3971 N WILLIAMS

SECOND GENERATION RESTAURANT



FOR LEASE ➤ PORTLAND, OR

ADDRESS

3971 N Williams, Portland, Oregon

AVAILABLE SPACE

Approximately 2,039 RSF
Plus ~225 SF mezzanine (office/storage)

ASKING RATE

Base rent is $33/PSF/NNN
NNN $10/PSF/YR, which includes water/sewer, trash/recycling and HVAC maintenance.
Rent on ground floor area only.

TRAFFIC COUNTS

N Williams – 7,781 ADT ('26)

Walk Score 94 | Bike Score 100 | Transit Score 53

HIGHLIGHTS

- This rare opportunity is situated in the heart of the N Williams corridor and adjacent Tenant's include Box Social (building co-tenant), Proud Mary Roastery, Barre3, Migration Brewing, Blackthorn Mercantile, Crisp Salads, Comensal Fermentation, Eem, Kayo's Ramen and many more.
- Former Tenant's affixed fixtures and equipment shall remain in the space and includes walk-in freezer and cooler, Type I hood, grease interceptor and sinks, built-in counters, etc.
- The space includes open floor plan, two restrooms, mezzanine office/storage space and more!
- There is patio seating adjacent to the Premises and along the sidewalk to the south of the space for Tenant's exclusive use.
- Available Now!

WILLIAMS DISTRICT

CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

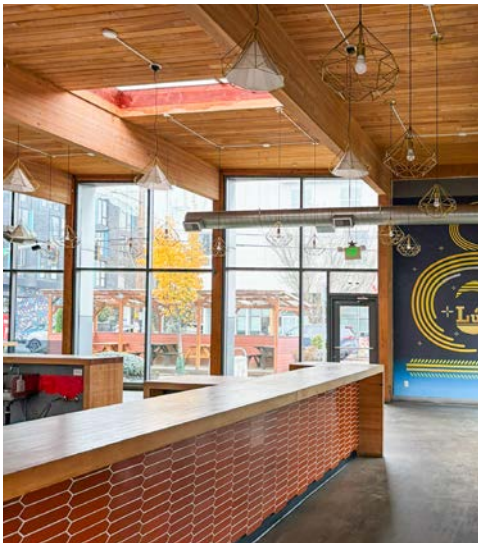
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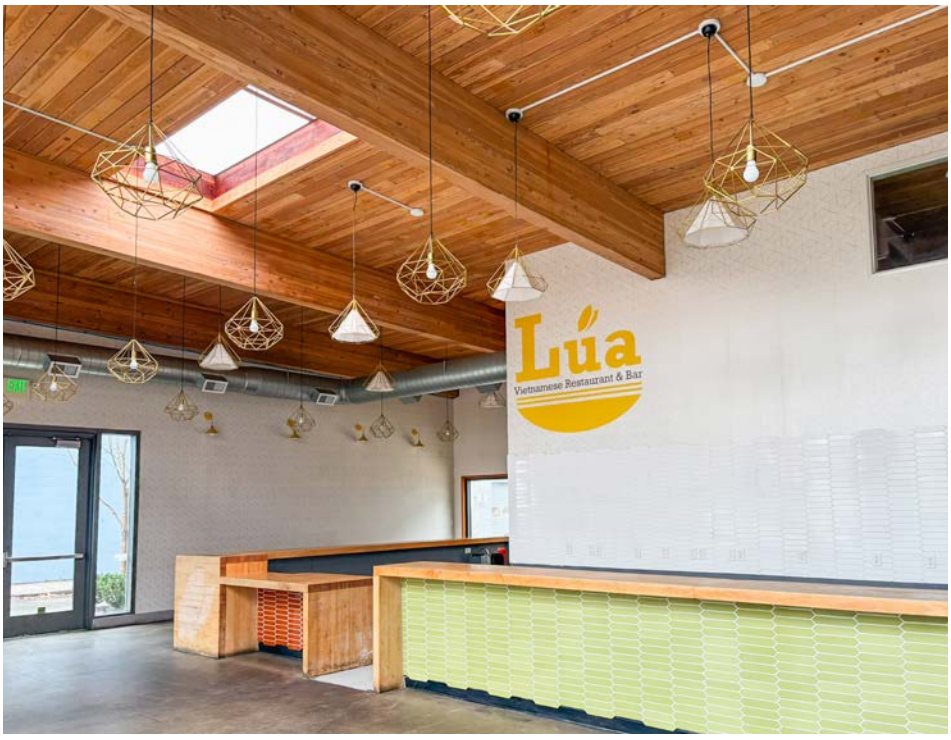
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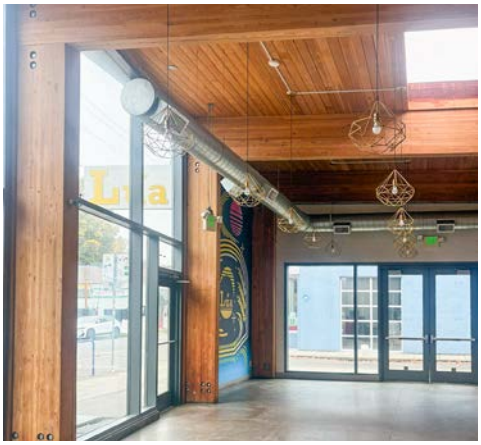
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PORTLAND, OR

