

# 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

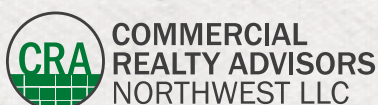
\$18.00/PSF/YR, NNN (NNN \$4.00 PSF/YR)

## TRAFFIC COUNT

N Williams - 14,004 ADT ('20)

## 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.
- Two off-street parking spaces included.
- Please do not disturb existing tenant. Call for tours and more information.
- Available with 30 days' notice to existing tenant.



**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

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

**SITE**

PELTON APARTMENTS  
265 UNITS + RETAIL

iq CREDIT UNION  
 Stellas  
 NAMASTE ON WILLIAMS  
 HAND & STONE

SHINE DISTILLERY & GRILL  
 saint cupcake  
 THE MASON WILLIAMS  
76 UNITS + RETAIL  
 BREIGHNA JAMES  
 SPOKES

sit still.  
 JINJU PATISserie  
 4039 N VANCOUVER PROPOSED OFFICE OVER RETAIL  
 4030 N VANCOUVER 49 UNITS + RETAIL  
 BOB  
 GARRETT  
 MOD SALON  
 EITHER/Or

NE SKIDMORE ST  
 NE CLEVELAND AVE  
 NE MASON ST  
 NE RODNEY AVE  
 PARALLAX 64 UNITS + RETAIL  
 the ceiry

3956 N VANCOUVER 87 UNITS + RETAIL  
 LivingScape  
 ASCEND 95 UNITS RETAIL

PRISM FIT  
 Lua  
 GRAN'S WINE & SPIRITS  
 La Cocina  
 Crisp

Skylar Nails & Spa  
 3928 N WILLIAMS PROPOSED RENOVATION NEW OFFICE/RESIDENTIAL/RETAIL

3313 N VANCOUVER PROPOSED 2 STORY OFFICE

3733 N WILLIAMS PROPOSED MIXED-USE 30 UNITS

ARETE 4 STORY + RETAIL

RECLAMATION  
 modern macramé  
 YOGA BHOGA

NE FAILING ST  
 ON  
 Two Rivers  
 Kimura  
 Toast Bar  
 Reclamation  
 M  
 modern macramé  
 YOGA BHOGA

RADIATOR BLDG  
35,000 SF OFFICE + RETAIL

LIFE CHANGING CHRISTIAN CENTER

14,004 ADT (20)

LIFE OF PIE  
 CLOAK & DAGGER

Whole Bowl  
 Bread & Honey  
 treehouse  
 GoHealth

ONE NORTH 116,000 SF OFFICE + RETAIL 200 EMPLOYEES

NE BEECH ST  
 What's SCOOPY  
 Ate Fire

NEW SEASONS MARKET

14,382 ADT (20)

OnPoint

CARBON 12 14 CONDO UNITS + RETAIL

THE COOK STREET APARTMENTS 206 UNITS + RETAIL

Unitus  
 MudBay

NE FREMONT ST  
 THE CANYONS 70 UNITS + RETAIL

COMPASS COFFEE ROASTING

15,414 ADT (20)

THE BEST

3240 N WILLIAMS PROPOSED 12 UNITS + RETAIL

THE CENTURY AT NORTH COOK 104 UNITS

THE PEOPLE'S PIG

VC FARGO PROPOSED 7 STORY + RETAIL

ZEAL LOFTS PROPOSED 215 UNITS + RETAIL

15,414 ADT (20)

WAYPOST BAR & VENUE

Game Knight

11,695 ADT (20)

