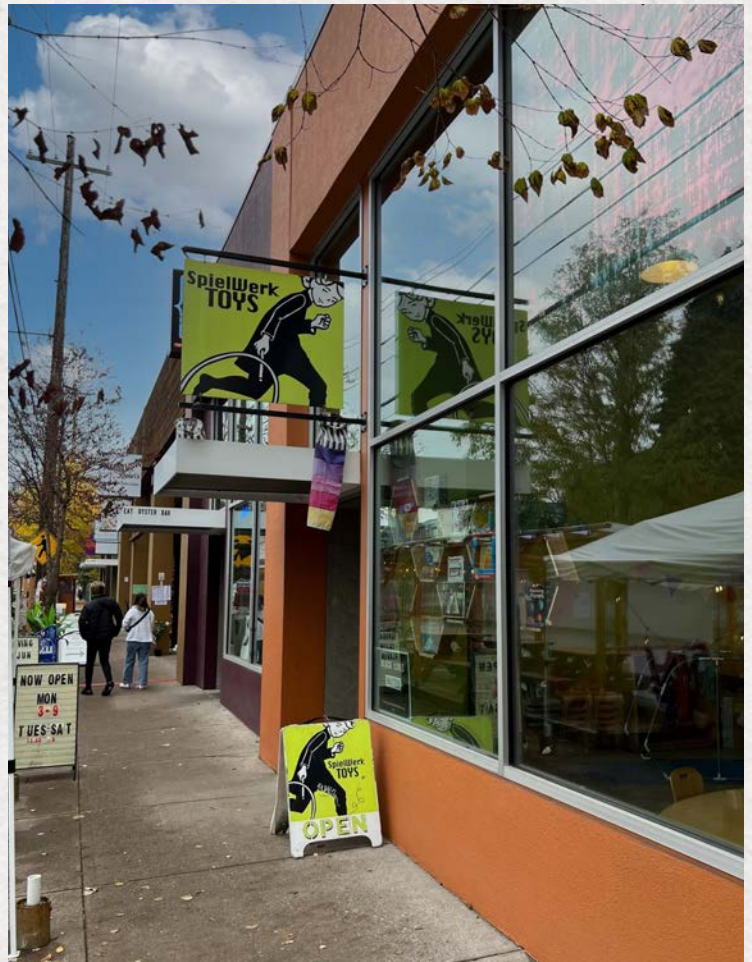


FOR LEASE

# PRIME 2ND GENERATION RETAIL SPACE

## NORTH WILLIAMS HUB BUILDING



### ADDRESS

3808 N Williams in Portland, OR

### AVAILABLE SPACE RENTAL RATES

- SUITE 121 – 1,430 SF  
\$29.00/PSF/YR plus NNN
- SUITE 132 – 723 SF (542 SF + 181 SF Mezzanine)  
\$1,700/MO Gross

### BIKE COUNTS

N Williams Ave | 4,300 Average Daily Riders

Walk Score  
**95**

Bike Score  
**92**

### HIGHLIGHTS

- This close-in, central North Portland location is situated in the heart of thriving North Williams neighborhood.
- Iconic, character-rich, vintage warehouse building featuring large vaulted bow-truss ceilings and abundant natural light.
- Join eem, Kayo's Ramen Bar, Yoga Bhoga, EaT Oyster Bar, Make+Take, Reclamation, Mamma Khouris and Modern Macrame.

### SUITE 121 – 1,430 SF

- Second generation classic N Williams retail storefront space well-located in the heart of the thriving commercial district. A+ location with incredible visibility and co-tenancy.
  - Available April 1, 2022
- DO NOT DISTURB TENANT

### SUITE 132 – 723 SF (542 SF + 181 SF Mezzanine)

- High ceilings, open space with mezzanine.
- Available January 1, 2022

# HUB BUILDING 3808 N WILLIAMS ST PORTLAND, OR

THE WILMORE  
75 UNITS  
+ RETAIL

PELTON  
APARTMENTS  
265 UNITS  
+ RETAIL

SHINE  
DISTILLERY & GRILL

THE MASON  
WILLIAMS  
76 UNITS + RETAIL

sit still.