PHOTOS











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THE WILMORE
75 UNITS
+ RETAIL

HENGRY DUMPLING HOUSE

6,336 ADT (25)

NE SKIDMORE ST

PELOTON APARTMENTS
265 UNITS
+ RETAIL

220 Salon

THE MASON WILLIAMS
76 UNITS + RETAIL

N Commercial Ave

NE CLEVELAND AVE

NE MALLORY AVE

NE MASON ST

XLB

4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL

N GANTENBEIN AVE

PARALLAX
64 UNITS
+ RETAIL

N WILLIAMS AVE

NE RODNEY AVE

SITE

SOLACE APARTMENTS

NE SHAVER ST

SOLACE APARTMENTS

Skylar Nails & Spa

FLOW IN THE CITY

11,165 ADT (25)

ASCEND
95 UNITS
+ RETAIL

SOOL KOREAN KITCHEN

3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/
RETAIL

NE GARFIELD AVE

NE FAILING ST

3818 N VANCOUVER
PROPOSED
2 STORY OFFICE

HYPNOS COFFEE

N HAIGHT AVE

ARETE
4 STORY
+ RETAIL

N VANCOUVER AVE

NE BEECH ST

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL

YES PLEASE

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

NE M L King Jr Blvd

NE FREMONT ST

14,207 ADT (25)

CARBON 12
14 CONDO UNITS
+ RETAIL

THE CANYONS
70 UNITS +
RETAIL

NE IVY ST

COOK STREET APTS
206 UNITS
+ RETAIL

N WILLIAMS AVE

NE COOK ST

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

EUKO COFFEE

THE CENTURY
AT NORTH COOK
104 UNITS

FARGO
HELLO PHO,
BANH MI & BOBA

NE FARGO ST

ZEAL LOFTS
215 UNITS
+ RETAIL

11,553 ADT (25)

