

ARETE

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PRIME RETAIL FOR LEASE
IN THE HEART OF PORTLAND'S
NORTH WILLIAMS CORRIDOR

3720 N VANCOUVER
PORTLAND, OR 97227



Images provided by Jones Lang LaSalle Brokerage, Inc.

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LOCATION

3720 N Vancouver, Portland, Oregon

AVAILABLE SPACE

Retail: 738–3,452 RSF

RENTAL RATE

Please call for details

TRAFFIC COUNT

N Williams Ave – 11,127 ADT ('22)

COMMENTS

- ▶ In the heart of Portland's North Williams corridor, Arête offers a thoughtfully designed retail space.
- ▶ Voluminous ceiling heights – 14'6".
- ▶ Abundant natural light with floor to ceiling glass lines.
- ▶ Innovative design elements throughout including column-free floor plates and sustainable, mass timber construction.
- ▶ There is 13,000 SF of office space (approximately 87 employees daily) on three levels above the ground floor retail space.
- ▶ Nearby businesses include New Seasons Market, Life of Pie Pizza, Kayo's Ramen Bar, Hopworks Pub and Beergarden, Eem (the Oregonian's 2019 Restaurant of the Year) and Legacy Emanuel Medical Center.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2022	29,533	201,861	371,841
Population Forecast 2027	30,650	206,451	278,474
Average HH Income	\$116,861	\$106,675	\$110,727
Employees	28,015	241,181	335,111

Source: Regis – SitesUSA (2022)



ARETE

3720 N Vancouver, Portland, Oregon

THE WILMORE
75 UNITS + RETAIL
6,349 ADT (22)

PELTON APARTMENTS
265 UNITS + RETAIL

SHINE
DISTILLERY & GRILL

Stellas

NAMASTE ON WILLIAMS

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

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

SITE
ARETE
4 STORY + RETAIL

RADIATOR BLDG
35,000 SF OFFICE + RETAIL

ONE NORTH
116,000 SF OFFICE + RETAIL
200 EMPLOYEES

NE BEECH ST

NE FREMONT ST

CARBON 12
14 CONDO UNITS + RETAIL

THE CANYONS
70 UNITS + RETAIL

THE COOK STREET APARTMENTS
206 UNITS + RETAIL

NE IVY ST

THE COOK STREET APARTMENTS
206 UNITS + RETAIL

COMPASS COFFEE ROASTING

THE PEOPLE'S PIG

THE CENTURY AT NORTH COOK
104 UNITS

VC FARGO PROPOSED 7 STORY + RETAIL

3240 N WILLIAMS PROPOSED 12 UNITS + RETAIL

ZEAL LOFTS PROPOSED 215 UNITS + RETAIL

WYPOST
BAR & VENUE

NE FARGO ST

NE MONROE ST

NE MORRIS ST

DAWSON PARK

THE IVY SCHOOL

N Commercial Ave

N GANTENBEIN AVE

N HAIGHT AVE

11,127 ADT (22)

N VANCOUVER AVE

14,129 ADT (22)

N WILLIAMS AVE

11,633 ADT (22)

11,909 ADT (22)