XLB

4030 N VANCOUVER  
UNDER CONSTRUCTION  
49 UNITS + RETAIL

PARALLAX  
64 UNITS  
+ RETAIL

3956 N VANCOUVER  
UNDER CONSTRUCTION  
87 UNITS + RETAIL

3928 N WILLIAMS  
PROPOSED RENOVATION  
NEW OFFICE/RESIDENTIAL/  
RETAIL

**SITE**

3818 N VANCOUVER  
PROPOSED  
2 STORY OFFICE

3733 N  
WILLIAMS  
PROPOSED  
MIXED-USE  
30 UNITS

ARETE  
4 STORY  
+ RETAIL

RADIATOR BLDG  
35,000 SF  
OFFICE + RETAIL

ONE NORTH  
116,000 SF  
OFFICE + RETAIL  
200 EMPLOYEES

CARBON 12  
14 CONDO UNITS  
+ RETAIL

THE COOK STREET  
APARTMENTS  
206 UNITS + RETAIL

THE CANYONS  
70 UNITS +  
RETAIL

COMPASS  
COFFEE ROASTING

3240 N WILLIAMS  
PROPOSED  
12 UNITS + RETAIL

THE CENTURY  
AT NORTH COOK  
104 UNITS

THE FARGO  
PROPOSED  
6 UNITS + RETAIL

ZEAL LOFTS  
PROPOSED  
215 UNITS + RETAIL

JAYPOST  
BAR & VENUE



COMPLETED  
PROJECTS

719 BEDS

DAWSON PARK



N Commercial Ave

N GANTENBEIN AVE

N HAIGHT AVE

N VANCOUVER AVE

N WILLIAMS AVE

NE CLEVELAND AVE

NE MALLORY AVE

NE RODNEY AVE

NE GARFIELD AVE

NE ML King Jr Blvd

6,923 ADT (18)

14,004 ADT (20)

14,382 ADT (20)

15,414 ADT (20)

11,695 ADT (20)