NE MONROE ST

WILLIAMS COFFEE HOUSE

NE MORRIS ST

DAWSON PARK

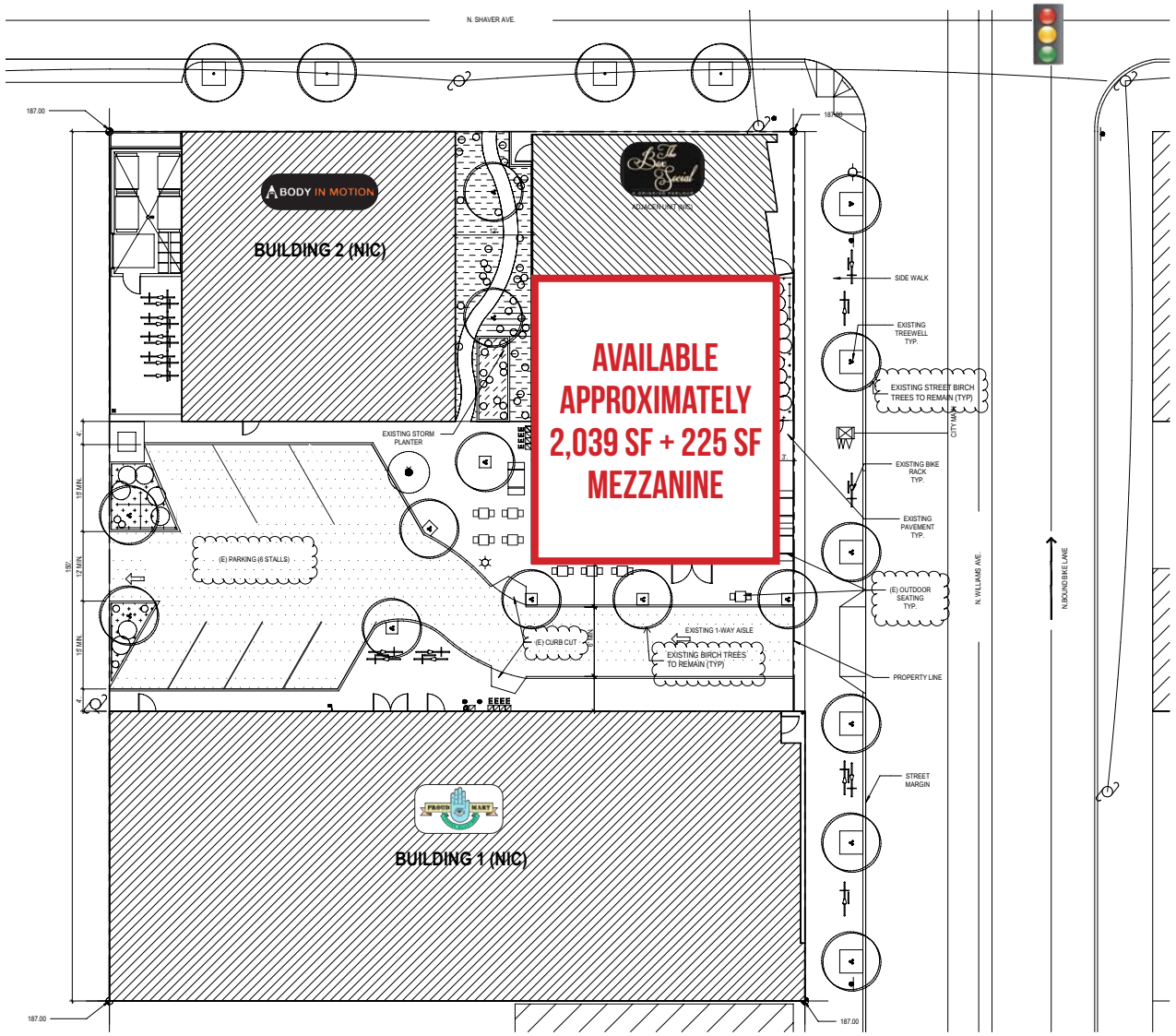
8,784 ADT (25)

