

ASCEND

TURNKEY RETAIL/MICRO RESTAURANT SPACES



ADDRESS

Corner of N Vancouver Avenue and Failing Street
in Portland, OR

AVAILABLE SPACES AND LEASE RATE

- SUITE 105 – 548 SF
\$3,500/month plus utilities
- SUITE 106 – 548 SF
\$3,500/month plus utilities

Can combine
for 1,096 SF

TRAFFIC COUNTS

Vancouver Ave – 7,545 ADT ('18)
Failing St – 1,578 ADT ('18)
Williams Ave – 14,004 ADT ('20)

HIGHLIGHTS

- New modern mixed-use project with 101 apartments above ground floor retail.
- Two built-out micro restaurant spaces available, including kitchen (Suite 105 w/6' type 1 hood), grease interceptors, restroom and exclusive patio seating area.
- Join the vibrant food and retail community on the growing N Williams and Vancouver corridor.
- Nearby tenants include Wasabi Sushi, Twozone Chicken, Kung Fu Tea, Kayo's Ramen Bar, Eem, La Cocina, Crisp, Grains of Wrath, The Box Social, XLB, Life of Pie and many more!
- Available now!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

N PORTLAND | WILLIAMS-VANCOUVER

THE WILMORE
75 UNITS
+ RETAIL

6,923 ADT (18)

PELOTON
APARTMENTS
265 UNITS
+ RETAIL

iQ CREDIT UNION
Stellas
NAMASTE ON WILLIAMS
BREADSTREET
HAND & STONE

SHINE
DISTILLERY & GRILL
saint cupcake
THE MASON
WILLIAMS
76 UNITS + RETAIL
BREADSTREET
Sisters

NE CLEVELAND AVE

NE SKIDMORE ST

NE MASON ST

NE MALLORY AVE

NE RODNEY AVE

NE SHAVER ST

4030 N
VANCOUVER
49 UNITS
+ RETAIL

barre3
MOD SALON
the ceirey

PARALLAX
64 UNITS
+ RETAIL

the ceirey

3956 N
VANCOUVER
87 UNITS
+ RETAIL

PRISM FIT
LUA
LivingScape
ASCEND
95 UNITS
+ RETAIL

Skylar Nails & Spa
QUICKY PIZZA
BLACKBORN
Chocolate craft

3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/
RETAIL

NE FAILING ST

3818 N VANCOUVER
PROPOSED
2 STORY OFFICE

ARETE
4 STORY
+ RETAIL

Two Rivers
Himura
Toast Bar
RECLAMATION
modern macaroni
BUSH BOON

3733 N
WILLIAMS
PROPOSED
MIXED-USE
30 UNITS

NE BEECH ST

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL

SPAS
BANDWICHES

LIFE CHANGE
CHRISTIAN CENTER

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

CLOAK & DAGGER
BARBER CO
What's SCOOP
Aletre

NE FREMONT ST

NEW SEASONS
MARKET

GoHealth
urgent care

OnPoint
COMMUNITY HEALTH CENTER

CARBON 12
14 CONDO UNITS
+ RETAIL

NE IVY ST

THE COOK STREET
APARTMENTS
206 UNITS + RETAIL

unitus
MudBay

BEST
RESTAURANT

THE CANYONS
70 UNITS +
RETAIL

NE COOK ST

COMPASS
COFFEE ROASTING

THE PEOPLE'S PIG

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

VC FARGO
PROPOSED
7 STORY + RETAIL

NE FARGO ST

THE CENTURY
AT NORTH COOK
104 UNITS

ZEAL LOFTS
PROPOSED
215 UNITS + RETAIL

15,414 ADT (20)

YAYPOST
BAR & VENUE

NE MONROE ST

NE MORRIS ST

DAWSON PARK

11,695 ADT (20)