NE SKIDMORE ST

NE MASON ST

NE SHAVER ST

NE FAILING ST

NE BEECH ST

NE FREMONT ST

NE IVY ST

NE COOK ST

NE FARGO ST

NE MONROE ST

NE MORRIS ST

NE CLEVELAND AVE

NE RODNEY AVE

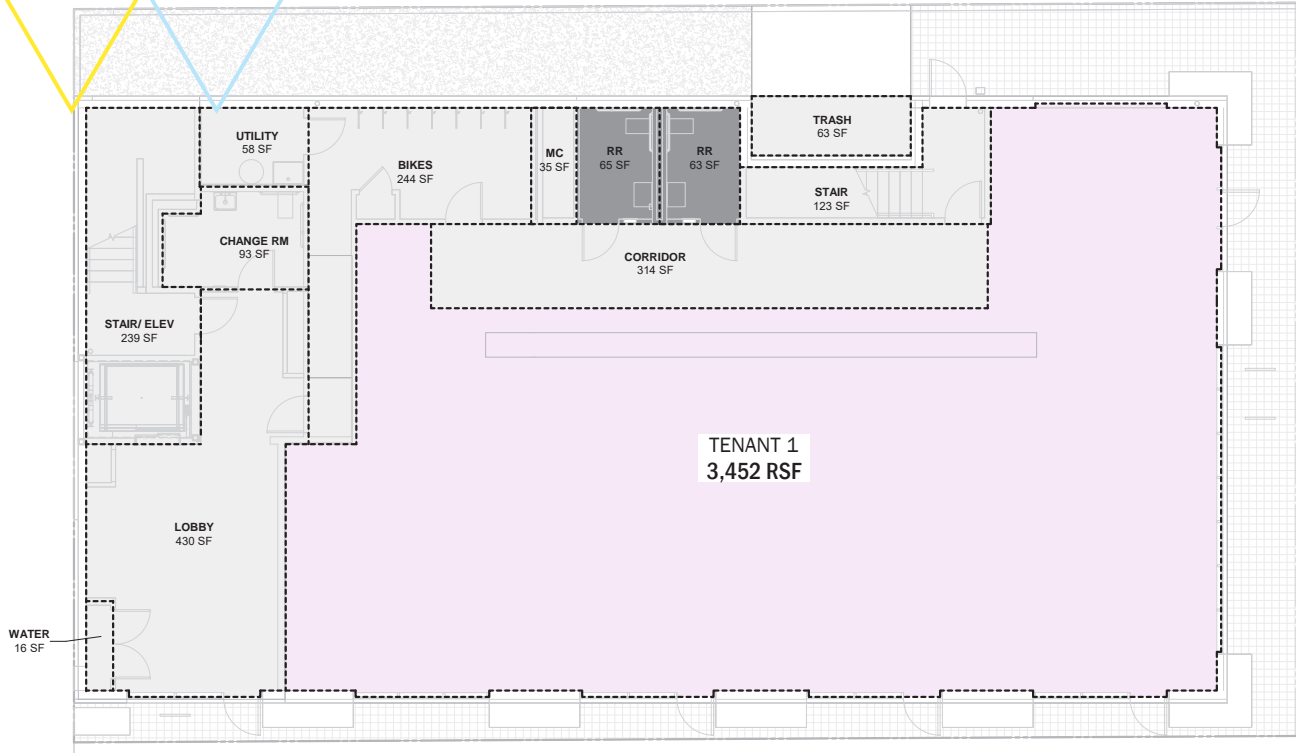
NE GARFIELD AVE

NE M L King Jr Blvd

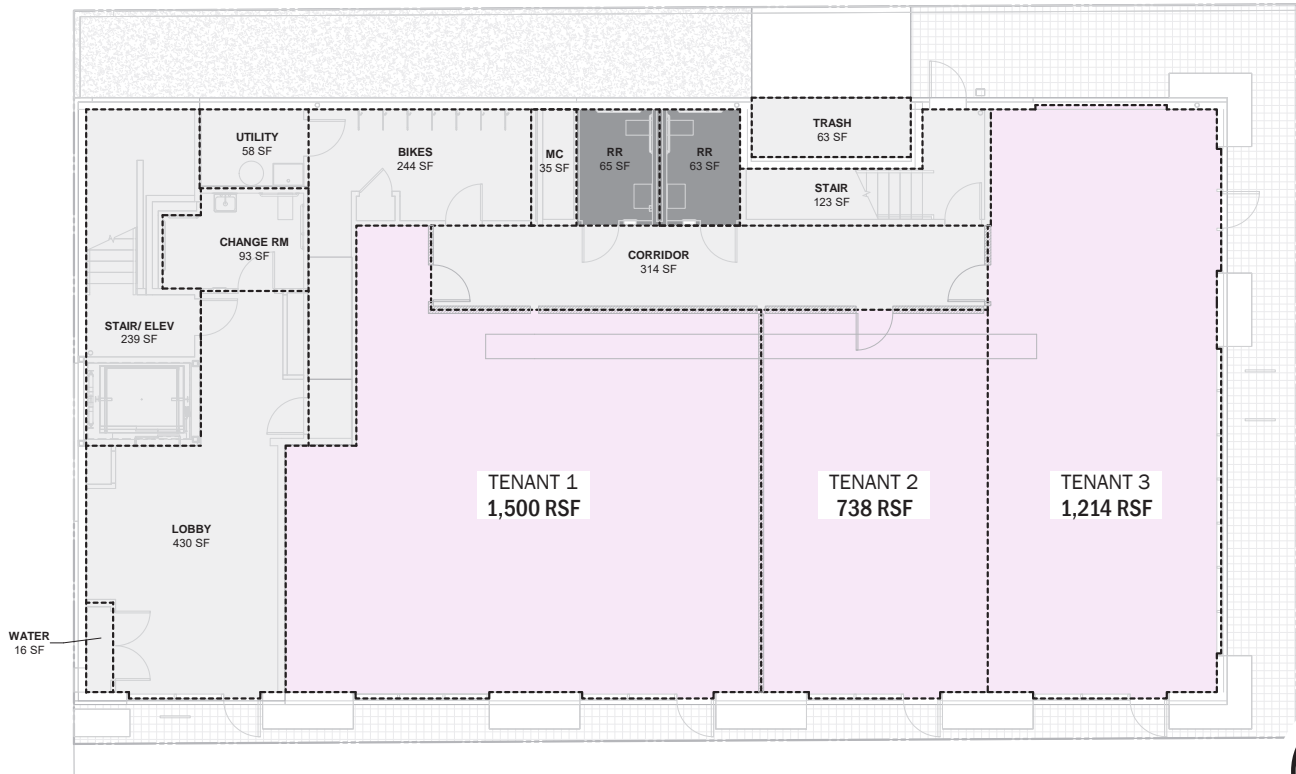


SITE PLAN OPTIONS

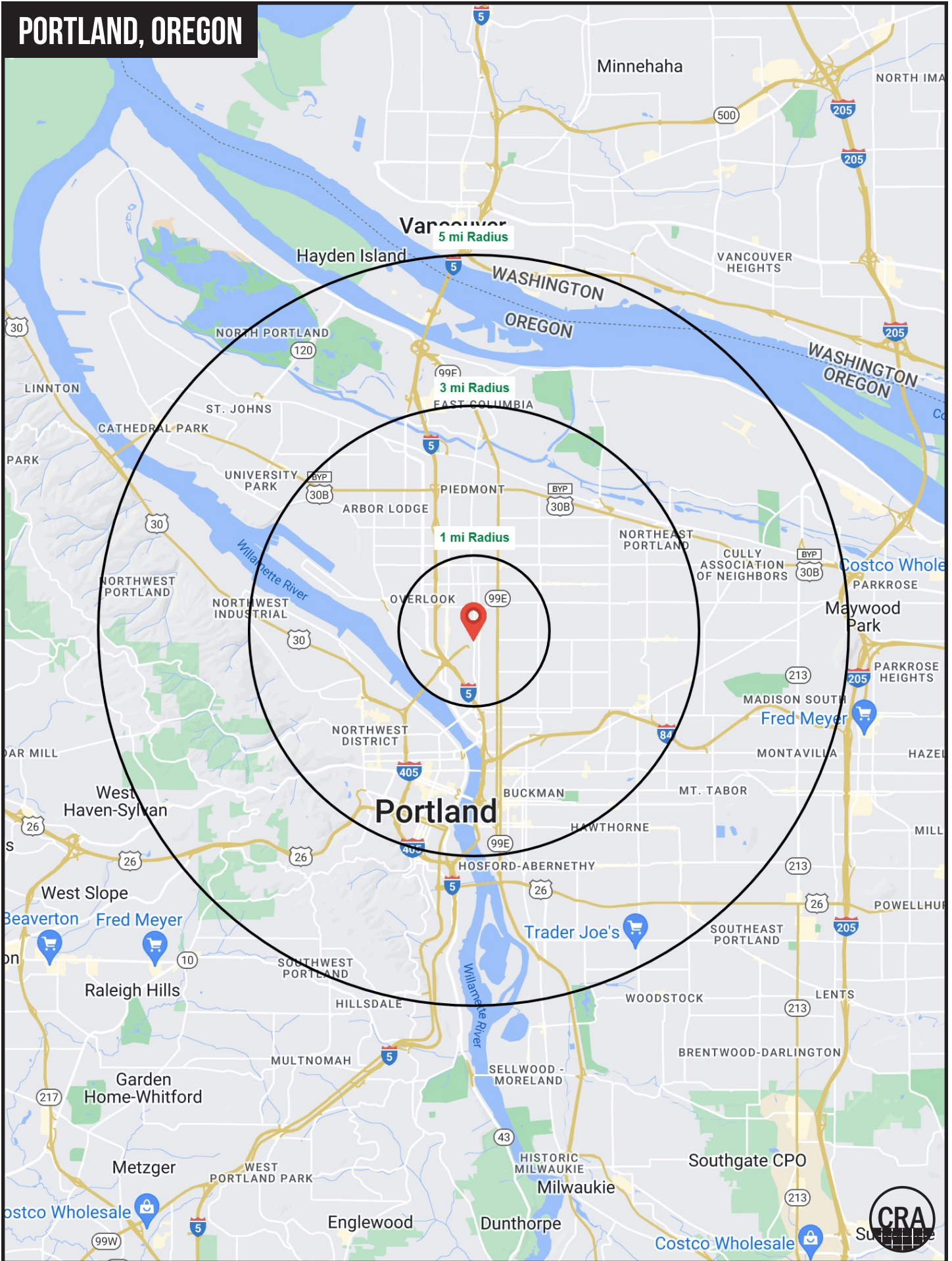
ONE TENANT OPTION



DEMISING OPTION



PORTLAND, OREGON



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5497/-122.6677

Arete 3720 N Vancouver Portland, OR 97227	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	29,533	201,861	371,841
2027 Projected Population	30,650	206,451	378,474
2020 Census Population	29,911	203,753	376,065
2010 Census Population	22,041	168,983	325,064
Projected Annual Growth 2022 to 2027	0.8%	0.5%	0.4%
