

FOR LEASE

# PRIME MAKER/HEALTH & WELLNESS SPACE

## NORTH WILLIAMS HUB BUILDING



### ADDRESS

3808 N Williams in Portland, OR

### AVAILABLE SPACE

- SUITE 132 – 723 SF (542 SF + 181 SF Mezzanine)  
High ceilings, open space with mezzanine.  
Available now!

### RENTAL RATE

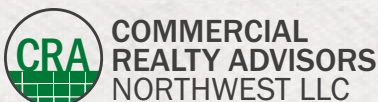
\$1,700/MO Gross

### BIKE COUNTS

N Williams Ave | 4,300 Average Daily Riders

### 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, SpielWerk Toys, Mamma Khouris and Modern Macrame.



Ashley Heichelbech | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)  
Kathleen Healy | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)

503.274.0211  
[www.cra-nw.com](http://www.cra-nw.com)



**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  
 49 UNITS  
 + RETAIL

PARALLAX  
 64 UNITS  
 + RETAIL

3956 N VANCOUVER  
 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

THE CENTURY  
 AT NORTH COOK  
 104 UNITS

3240 N WILLIAMS  
 PROPOSED  
 12 UNITS + RETAIL

VC FARGO  
 PROPOSED  
 7 STORY + RETAIL

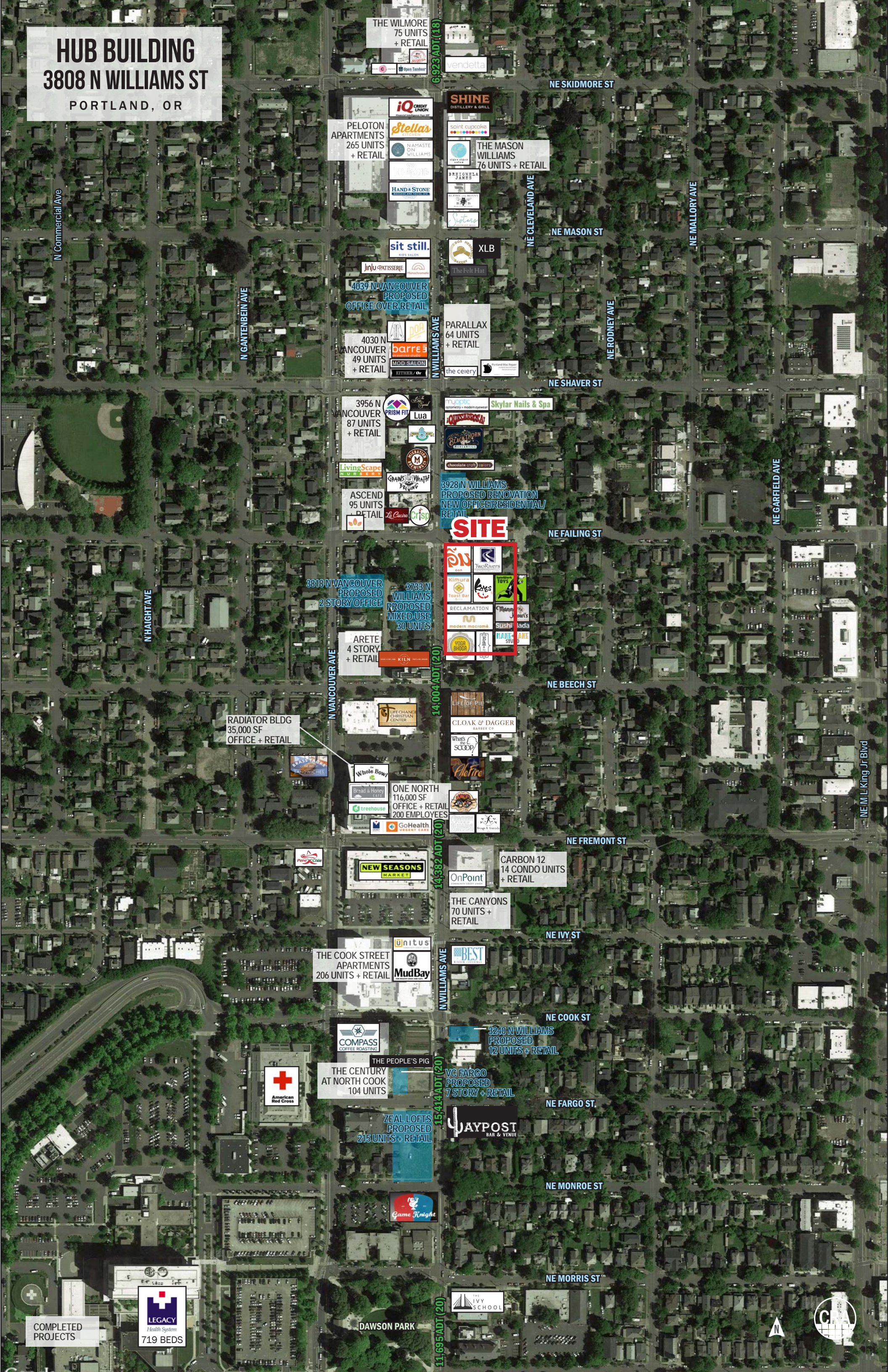
ZEAL LOFTS  
 PROPOSED  
 215 UNITS + RETAIL

