

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

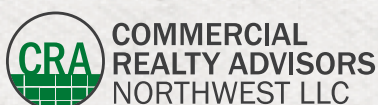
\$18.00/PSF/YR, NNN (NNN \$4.00 PSF/YR)

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.



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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.
KIDS SALON

XLB

4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL

PARALLAX
64 UNITS
+ RETAIL

4030 N
VANCOUVER
49 UNITS
+ RETAIL

the cery

3956 N
VANCOUVER
87 UNITS
+ RETAIL

myopic

Skylar Nails & Spa

ASCEND
95 UNITS
+ RETAIL

3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/
RETAIL

3818 N VANCOUVER
PROPOSED
2 STORY OFFICE

3733 N
WILLIAMS
PROPOSED
MIXED-USE
30 UNITS

ARETE
4 STORY
+ RETAIL

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL

CLOAK & DAGGER

treehouse

What's SCOOP

GoHealth
URGENT CARE

OnPoint

CARBON 12
14 CONDO UNITS
+ RETAIL

THE CANYONS
70 UNITS +
RETAIL

THE COOK STREET
APARTMENTS
206 UNITS + RETAIL

unitus

BEST

NE IVY ST

COMPASS
COFFEE ROASTING

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

THE CENTURY
AT NORTH COOK
104 UNITS

VC FARGO
PROPOSED
7 STORY + RETAIL

ZEAL LOFTS
PROPOSED
215 UNITS + RETAIL

YAYPOST
BAR & VENUE

NE FARGO ST

Game Knight

NE MONROE ST

NE MORRIS ST

LEGACY
Health System
719 BEDS

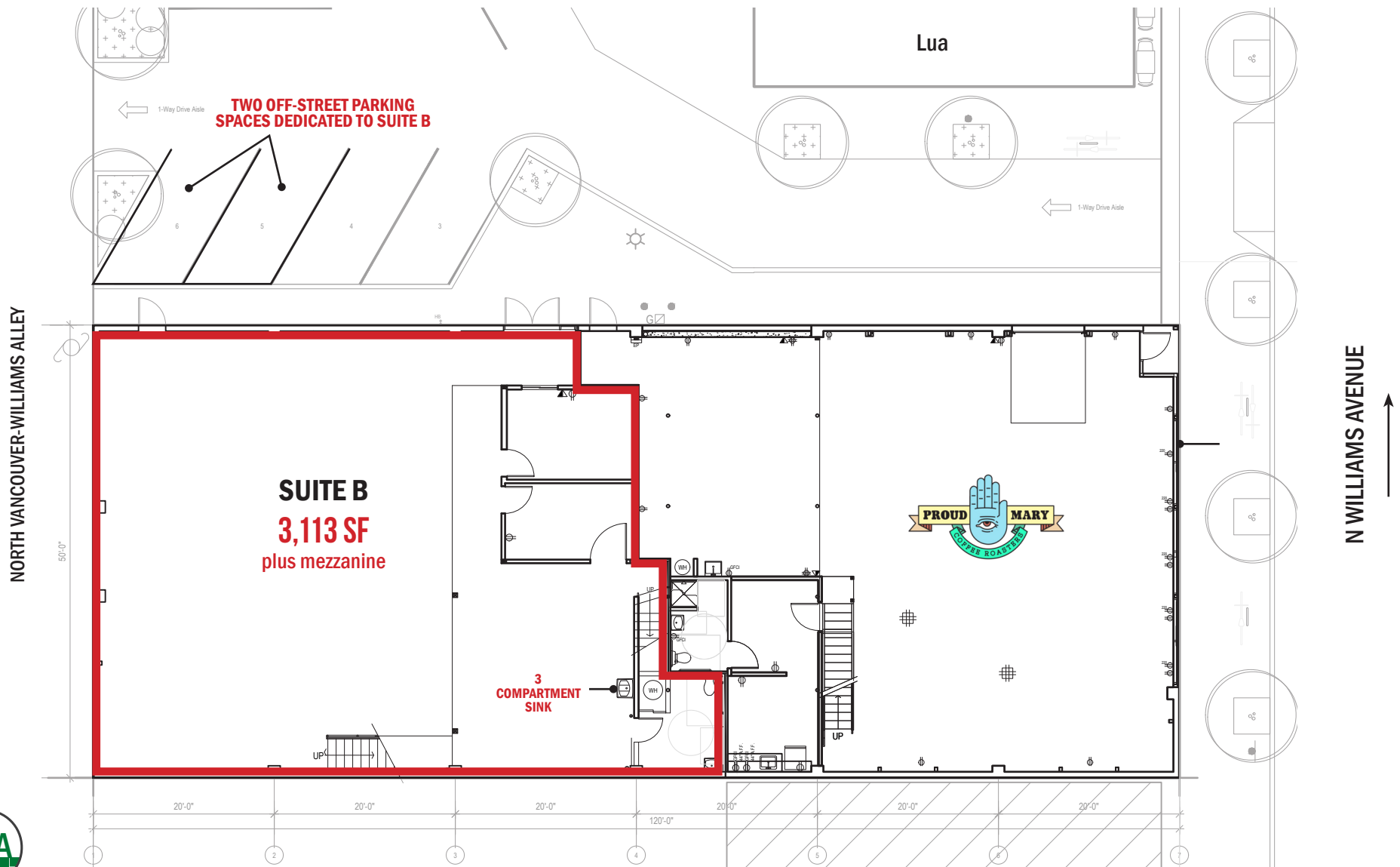
DAWSON PARK

THE IVY
SCHOOL



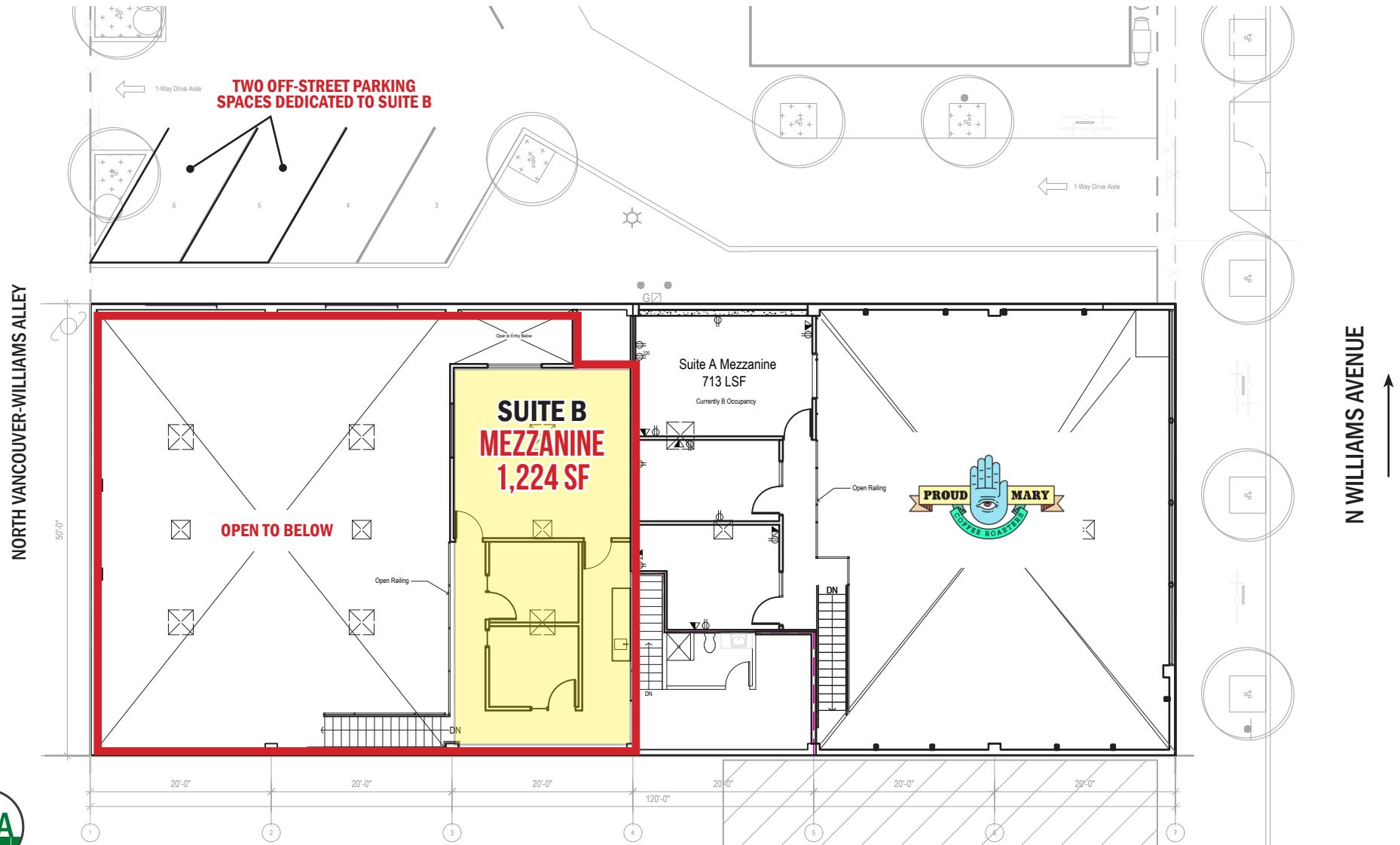
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SITE PLAN - GROUND FLOOR



