

# RARE PRODUCTION/MAKER SPACE

FOR LEASE ON NORTH WILLIAMS WITH PARKING!



## ADDRESS

3961 N Williams Avenue, Suite B, Portland, Oregon

## AVAILABLE SPACE

4,337 RSF (3,113 SF ground floor + 1,224 SF mezzanine)

## RENTAL RATE

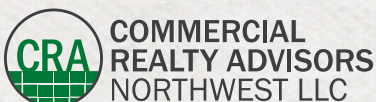
\$18.00/PSF/YR, NNN (NNN \$4.00 PSF/YR)

## TRAFFIC COUNT

N Williams - 14,129 ADT ('22)

## HIGHLIGHTS

- The second generation space includes three compartment sink, grease interceptor, floor drain, plumbing infrastructure for kitchenette, expansive high ceilings, skylights throughout, ample power and clear span space. Additionally, the ground floor has two enclosed rooms and the mezzanine includes three enclosed rooms for design/office/storage.
- Roll-up door being added to building infrastructure.
- Two off-street parking spaces included.
- Call for tours and more information.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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# PRODUCTION/MAKER SPACE 3961 N WILLIAMS AVE PORTLAND, OR

**SITE**

THE WILMORE  
75 UNITS  
+ RETAIL

PELTON  
APARTMENTS  
265 UNITS  
+ RETAIL

SHINE  
DISTILLERY & GRILL

THE MASON  
WILLIAMS  
76 UNITS + RETAIL

sit still.