JAYPOST  
 BAR & VENUE



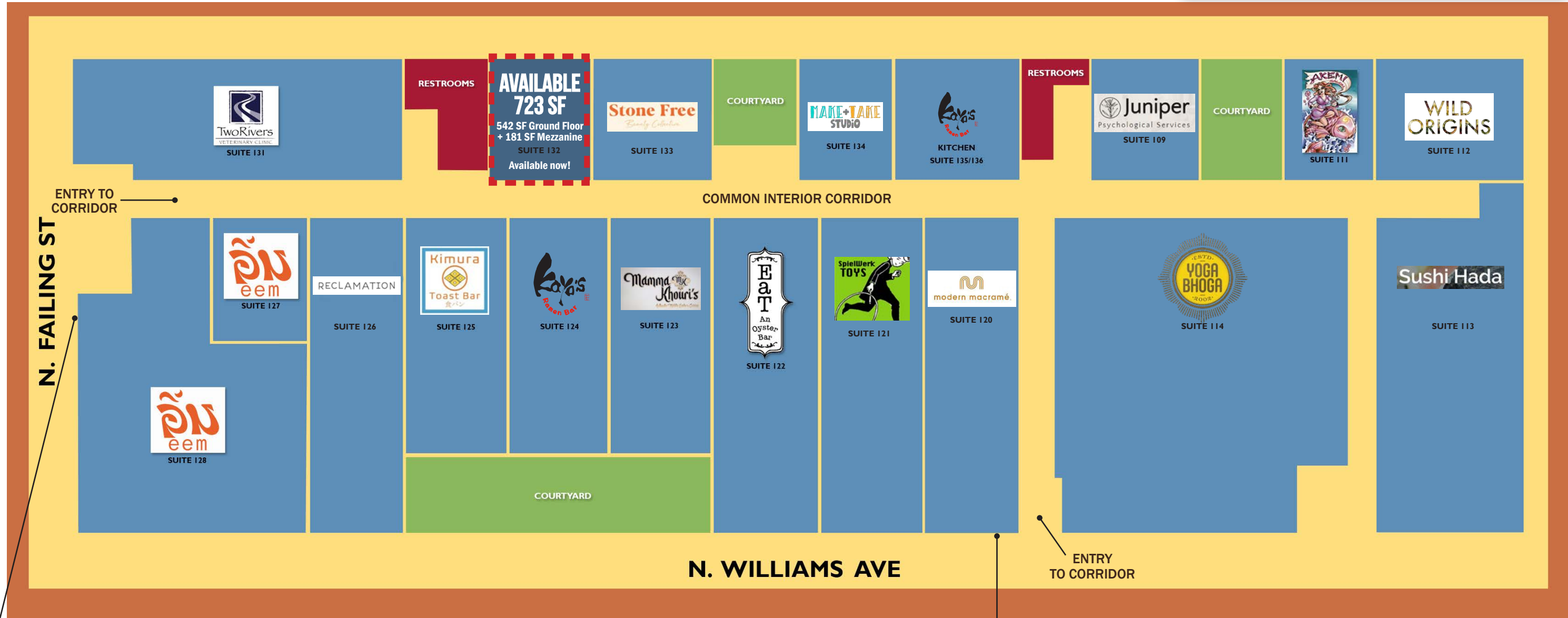
COMPLETED  
 PROJECTS

719 BEDS





PLEASE DO NOT DISTURB CURRENT TENANTS



**AVAILABLE  
723 SF**  
542 SF Ground Floor  
+ 181 SF Mezzanine  
SUITE 132  
Available now!

N. WILLIAMS AVE

N. FAILING ST