THE IVY SCHOOL



NE ML King Jr Blvd

N Commercial Ave

N GANTENBEIN AVE

N HAIGHT AVE

N VANCOUVER AVE

N WILLIAMS AVE

NE CLEVELAND AVE

NE RODNEY AVE

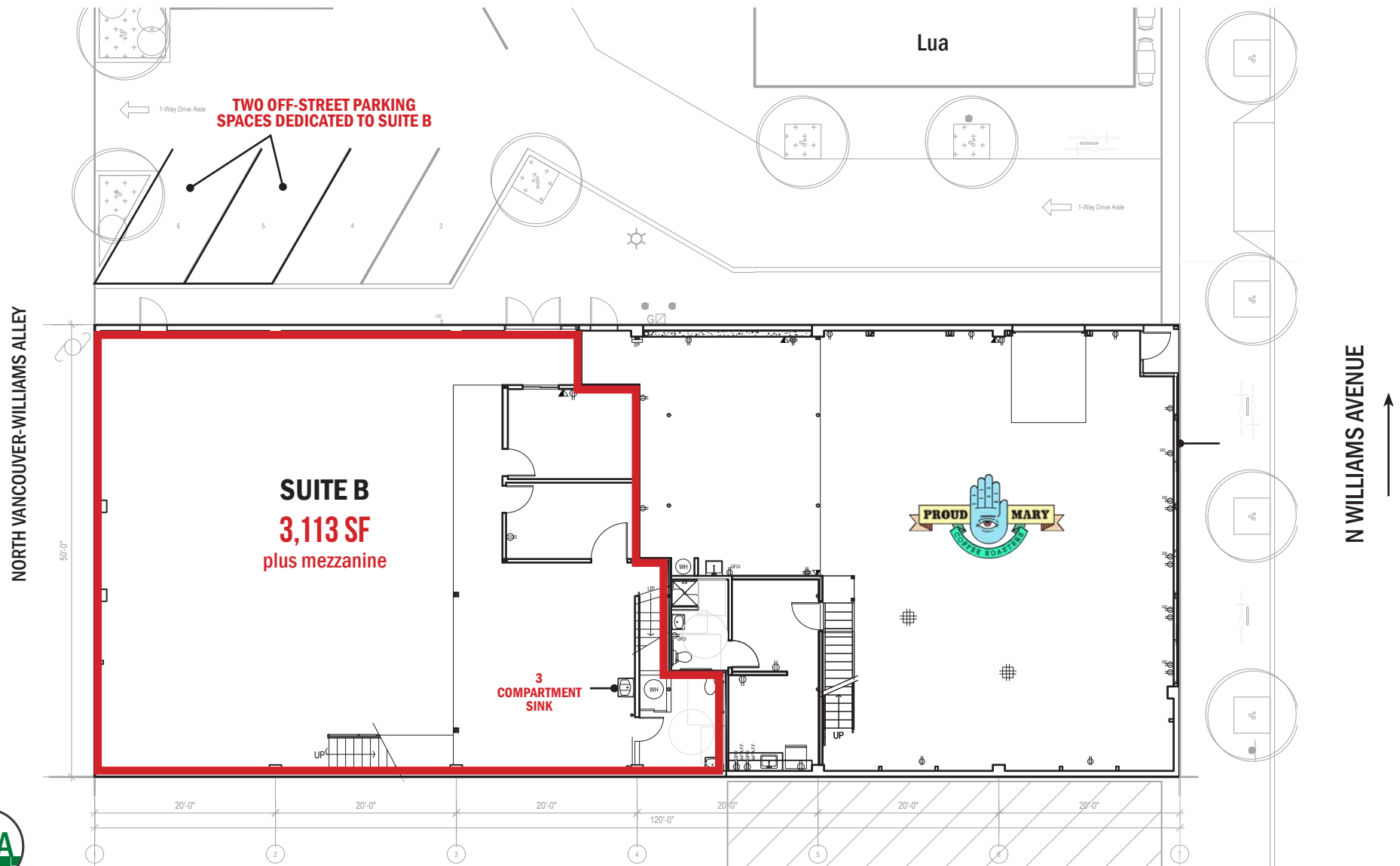
NE GARFIELD AVE

11,695 ADT (20)