XLB

4039 N VANCOUVER  
PROPOSED  
OFFICE OVER RETAIL

4030 N  
VANCOUVER  
49 UNITS  
+ RETAIL

PARALLAX  
64 UNITS  
+ RETAIL

3956 N  
VANCOUVER  
87 UNITS  
+ RETAIL

3928 N WILLIAMS  
PROPOSED RENOVATION  
NEW OFFICE/RESIDENTIAL/  
RETAIL

ASCEND  
95 UNITS  
RETAIL

3818 N VANCOUVER  
PROPOSED  
2 STORY OFFICE

3733 N  
WILLIAMS  
PROPOSED  
MIXED USE  
30 UNITS

ARETE  
4 STORY  
+ RETAIL

RADIATOR BLDG  
35,000 SF  
OFFICE + RETAIL

ONE NORTH  
116,000 SF  
OFFICE + RETAIL  
200 EMPLOYEES

NEW SEASONS  
MARKET

CARBON 12  
14 CONDO UNITS  
+ RETAIL

THE CANYONS  
70 UNITS +  
RETAIL

THE COOK STREET  
APARTMENTS  
206 UNITS + RETAIL

COMPASS  
COFFEE ROASTING

THE CENTURY  
AT NORTH COOK  
104 UNITS

3240 N WILLIAMS  
PROPOSED  
12 UNITS + RETAIL

VC FARGO  
PROPOSED  
7 STORY + RETAIL

ZEAL LOFTS  
PROPOSED  
215 UNITS + RETAIL

YAYPOST  
BAR & VENUE

Game Knight

LEGACY  
Health System  
719 BEDS

NE M L King Jr Blvd

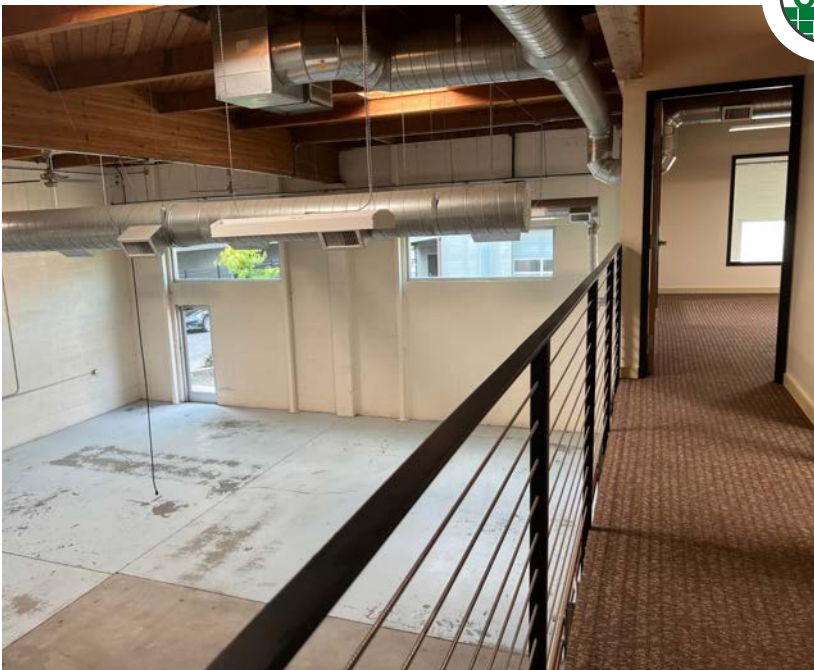
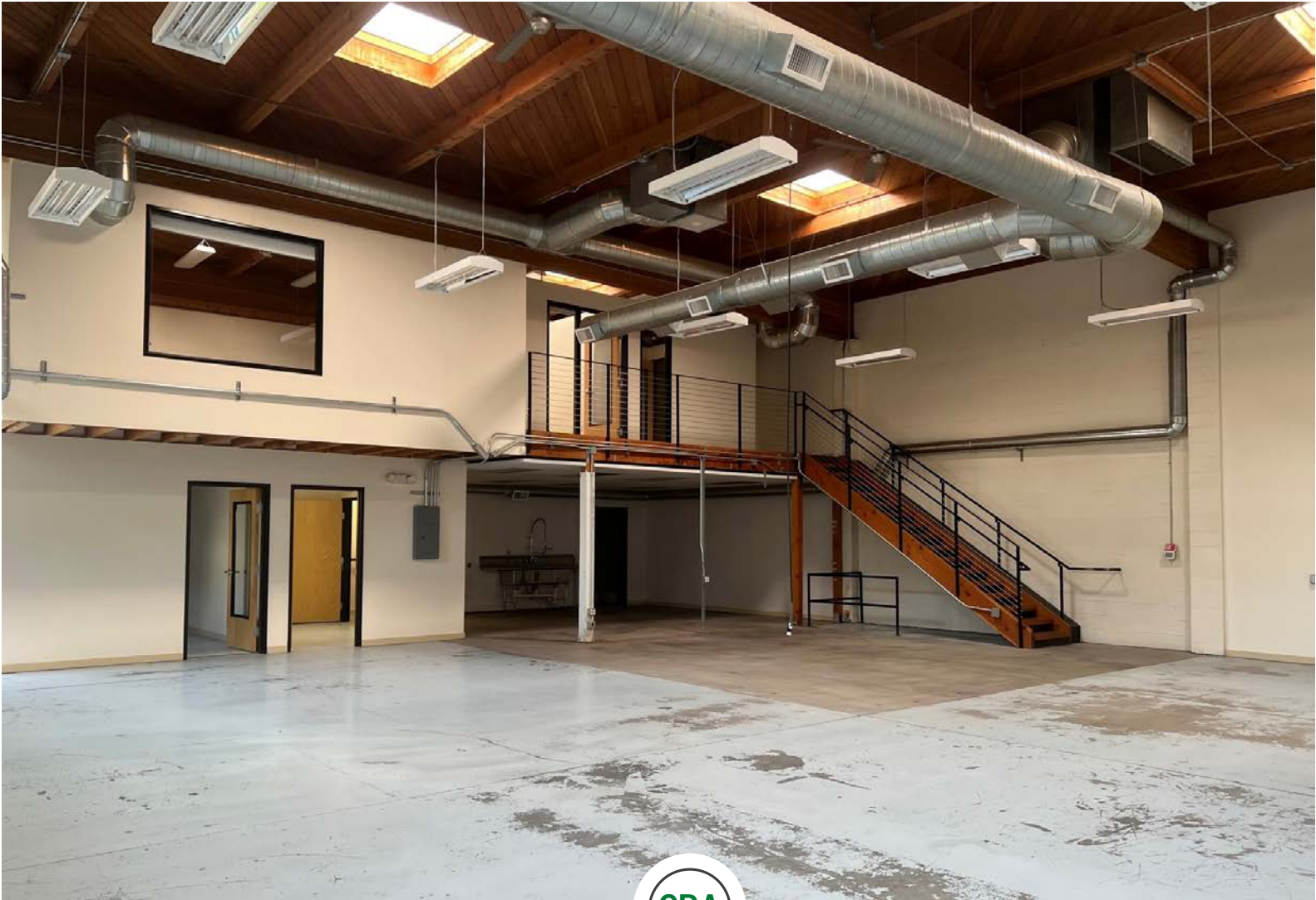