COMMON INTERIOR CORRIDOR

TENANT EXTERIOR SIGNAGE AVAILABLE

14,004 ADT (2020)  
4,300 ADT

TENANT EXTERIOR SIGNAGE AVAILABLE





# HUB BUILDING 3808 N WILLIAMS ST PORTLAND, OR

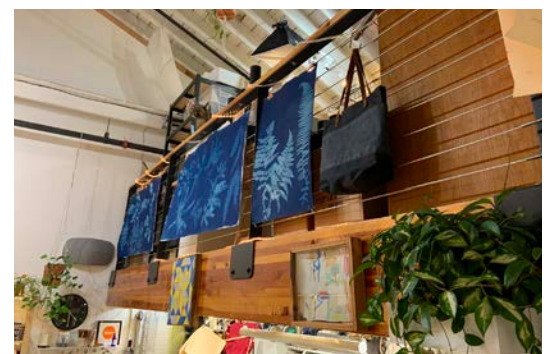
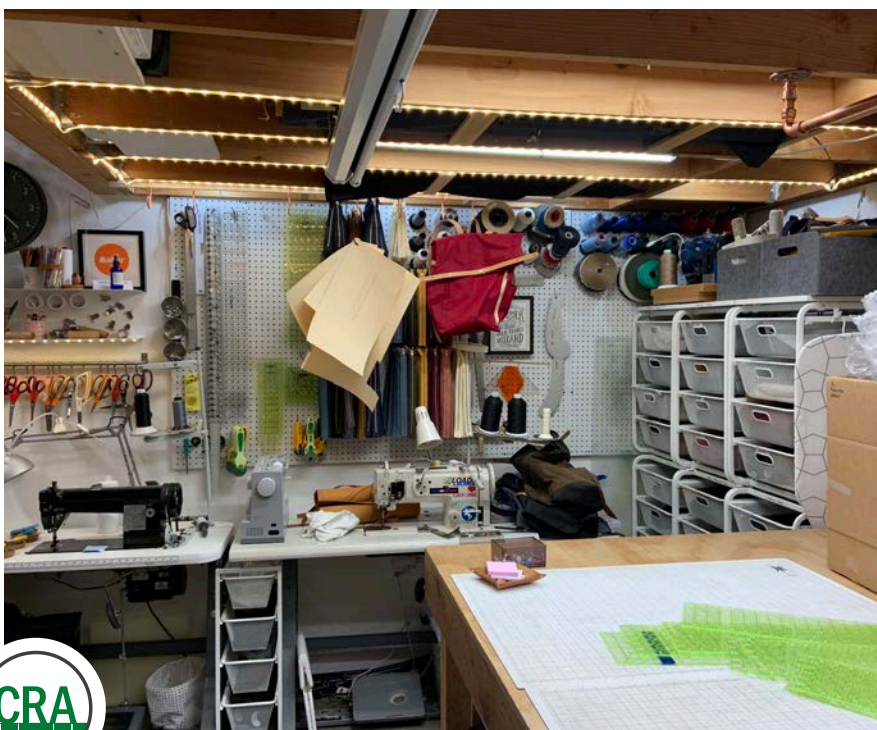
## SIDEWALK IMAGES