DAWSON PARK

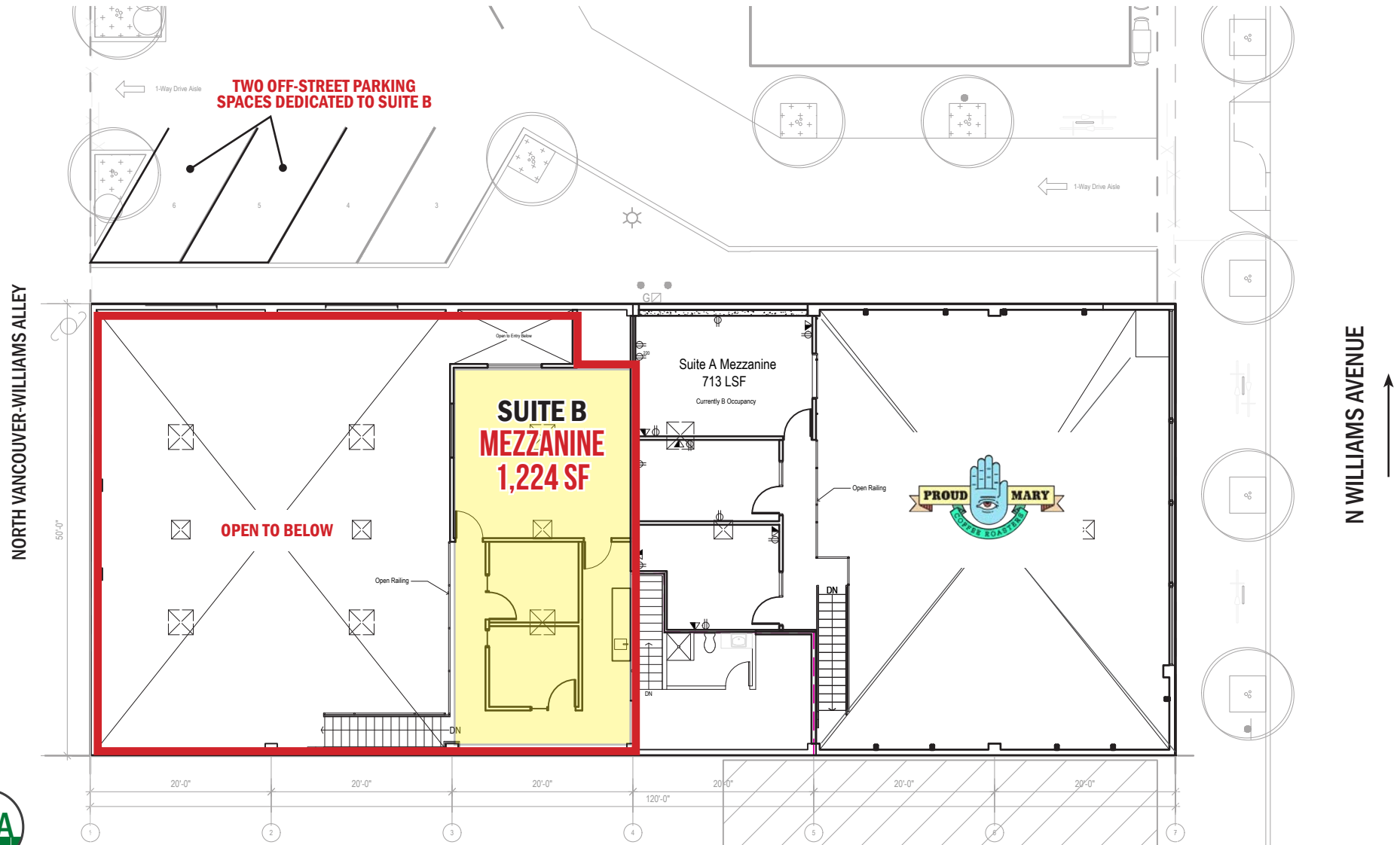
**PRODUCTION/MAKER SPACE**  
**3961 N WILLIAMS AVE**  
PORTLAND, OR

