

FOR LEASE

# 2ND GENERATION COFFEE/CAFÉ SPACE

SUITABLE FOR  
FOOD & BEVERAGE OPERATOR  
SEEKING TURNKEY PRIME SPACE!

## NORTH WILLIAMS HUB BUILDING



### ADDRESS

3808 N Williams Ave | Portland, OR 97227

### AVAILABLE SPACE

- SUITE 125 – 1,366 SF  
Includes 300 SF of dedicated covered and heated outdoor patio space.

### RENTAL RATE

\$29.00/PSF/YR plus NNN

### TRAFFIC COUNTS

N Williams Ave | 14,129 ADT ('22)

### 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 high wooden bow truss ceilings.
- Great co-tenancy with established building tenants: eem, Kayo's Ramen Bar, EaT Oyster Bar, Superpower Studios, Alchemy, SpielWerk Toys, Mamma Khouris and Circle Round.
- All existing FF&E available under separate agreement.
- Signage opportunities at the N Williams and N Failing entries.
- Available Now!



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# HUB BUILDING

## 3808 N WILLIAMS AVE

PORTLAND, OR

**THE WILMORE**  
75 UNITS + RETAIL

**PELTON APARTMENTS**  
265 UNITS + RETAIL

**THE MASON WILLIAMS**  
76 UNITS + RETAIL

**PARALLAX**  
64 UNITS + RETAIL

**ASCEND**  
95 UNITS + RETAIL

**ARETE**  
4 STORY + RETAIL

**ONE NORTH**  
116,000 SF OFFICE + RETAIL  
200 EMPLOYEES

**CARBON 12**  
14 CONDO UNITS + RETAIL

**THE CANYONS**  
70 UNITS + RETAIL

**VC FARGO**  
UNDER CONSTRUCTION  
7 STORY + RETAIL

**JAYPOST**  
BAR & VENUE

**THE CENTURY AT NORTH COOK**  
104 UNITS

**ZEAL LOFTS**  
UNDER CONSTRUCTION  
215 UNITS + RETAIL

**3808 N WILLIAMS PROPOSED RENOVATION**  
NEW OFFICE/RESIDENTIAL/RETAIL

**3928 N WILLIAMS PROPOSED RENOVATION**  
NEW OFFICE/RESIDENTIAL/RETAIL

**4039 N VANCOUVER PROPOSED**  
OFFICE OVER RETAIL

**3818 N VANCOUVER PROPOSED**  
2 STORY OFFICE

**WILLIAMS 37**  
UNDER CONSTRUCTION  
MIXED-USE  
30 UNITS

**RADIATOR BLDG**  
35,000 SF OFFICE + RETAIL

N Commercial Ave

N GANTENBEIN AVE

N HAIGHT AVE

N VANCOUVER AVE

N WILLIAMS AVE

N WILLIAMS AVE

N WILLIAMS AVE

NE CLEVELAND AVE

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 MALLORY AVE

NE GARFIELD AVE

NE MILKING JR BLVD



COMPLETED PROJECTS

DAWSON PARK





ENTRY TO CORRIDOR

COMMON INTERIOR CORRIDOR

N. FAILING ST

N. WILLIAMS AVE

ENTRY TO CORRIDOR

TENANT EXTERIOR SIGNAGE AVAILABLE

TENANT EXTERIOR SIGNAGE AVAILABLE

14,129 ADT (2022)  
 4,300 ADT



# HUB BUILDING 3808 N WILLIAMS AVE PORTLAND, OR

## SIDEWALK IMAGES



# HUB BUILDING

## 3808 N WILLIAMS AVE

PORTLAND, OR