Historical Annual Growth 2010 to 2022	2.8%	1.6%	1.2%
2022 Median Age	34.3	37.1	37.4
Households			
2022 Estimated Households	12,792	101,082	174,826
2027 Projected Households	13,302	103,786	178,894
2020 Census Households	12,947	101,943	176,672
2010 Census Households	9,576	82,026	149,553
Projected Annual Growth 2022 to 2027	0.8%	0.5%	0.5%
Historical Annual Growth 2010 to 2022	2.8%	1.9%	1.4%
Race and Ethnicity			
2022 Estimated White	66.1%	71.8%	71.5%
2022 Estimated Black or African American	13.3%	6.6%	5.7%
2022 Estimated Asian or Pacific Islander	4.3%	6.0%	7.0%
2022 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.0%
2022 Estimated Other Races	15.3%	14.6%	14.9%
2022 Estimated Hispanic	11.7%	11.1%	11.2%
Income			
2022 Estimated Average Household Income	\$116,861	\$106,675	\$110,727
2022 Estimated Median Household Income	\$84,216	\$83,446	\$86,287
2022 Estimated Per Capita Income	\$51,005	\$53,903	\$52,492
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.5%	1.9%
2022 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.3%	2.7%
2022 Estimated High School Graduate	14.2%	11.1%	11.8%
2022 Estimated Some College	14.7%	16.9%	17.8%
2022 Estimated Associates Degree Only	5.4%	5.3%	5.9%
2022 Estimated Bachelors Degree Only	36.5%	37.2%	34.8%
2022 Estimated Graduate Degree	25.8%	25.6%	25.0%
Business			
2022 Estimated Total Businesses	2,276	22,987	34,023
2022 Estimated Total Employees	28,015	241,181	335,111
2022 Estimated Employee Population per Business	12.3	10.5	9.8
2022 Estimated Residential Population per Business	13.0	8.8	10.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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