**SITE PLAN - GROUND FLOOR**



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

**SITE PLAN - MEZZANINE**



# PRODUCTION/MAKER SPACE 3961 N WILLIAMS AVE

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

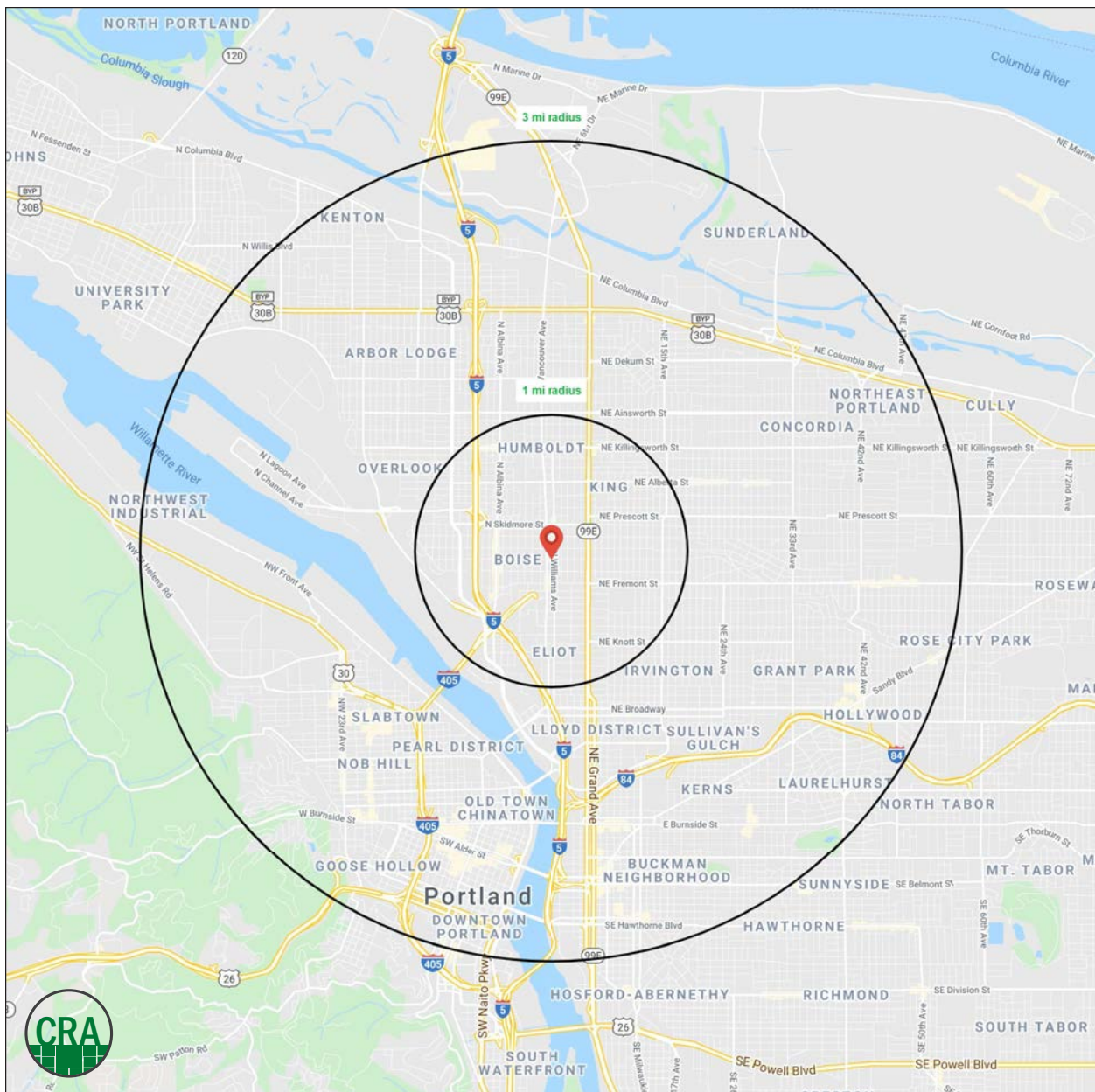
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE
Estimated Population 2021	31,857	201,832
Projected Population 2026	34,924	215,324
Average HH Income	\$105,119	\$103,176
Median Home Value	\$528,214	\$543,322
Daytime Demographics 16+	24,313	289,978
Some College or Higher	83.6%	85.6%

## \$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:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Pkwy, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.