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SITE PLAN - MEZZANINE



PRODUCTION/MAKER SPACE 3961 N WILLIAMS AVE

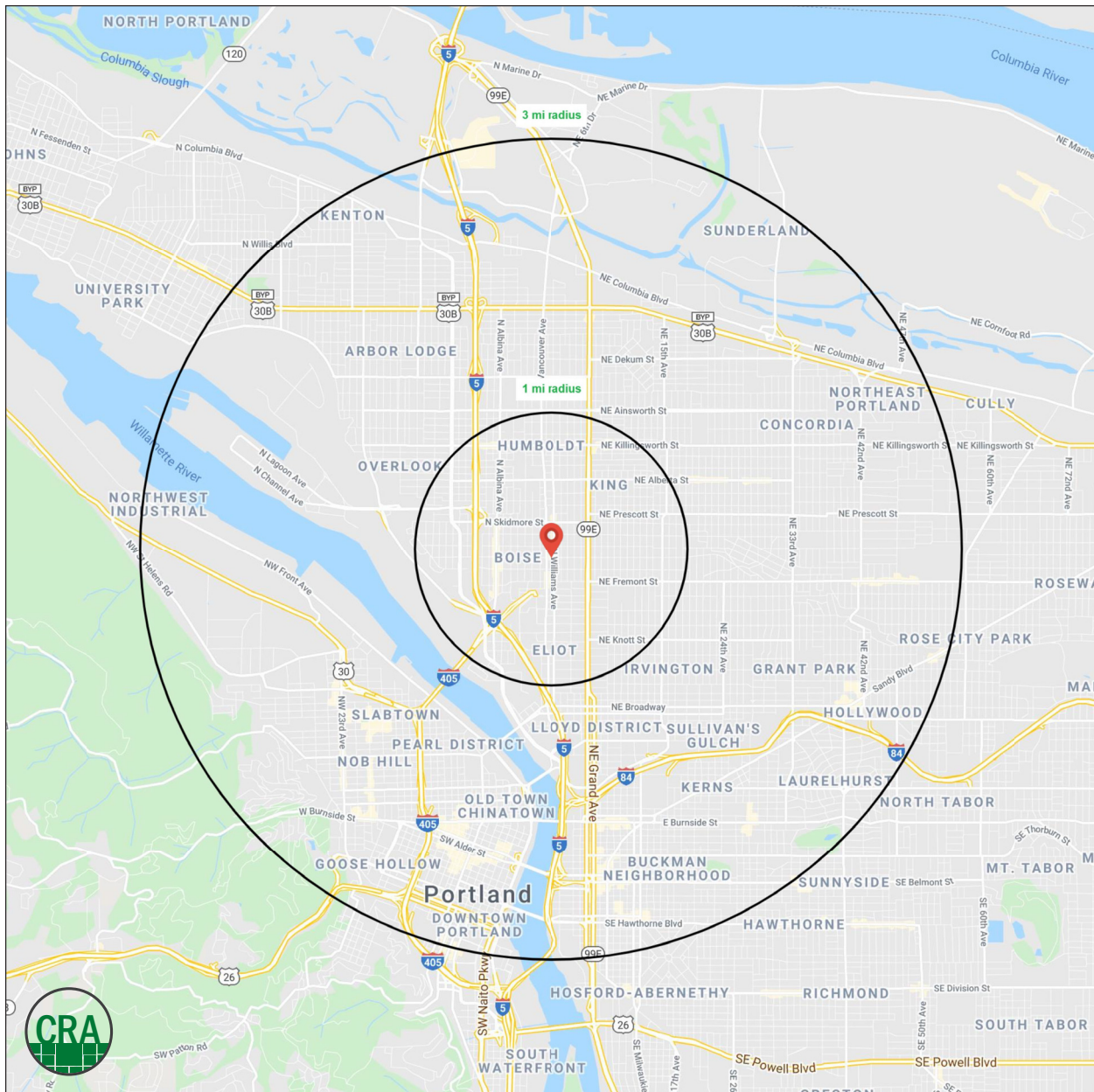
PORTLAND, OR

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

3961 N Williams Ave	1 mi	3 mi
Portland, OR 97227	radius	radius
Population		
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
Households		
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%
Race and Ethnicity		
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%
Income		
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
Education (Age 25+)		
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%
Business		
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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