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

**SUITE 132 | INTERIOR IMAGES**





# HUB BUILDING

## 3808 N WILLIAMS ST

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

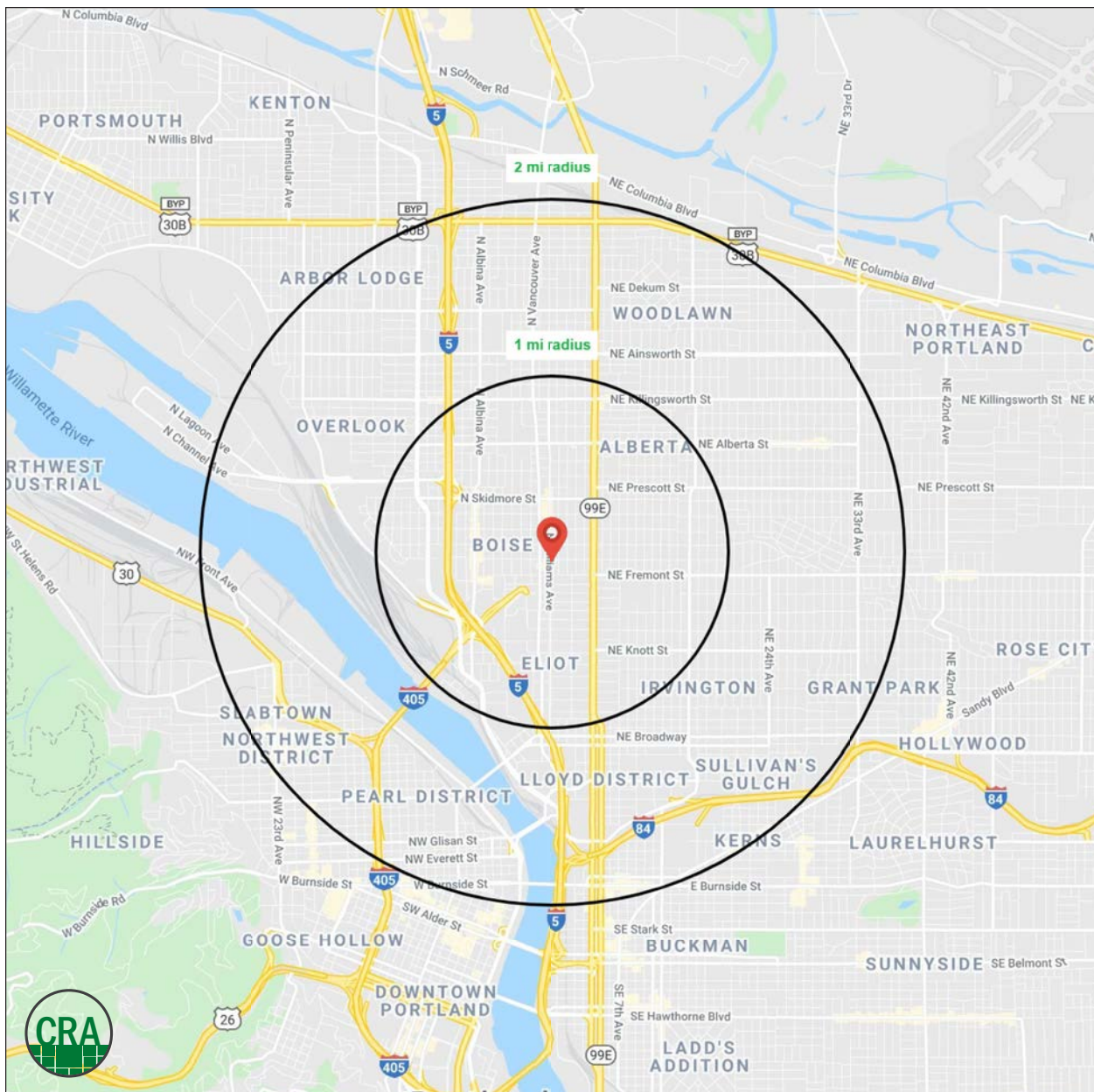
Source: Regis - SitesUSA (2022)	1 MILE	2 MILE
Estimated Population 2021	30,805	111,635
Projected Population 2026	33,929	120,530
Average HH Income	\$106,277	\$106,518
Median Home Value	\$539,123	\$540,292
Daytime Demographics 16+	24,494	127,156
Some College or Higher	83.7%	85.8%

**\$539,123**

Median Home Value  
1 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: 45.5502/-122.6664

<b>3808 N Williams Ave</b>	<b>1 mi radius</b>	<b>2 mi radius</b>
<b>Portland, OR 97227</b>		
<b>Population</b>		
2021 Estimated Population	30,805	111,635
2026 Projected Population	33,929	120,530
2020 Census Population	31,450	110,170
2010 Census Population	23,023	86,556
Projected Annual Growth 2021 to 2026	2.0%	1.6%
Historical Annual Growth 2010 to 2021	3.1%	2.6%
2021 Median Age	34.8	37.0
<b>Households</b>		
2021 Estimated Households	13,380	53,901
2026 Projected Households	15,193	60,559
2020 Census Households	13,650	52,950
2010 Census Households	9,973	40,216
Projected Annual Growth 2021 to 2026	2.7%	2.5%
Historical Annual Growth 2010 to 2021	3.1%	3.1%
<b>Race and Ethnicity</b>		
2021 Estimated White	60.5%	67.5%
2021 Estimated Black or African American	19.9%	12.5%
2021 Estimated Asian or Pacific Islander	3.2%	4.5%
2021 Estimated American Indian or Native Alaskan	1.0%	1.0%
2021 Estimated Other Races	15.5%	14.5%
2021 Estimated Hispanic	11.3%	10.7%
<b>Income</b>		
2021 Estimated Average Household Income	\$106,277	\$106,518
2021 Estimated Median Household Income	\$88,845	\$88,731
2021 Estimated Per Capita Income	\$46,521	\$51,893
<b>Education (Age 25+)</b>		
2021 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%
2021 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%
2021 Estimated High School Graduate	11.8%	10.7%
2021 Estimated Some College	15.8%	16.6%
2021 Estimated Associates Degree Only	6.0%	5.4%
2021 Estimated Bachelors Degree Only	34.9%	37.8%
2021 Estimated Graduate Degree	27.0%	26.0%
<b>Business</b>		
2021 Estimated Total Businesses	2,139	9,609
2021 Estimated Total Employees	17,448	97,387
2021 Estimated Employee Population per Business	8.2	10.1
2021 Estimated Residential Population per Business	14.4	11.6

*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](http://www.cra-nw.com)



503.274.0211

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