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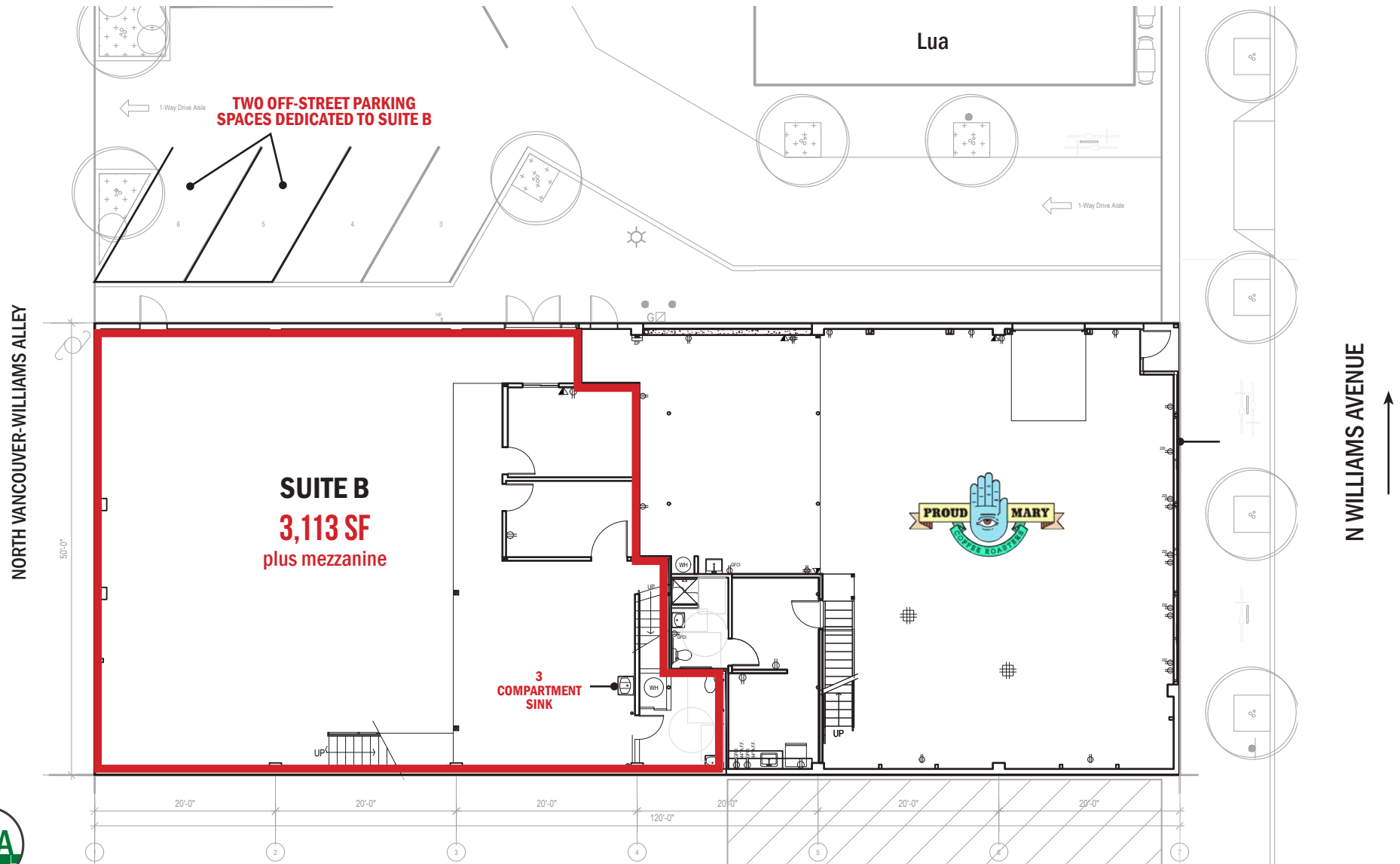
INTERIOR IMAGES