COMPLETED PROJECTS

LEGACY Health System
719 BEDS

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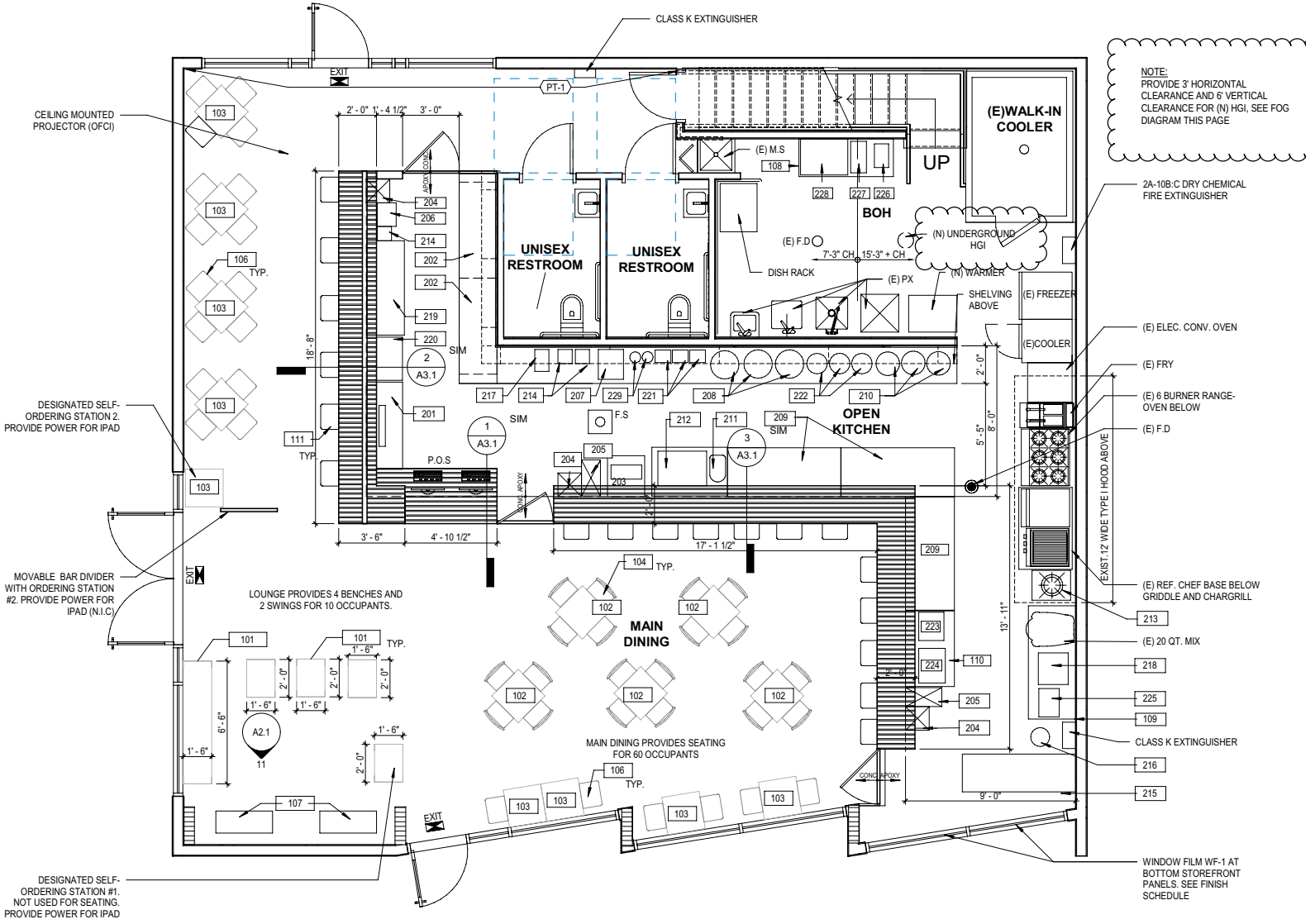
SITE PLAN



For illustrative marketing purposes only

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EQUIPMENT AND FURNITURE PLAN



For illustrative marketing purposes only

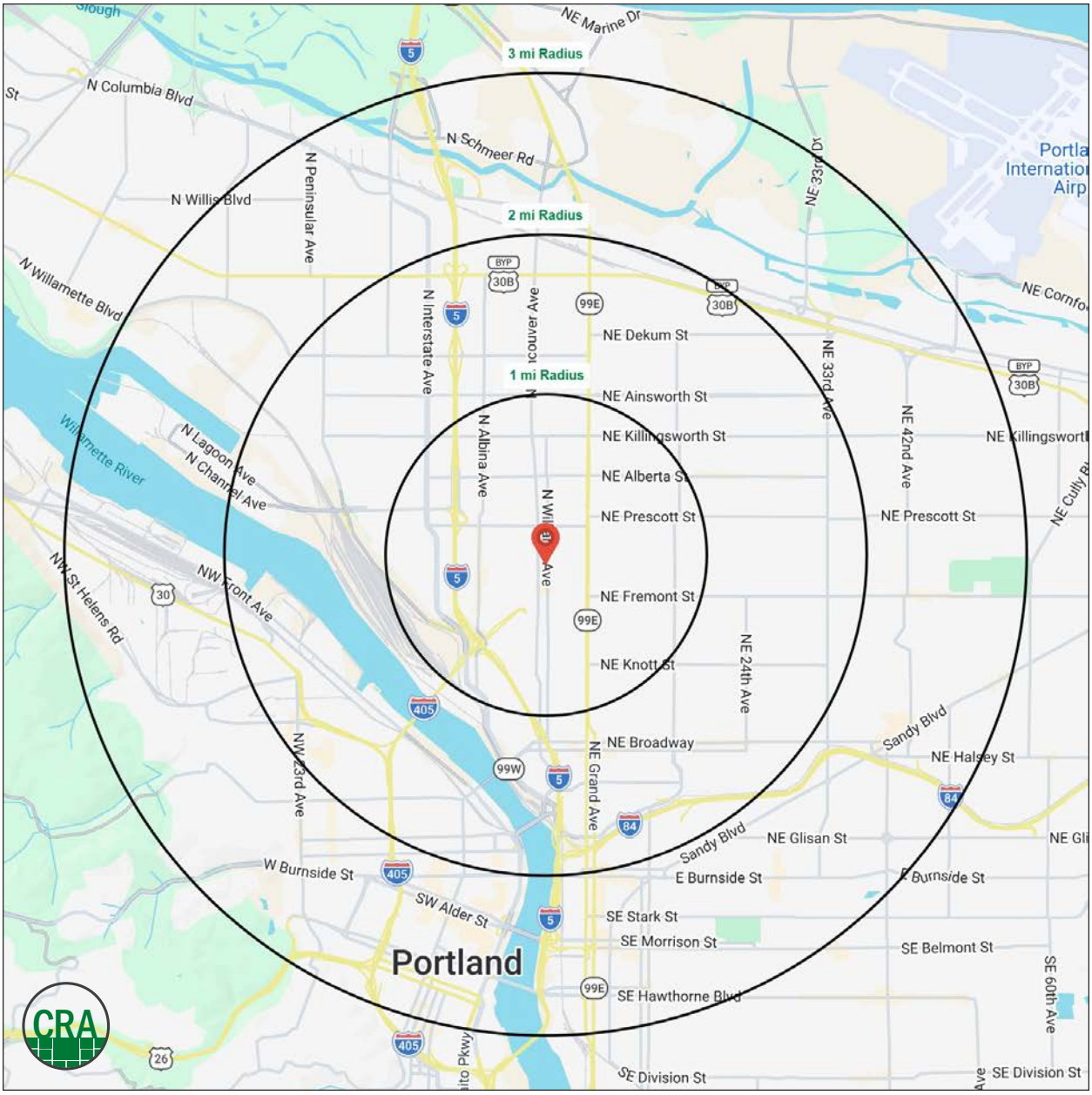
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DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	31,294	113,938	211,123
Projected Population 2031	32,103	115,238	212,697
Average HH Income	$148,326	$144,551	$135,038
Median Home Value	$679,861	$681,592	$699,715
Daytime Demographics 16+	26,352	112,532	280,362
Some College or Higher	81.8%	83.5%	84.3%