### SUITE 125 | INTERIOR IMAGES



# HUB BUILDING

## 3808 N WILLIAMS ST

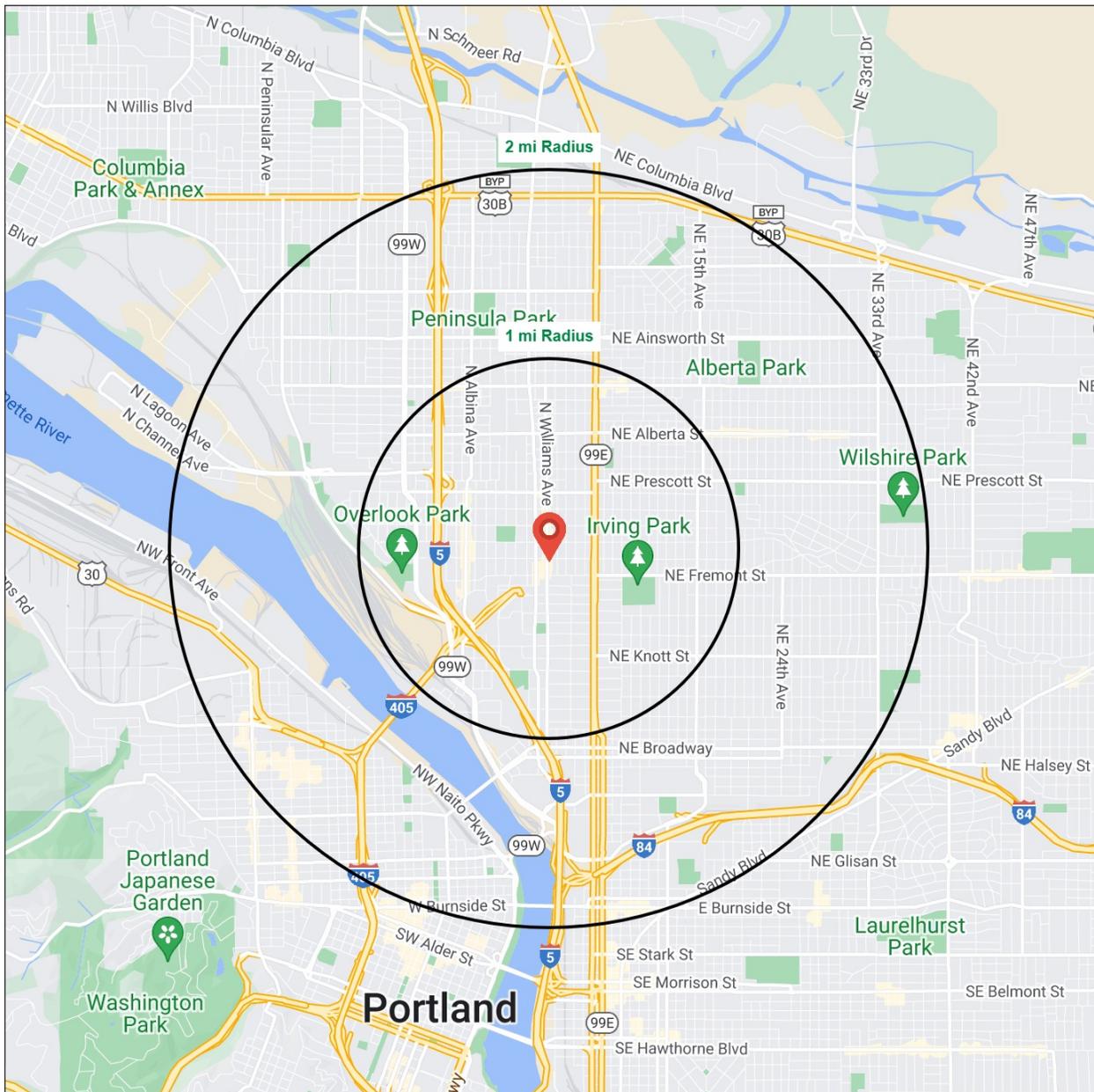
PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE
Estimated Population 2023	31,231	111,154
Projected Population 2028	33,456	117,841
Average HH Income	\$150,431	\$143,263
Median Home Value	\$593,459	\$602,179
Daytime Demographics 16+	25,672	118,893
Some College or Higher	84.7%	86.3%

**\$150,431**  
Average Household Income  
1 MILE RADIUS

**34.9**  
Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 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>		
2023 Estimated Population	31,231	111,154
2028 Projected Population	33,456	117,841
2020 Census Population	30,973	110,455
2010 Census Population	23,112	86,412
Projected Annual Growth 2023 to 2028	1.4%	1.2%
Historical Annual Growth 2010 to 2023	2.7%	2.2%
2023 Median Age	34.9	37.3
<b>Households</b>		
2023 Estimated Households	13,655	54,373
2028 Projected Households	14,795	58,086
2020 Census Households	13,389	53,379
2010 Census Households	10,015	40,160
Projected Annual Growth 2023 to 2028	1.7%	1.4%
Historical Annual Growth 2010 to 2023	2.8%	2.7%
<b>Race and Ethnicity</b>		
2023 Estimated White	67.9%	72.6%
2023 Estimated Black or African American	13.9%	9.0%
2023 Estimated Asian or Pacific Islander	4.4%	5.5%
2023 Estimated American Indian or Native Alaskan	0.9%	0.8%
2023 Estimated Other Races	12.9%	12.0%
2023 Estimated Hispanic	11.3%	11.2%
<b>Income</b>		
2023 Estimated Average Household Income	\$150,431	\$143,263
2023 Estimated Median Household Income	\$100,950	\$103,476
2023 Estimated Per Capita Income	\$66,110	\$70,519
<b>Education (Age 25+)</b>		
2023 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.1%
2023 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.0%
2023 Estimated High School Graduate	12.5%	10.6%
2023 Estimated Some College	14.0%	15.6%
2023 Estimated Associates Degree Only	5.0%	5.2%
2023 Estimated Bachelors Degree Only	38.6%	39.2%
2023 Estimated Graduate Degree	27.1%	26.2%
<b>Business</b>		
2023 Estimated Total Businesses	2,327	9,793
2023 Estimated Total Employees	19,268	92,104
2023 Estimated Employee Population per Business	8.3	9.4
2023 Estimated Residential Population per Business	13.4	11.4

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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