THE IVY
SCHOOL

NE ML King Jr Blvd

N Commercial Ave

N GANTENBEIN AVE

N HAIGHT AVE

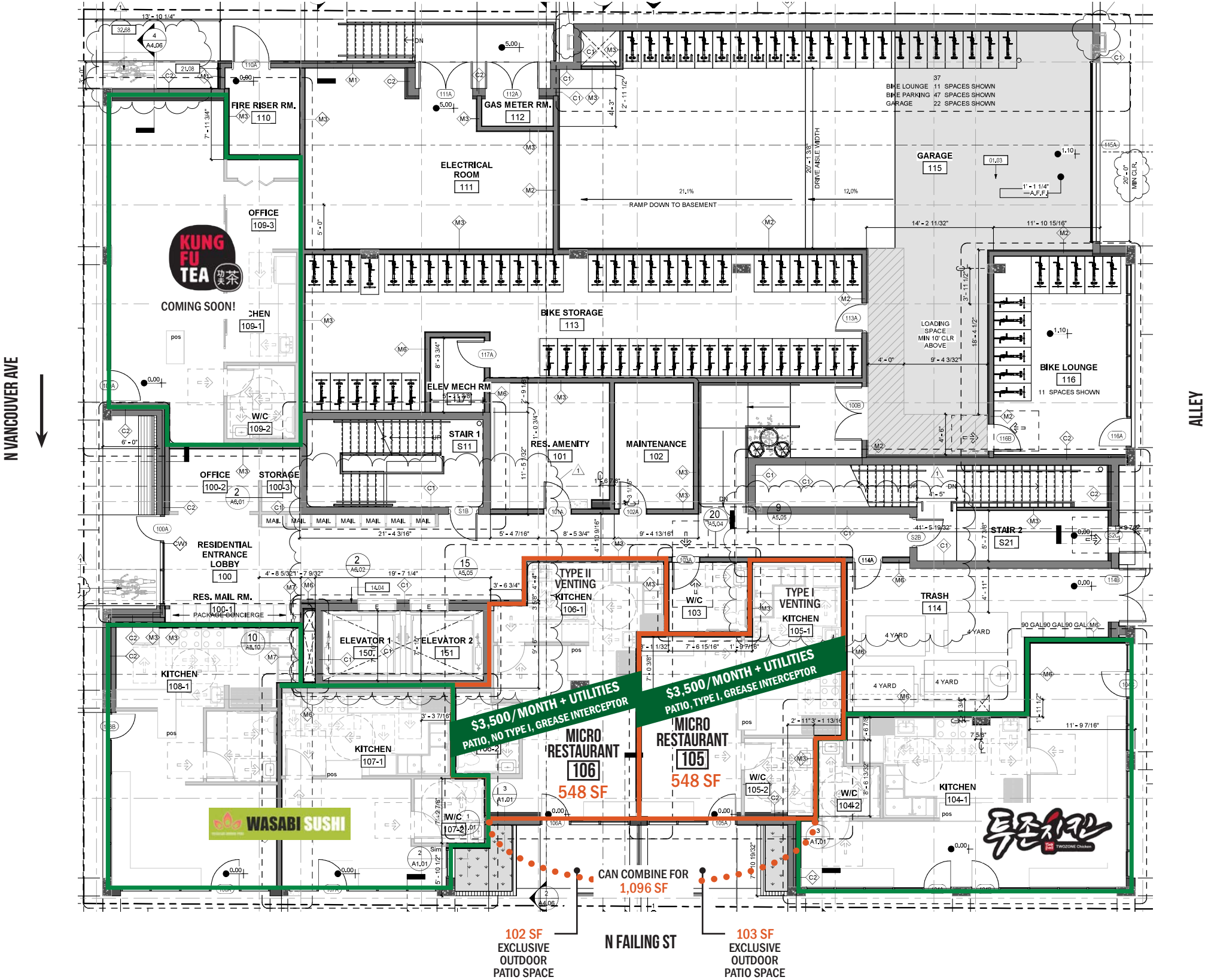
NE GARFIELD AVE

LEGACY
Health System
719 BEDS

CRA

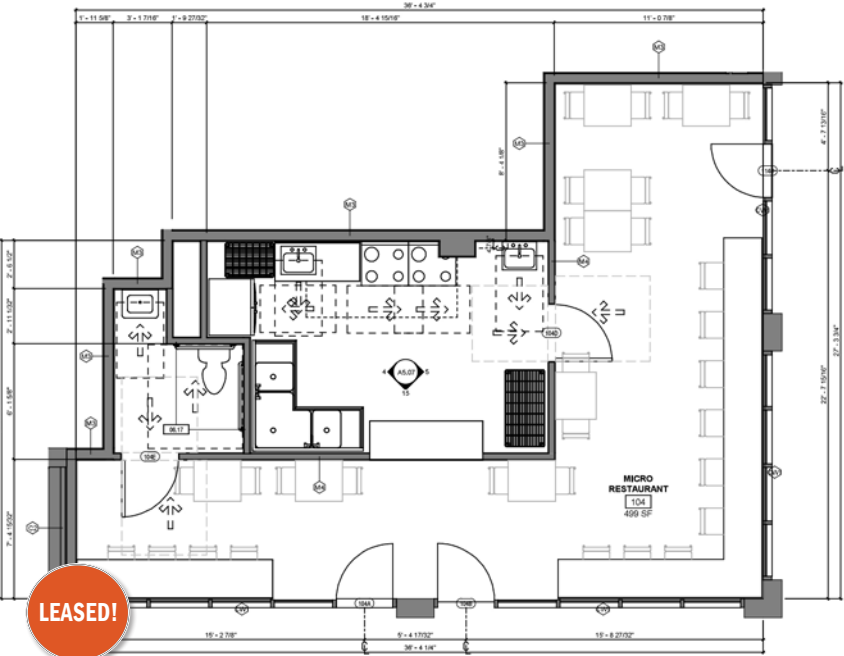