PORTLAND, OR



**PRODUCTION/MAKER SPACE**  
**3961 N WILLIAMS AVE**  
PORTLAND, OR

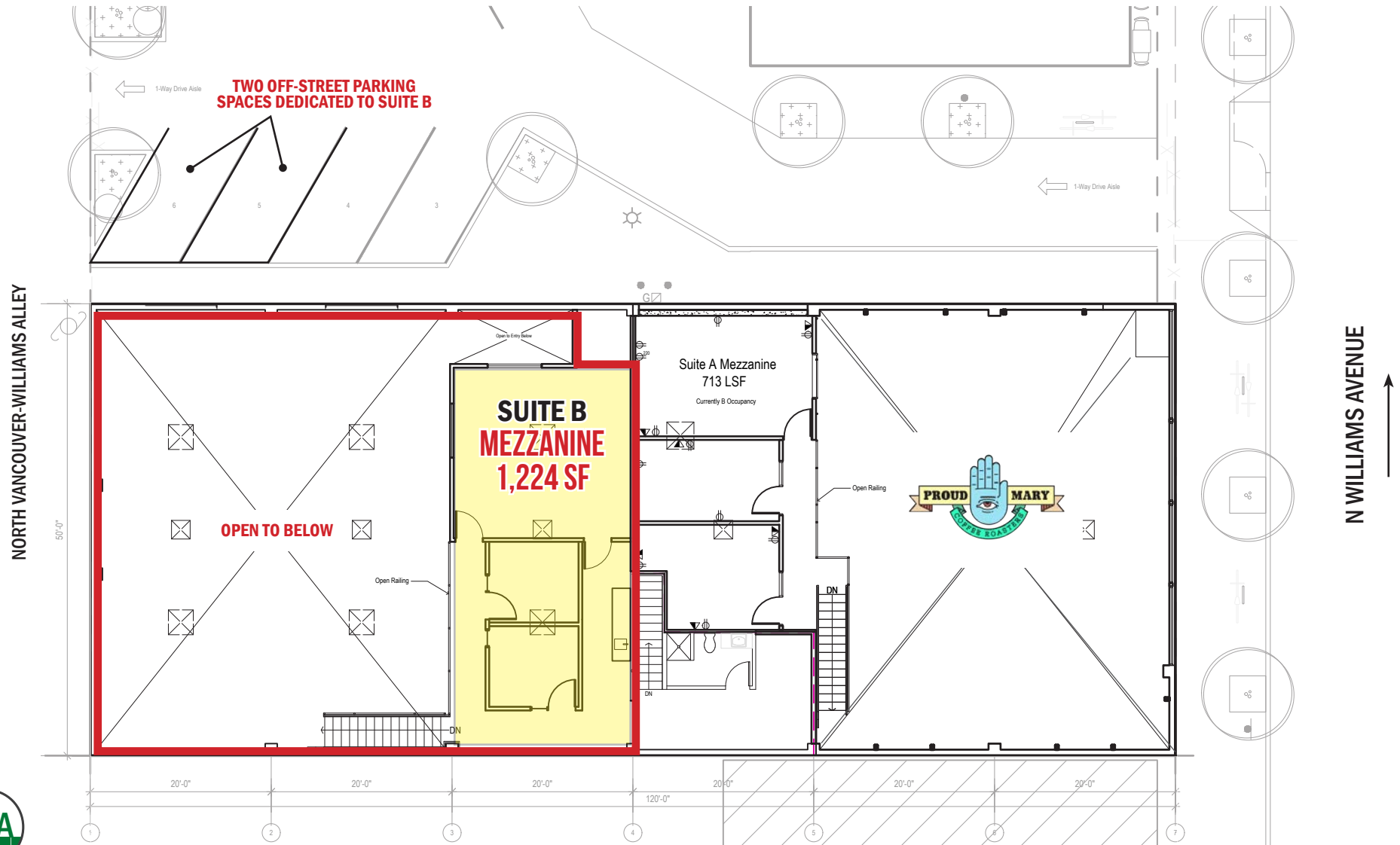
**SITE PLAN - GROUND FLOOR**





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PORTLAND, OR

**SITE PLAN - MEZZANINE**



# PRODUCTION/MAKER SPACE 3961 N WILLIAMS AVE

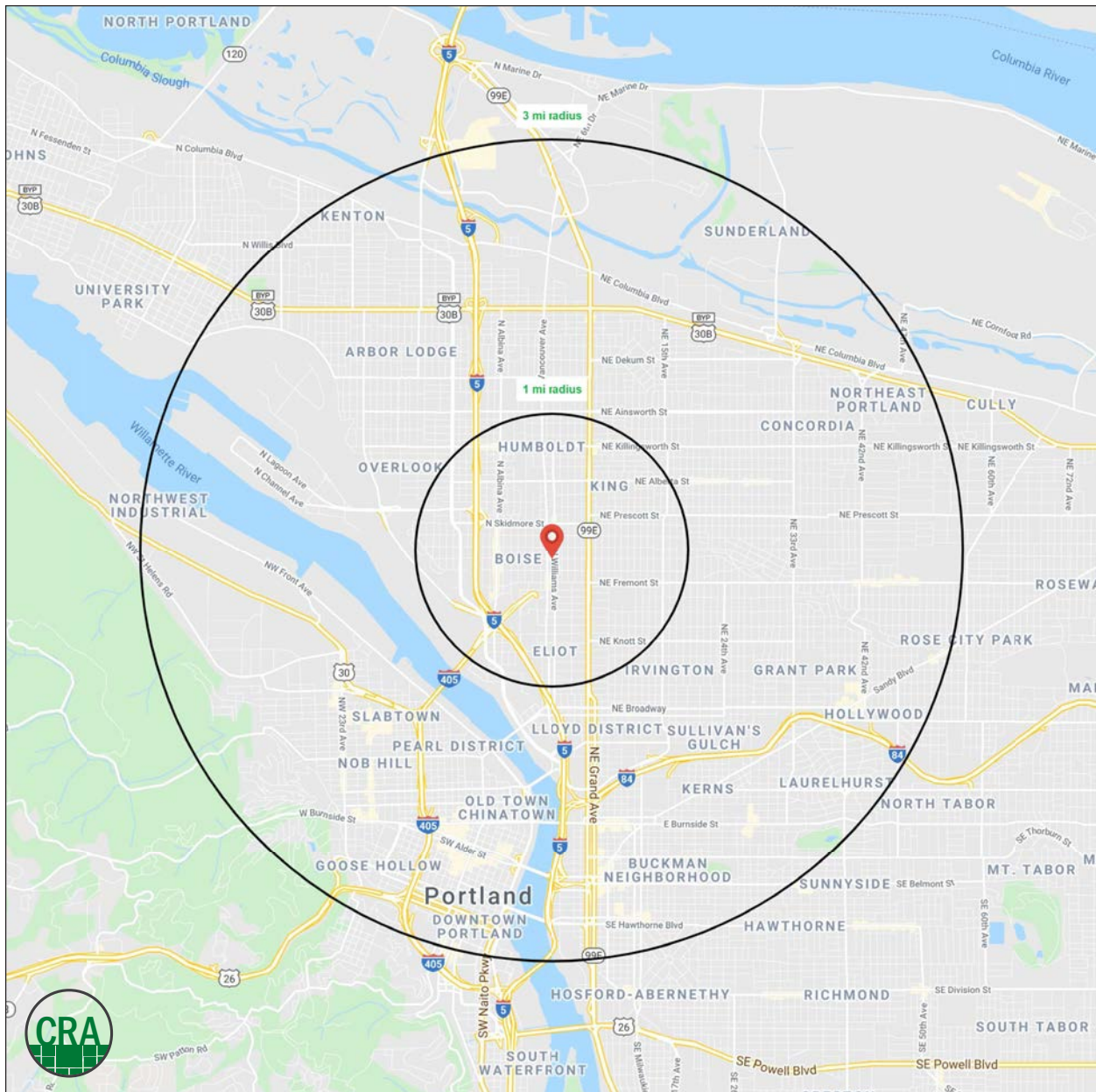
PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE
Estimated Population 2021	31,857	201,832
Projected Population 2026	34,924	215,324
Average HH Income	\$105,119	\$103,176
Median Home Value	\$528,214	\$543,322
Daytime Demographics 16+	24,313	289,978
Some College or Higher	83.6%	85.6%

