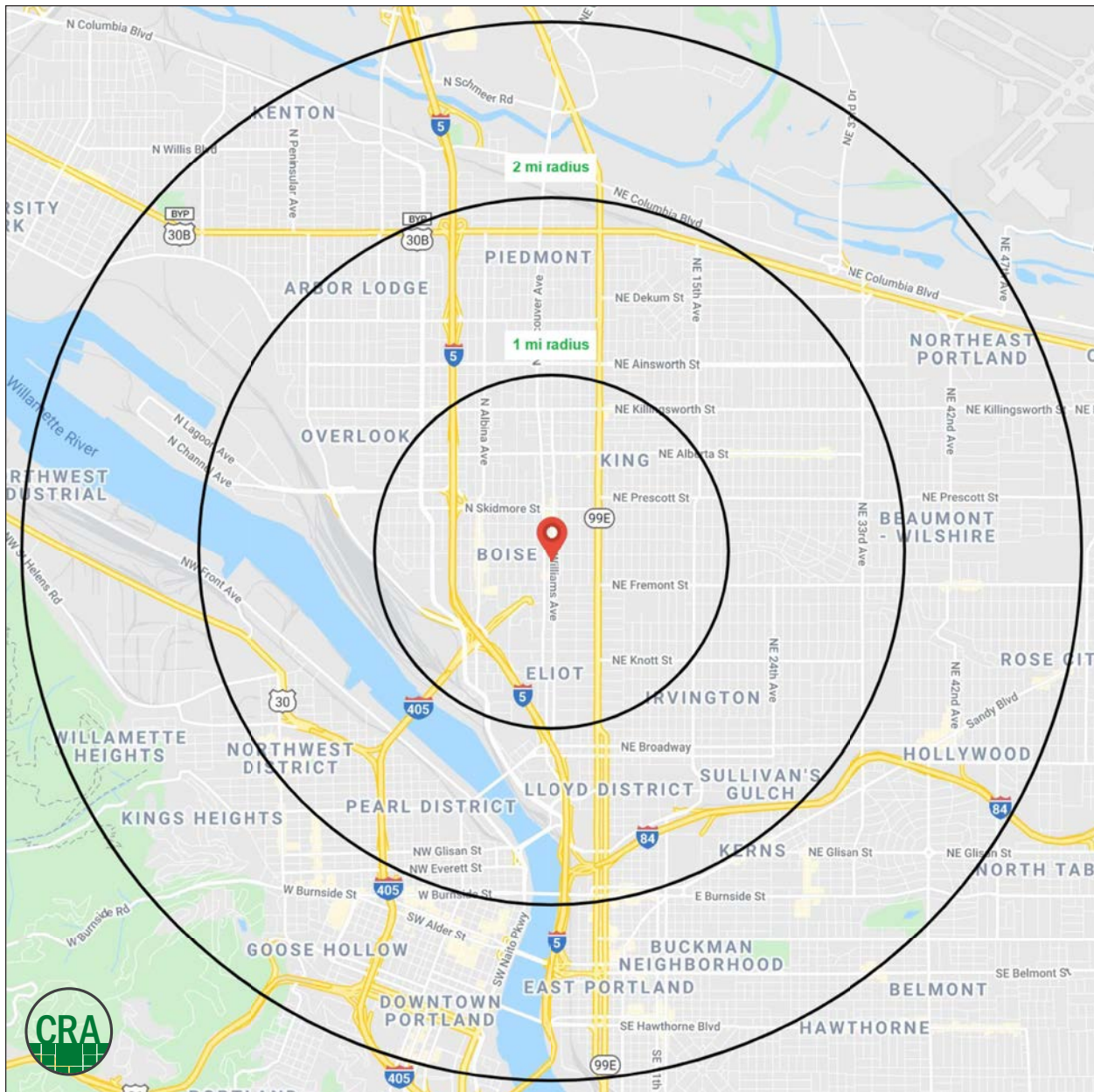
Source: Regis - SitesUSA (2021)	1 MILE	2 MILE
Estimated Population 2020	30,332	107,140
Projected Population 2025	31,482	110,590
Average HH Income	\$106,119	\$111,127
Median Home Value	\$460,610	\$476,632
Daytime Demographics 16+	24,278	118,480
Some College or Higher	83.6%	85.3%

\$460,610

Median Home Value
 1 MILE RADIUS

32.9

Median Age
 1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.551/-122.667

RS1

3901 N Williams Ave		1 mi radius	2 mi radius	3 mi radius
Portland, OR 97227				
POPULATION	2020 Estimated Population	30,332	107,140	203,965
	2025 Projected Population	31,482	110,590	210,450
	2010 Census Population	23,691	85,691	169,367
	2000 Census Population	22,651	77,588	153,789
	Projected Annual Growth 2020 to 2025	0.8%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	1.7%	1.9%	1.6%
	2020 Median Age	32.9	35.9	36.2
HOUSEHOLDS	2020 Estimated Households	13,641	52,990	104,318
	2025 Projected Households	14,605	56,528	111,165
	2010 Census Households	10,224	39,637	81,935
	2000 Census Households	8,965	33,186	72,298
	Projected Annual Growth 2020 to 2025	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	2.6%	3.0%	2.2%
RACE AND ETHNICITY	2020 Estimated White	68.0%	72.4%	75.0%
	2020 Estimated Black or African American	14.1%	12.1%	9.4%
	2020 Estimated Asian or Pacific Islander	3.5%	4.3%	5.2%
	2020 Estimated American Indian or Native Alaskan	1.5%	1.1%	1.0%
	2020 Estimated Other Races	12.9%	10.1%	9.3%
	2020 Estimated Hispanic	17.1%	11.3%	10.5%
INCOME	2020 Estimated Average Household Income	\$106,119	\$111,127	\$104,270
	2020 Estimated Median Household Income	\$84,416	\$86,925	\$82,454
	2020 Estimated Per Capita Income	\$47,876	\$55,306	\$53,805
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.7%	1.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.2%	2.3%
	2020 Estimated High School Graduate	11.3%	10.8%	10.7%
	2020 Estimated Some College	17.5%	17.3%	18.1%
	2020 Estimated Associates Degree Only	6.2%	5.8%	6.0%
	2020 Estimated Bachelors Degree Only	34.9%	37.2%	36.2%
	2020 Estimated Graduate Degree	24.9%	25.0%	25.0%
BUSINESS	2020 Estimated Total Businesses	2,149	8,978	22,118
	2020 Estimated Total Employees	17,093	89,389	234,739
	2020 Estimated Employee Population per Business	8.0	10.0	10.6
	2020 Estimated Residential Population per Business	14.1	11.9	9.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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