SITE PLAN

ASCEND
N VANCOUVER AVE & FAILING ST
PORTLAND, OR

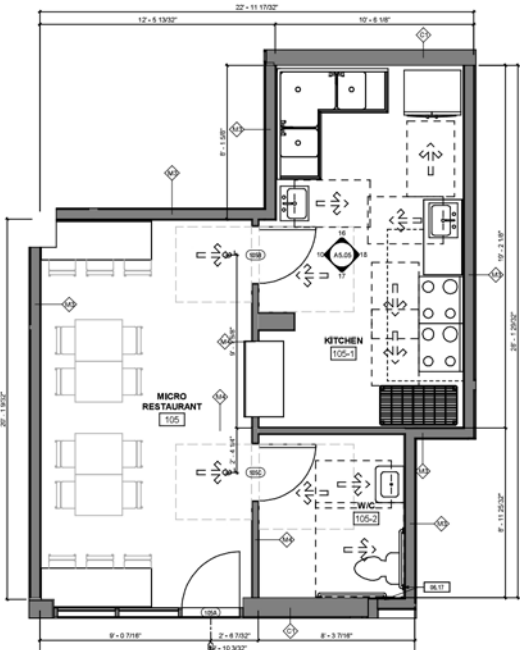


FLOOR PLANS

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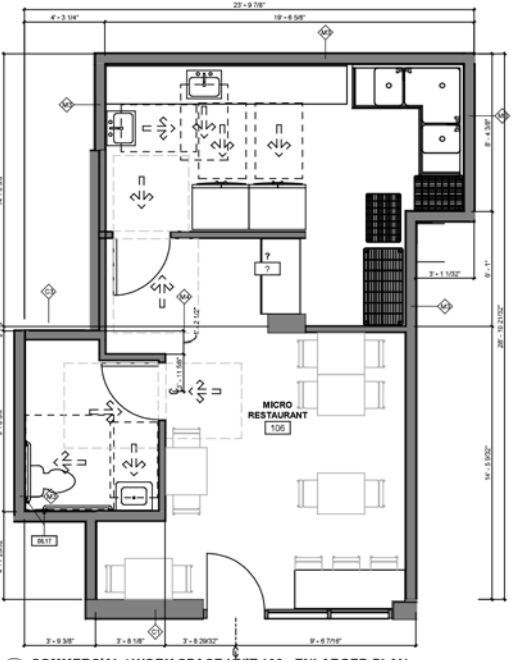