**\$105,119**  
Average Household Income  
1 MILE RADIUS

**34.7**  
Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5516/-122.6672

<b>3961 N Williams Ave</b>	<b>1 mi</b>	<b>3 mi</b>
<b>Portland, OR 97227</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>		
2021 Estimated Population	31,857	201,832
2026 Projected Population	34,924	215,324
2020 Census Population	31,992	202,245
2010 Census Population	23,756	166,760
Projected Annual Growth 2021 to 2026	1.9%	1.3%
Historical Annual Growth 2010 to 2021	3.1%	1.9%
2021 Median Age	34.7	37.1
<b>Households</b>		
2021 Estimated Households	13,731	100,664
2026 Projected Households	15,522	111,190
2020 Census Households	13,711	100,287
2010 Census Households	10,194	80,477
Projected Annual Growth 2021 to 2026	2.6%	2.1%
Historical Annual Growth 2010 to 2021	3.2%	2.3%
<b>Race and Ethnicity</b>		
2021 Estimated White	60.1%	69.9%
2021 Estimated Black or African American	20.1%	9.5%
2021 Estimated Asian or Pacific Islander	3.2%	5.5%
2021 Estimated American Indian or Native Alaskan	1.0%	1.0%
2021 Estimated Other Races	15.6%	14.1%
2021 Estimated Hispanic	11.2%	10.3%
<b>Income</b>		
2021 Estimated Average Household Income	\$105,119	\$103,176
2021 Estimated Median Household Income	\$88,001	\$83,918
2021 Estimated Per Capita Income	\$45,604	\$51,952
<b>Education (Age 25+)</b>		
2021 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.5%
2021 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.2%
2021 Estimated High School Graduate	11.9%	10.8%
2021 Estimated Some College	16.2%	17.6%
2021 Estimated Associates Degree Only	5.9%	5.5%
2021 Estimated Bachelors Degree Only	35.0%	37.0%
2021 Estimated Graduate Degree	26.4%	25.5%
<b>Business</b>		
2021 Estimated Total Businesses	2,179	21,986
2021 Estimated Total Employees	17,159	233,361
2021 Estimated Employee Population per Business	7.9	10.6
2021 Estimated Residential Population per Business	14.6	9.2



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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