NE SKIDMORE ST

NE MASON ST

NE SHAVER ST

NE FAILING ST

NE BEECH ST

NE FREMONT ST

NE IVY ST

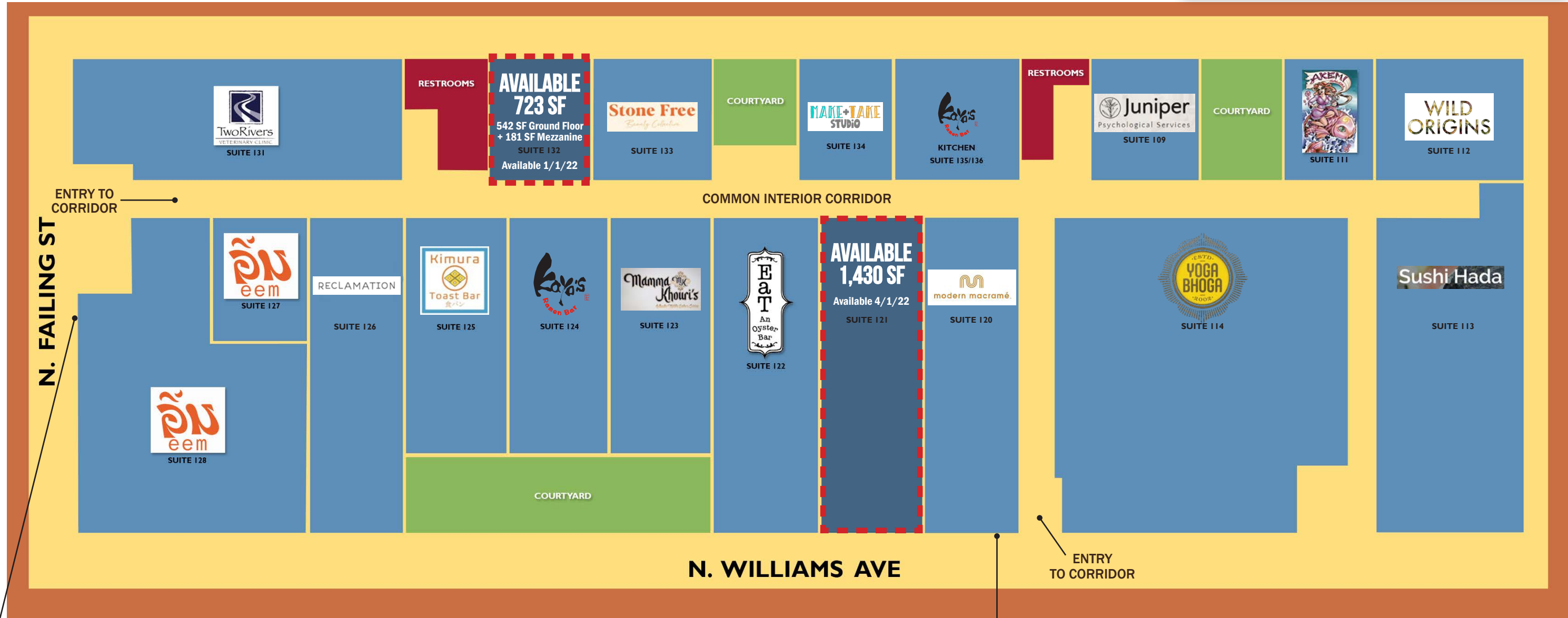
NE COOK ST

NE FARGO ST

NE MONROE ST

NE MORRIS ST

PLEASE DO NOT DISTURB CURRENT TENANTS



ENTRY TO CORRIDOR

COMMON INTERIOR CORRIDOR

N. FAILING ST

N. WILLIAMS AVE

ENTRY TO CORRIDOR

TENANT EXTERIOR SIGNAGE AVAILABLE

TENANT EXTERIOR SIGNAGE AVAILABLE

14,004 ADT (2020)

4,300 ADT



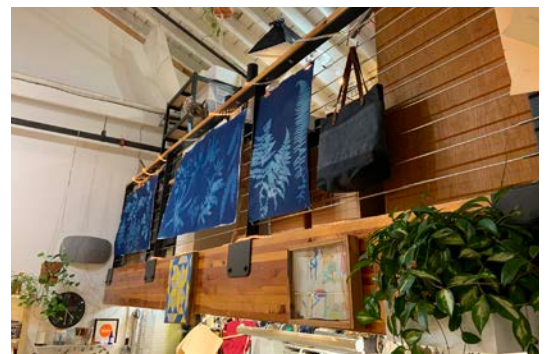
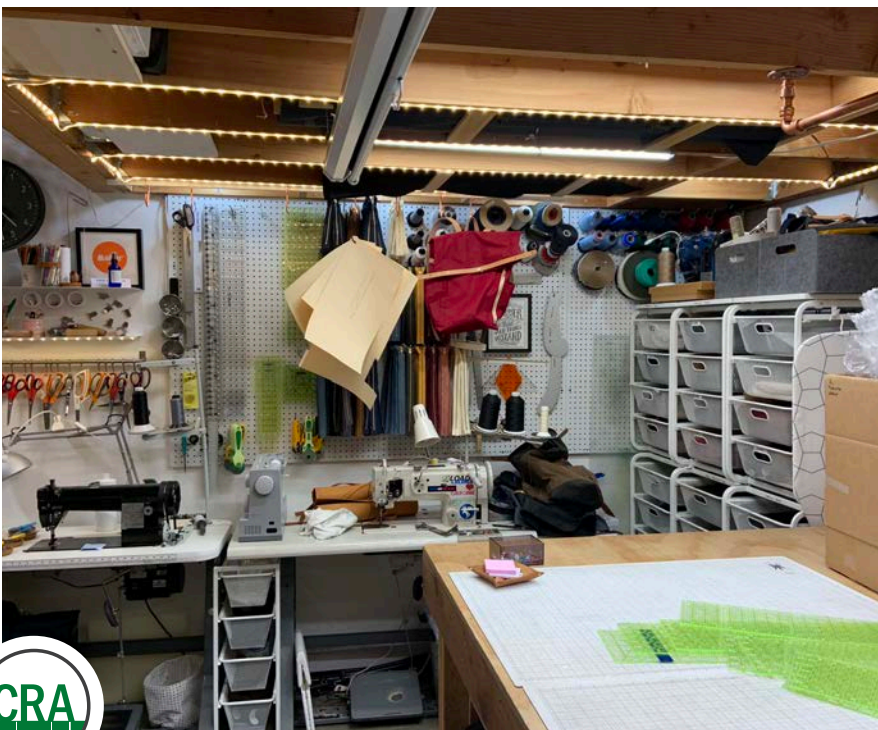
**HUB BUILDING**  
**3808 N WILLIAMS ST**  
PORTLAND, OR