UNIT 104 - 827 SF

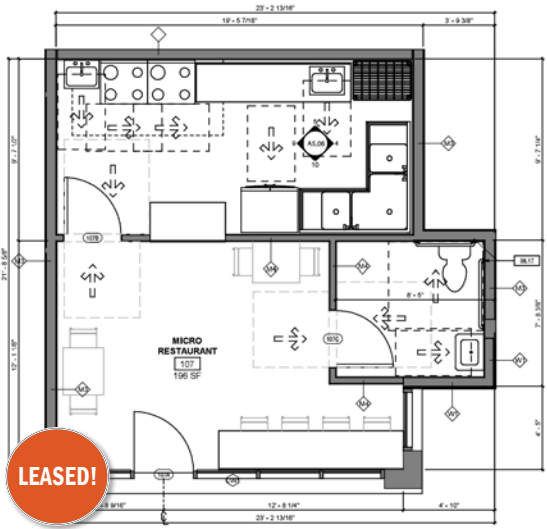


UNIT 105 - 548 SF
TYPE I VENTING

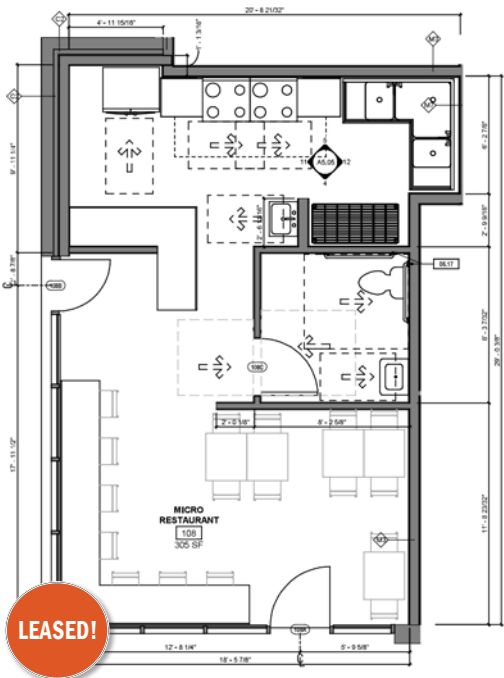
CAN COMBINE FOR
1,096 SF



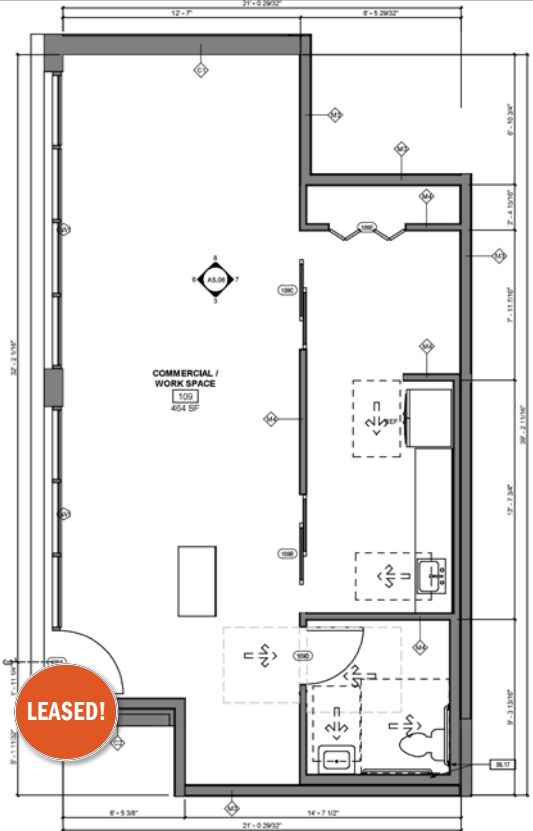
UNIT 106 - 548 SF
TYPE II VENTING



UNIT 107 - 475 SF



UNIT 108 - 614 SF



UNIT 109 - 815 SF



ASCEND

N VANCOUVER AVE & FAILING ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)