$679,861
Median Home Value
1 MILE RADIUS

36
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 45.5519/-122.6669

3971 N Williams Ave Portland, OR 97227	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	31,294	113,938	211,123
2031 Projected Population	32,103	115,238	212,697
2020 Census Population	31,753	107,743	200,316
2010 Census Population	23,897	84,867	165,738
Projected Annual Growth 2026 to 2031	0.5%	0.2%	0.1%
Historical Annual Growth 2010 to 2026	1.9%	2.1%	1.7%
2026 Median Age	36.0	38.2	38.4
Households			
2026 Estimated Households	14,844	55,661	107,053
2031 Projected Households	15,210	56,915	108,422
2020 Census Households	13,624	51,220	99,705
2010 Census Households	10,249	38,966	80,088
Projected Annual Growth 2026 to 2031	0.5%	0.5%	0.3%
Historical Annual Growth 2010 to 2026	2.8%	2.7%	2.1%
Race and Ethnicity			
2026 Estimated White	68.1%	71.7%	72.7%
2026 Estimated Black or African American	13.4%	9.5%	7.7%
2026 Estimated Asian or Pacific Islander	5.0%	5.9%	6.5%
2026 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
2026 Estimated Other Races	12.7%	12.1%	12.3%
2026 Estimated Hispanic	11.1%	11.0%	11.2%
Income			
2026 Estimated Average Household Income	$148,326	$144,551	$135,038
2026 Estimated Median Household Income	$106,211	$108,575	$100,752
2026 Estimated Per Capita Income	$70,687	$71,022	$68,895
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.3%	1.4%
2026 Estimated Some High School (Grade Level 9 to 11)	3.7%	2.7%	2.5%
2026 Estimated High School Graduate	13.7%	12.5%	11.8%
2026 Estimated Some College	13.7%	15.2%	16.2%
2026 Estimated Associates Degree Only	4.8%	5.5%	5.8%
2026 Estimated Bachelors Degree Only	38.2%	37.1%	36.0%
2026 Estimated Graduate Degree	25.2%	25.7%	26.2%
Business			
2026 Estimated Total Businesses	2,363	8,745	22,468
2026 Estimated Total Employees	19,240	82,555	224,010
2026 Estimated Employee Population per Business	8.1	9.4	10.0
2026 Estimated Residential Population per Business	13.2	13.0	9.4

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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