**SIDEWALK IMAGES**



**HUB BUILDING**  
**3808 N WILLIAMS ST**  
PORTLAND, OR

**SUITE 132 | INTERIOR IMAGES**



# HUB BUILDING

## 3808 N WILLIAMS ST

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

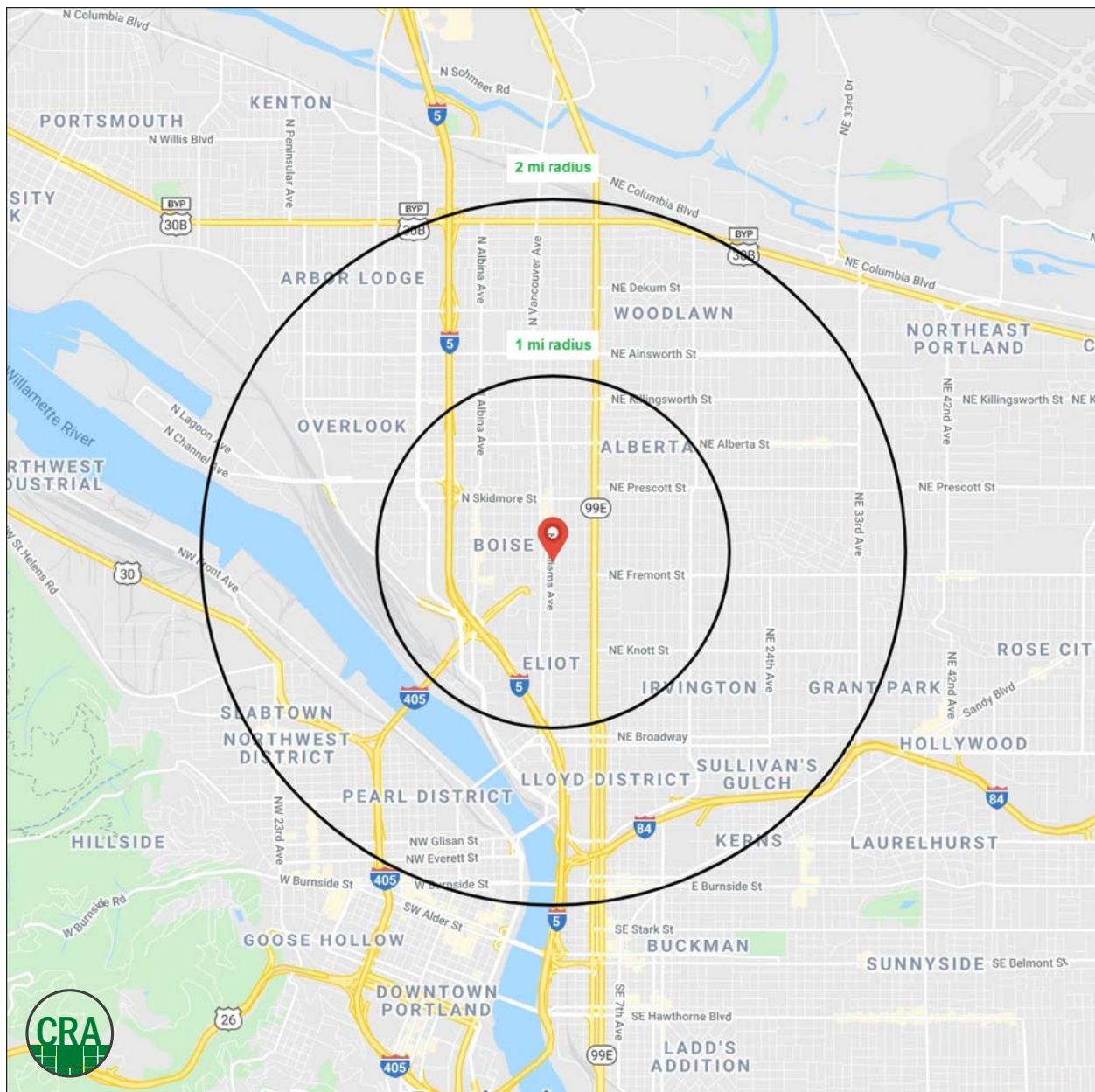
Source: Regis - SitesUSA (2021)	1 MILE	2 MILE
Estimated Population 2021	29,527	110,280
Projected Population 2026	32,313	118,965
Average HH Income	\$109,416	\$113,635
Median Home Value	\$541,031	\$540,341
Daytime Demographics 16+	24,353	126,484
Some College or Higher	82.8%	84.8%