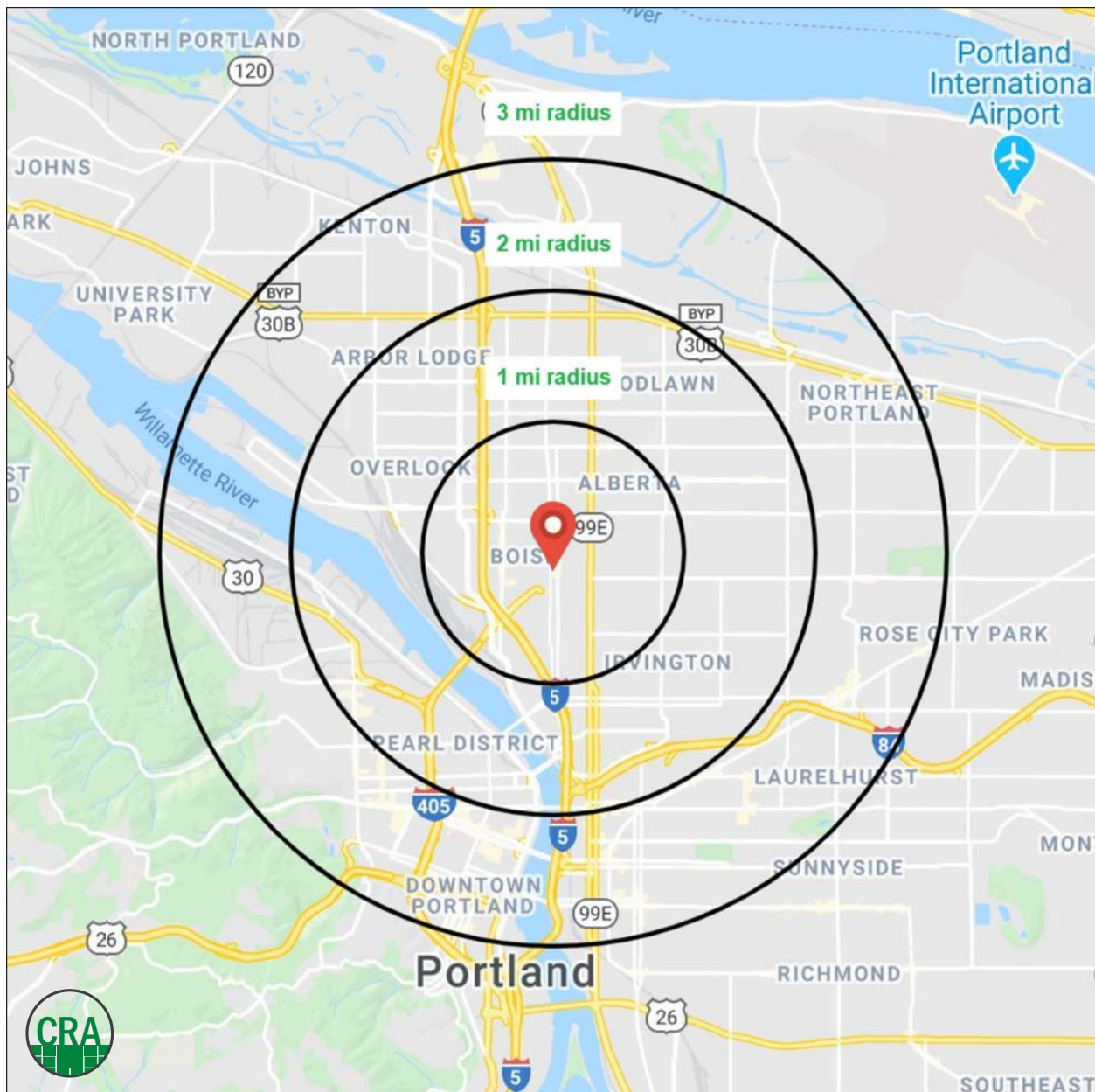
	1 MILE	2 MILE	3 MILE
Estimated Population 2021	31,283	109,760	203,831
Projected Population 2026	34,470	118,230	217,609
Average HH Income	\$104,228	\$107,465	\$103,070
Median Home Value	\$530,020	\$538,824	\$544,256
Daytime Demographics 16+	24,379	119,104	292,003
Some College or Higher	83.5%	85.7%	85.7%

\$107,465

Average Household Income
2 MILE RADIUS

34.8

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: 45.5511/-122.6677

3912 N Vancouver Ave Portland, OR 97227	1 mi radius	2 mi radius	3 mi radius
Population			
2021 Estimated Population	31,283	109,760	203,831
2026 Projected Population	34,470	118,230	217,609
2020 Census Population	31,324	109,108	204,932
2010 Census Population	23,021	85,886	168,953
Projected Annual Growth 2021 to 2026	2.0%	1.5%	1.4%
Historical Annual Growth 2010 to 2021	3.3%	2.5%	1.9%
2021 Median Age	34.8	36.9	37.1
Households			
2021 Estimated Households	13,532	52,751	101,883
2026 Projected Households	15,362	59,141	112,623
2020 Census Households	13,490	52,244	101,958
2010 Census Households	9,921	39,822	81,735
Projected Annual Growth 2021 to 2026	2.7%	2.4%	2.1%
Historical Annual Growth 2010 to 2021	3.3%	3.0%	2.2%
Race and Ethnicity			
2021 Estimated White	60.4%	67.3%	70.0%
2021 Estimated Black or African American	19.8%	12.6%	9.4%
2021 Estimated Asian or Pacific Islander	3.2%	4.5%	5.6%
2021 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.0%
2021 Estimated Other Races	15.6%	14.6%	14.0%
2021 Estimated Hispanic	11.3%	10.7%	10.2%
Income			
2021 Estimated Average Household Income	\$104,228	\$107,465	\$103,070
2021 Estimated Median Household Income	\$87,703	\$89,165	\$83,809
2021 Estimated Per Capita Income	\$45,426	\$52,101	\$52,013
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.5%
2021 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%	2.2%
2021 Estimated High School Graduate	12.0%	10.8%	10.7%
2021 Estimated Some College	16.2%	16.6%	17.6%
2021 Estimated Associates Degree Only	6.0%	5.4%	5.5%
2021 Estimated Bachelors Degree Only	35.0%	37.7%	36.9%
2021 Estimated Graduate Degree	26.4%	26.0%	25.6%
Business			
2021 Estimated Total Businesses	2,143	8,942	22,072
2021 Estimated Total Employees	17,270	89,850	234,599
2021 Estimated Employee Population per Business	8.1	10.0	10.6
2021 Estimated Residential Population per Business	14.6	12.3	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 Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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