**\$541,031**

Median Home Value  
1 MILE RADIUS

**35.0**

Median Age  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5502/-122.6664

RS1

3808 N Williams Ave		1 mi radius	2 mi radius
Portland, OR 97227			
POPULATION	2021 Estimated Population	29,527	110,280
	2026 Projected Population	32,313	118,965
	2010 Census Population	23,023	86,556
	2000 Census Population	21,962	78,096
	Projected Annual Growth 2021 to 2026	1.9%	1.6%
	Historical Annual Growth 2000 to 2021	1.6%	2.0%
	2021 Median Age	35.0	36.5
HOUSEHOLDS	2021 Estimated Households	13,436	55,435
	2026 Projected Households	15,156	62,238
	2010 Census Households	9,973	40,216
	2000 Census Households	8,750	33,587
	Projected Annual Growth 2021 to 2026	2.6%	2.5%
	Historical Annual Growth 2000 to 2021	2.6%	3.1%
RACE AND ETHNICITY	2021 Estimated White	69.8%	73.2%
	2021 Estimated Black or African American	15.6%	12.2%
	2021 Estimated Asian or Pacific Islander	3.4%	4.4%
	2021 Estimated American Indian or Native Alaskan	1.2%	1.0%
	2021 Estimated Other Races	10.1%	9.2%
	2021 Estimated Hispanic	10.8%	9.3%
INCOME	2021 Estimated Average Household Income	\$109,416	\$113,635
	2021 Estimated Median Household Income	\$83,764	\$84,999
	2021 Estimated Per Capita Income	\$49,934	\$57,464
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.5%
	2021 Estimated Some High School (Grade Level 9 to 11)	3.0%	2.4%
	2021 Estimated High School Graduate	12.3%	11.3%
	2021 Estimated Some College	17.2%	17.2%
	2021 Estimated Associates Degree Only	6.1%	5.5%
	2021 Estimated Bachelors Degree Only	33.7%	36.8%
	2021 Estimated Graduate Degree	25.8%	25.3%
BUSINESS	2021 Estimated Total Businesses	2,139	9,610
	2021 Estimated Total Employees	17,448	97,417
	2021 Estimated Employee Population per Business	8.2	10.1
	2021 Estimated Residential Population per Business	13.8	11.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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RELATIONSHIPS

EXPERIENCE



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