

The Canyons Alley

UNIQUE PEDESTRIAN ALLEY
IN THE HEART OF
THE WILLIAMS CORRIDOR
FOR LEASE

Walk Score
94

Bike Score
100

Transit Score
52



ADDRESS

3450 N Williams Avenue | Portland, Oregon 97227
N Williams & Ivy

AVAILABLE SPACE & LEASE RATES

LEASE TERM:	1 YEAR	2 YEAR	3 YEAR
Micro Retail 3 - 504 RSF	\$1,600/mo	\$1,550/mo	\$1,500/mo
Micro Retail 4 - 504 RSF	\$1,600/mo	\$1,550/mo	\$1,500/mo
Micro Retail 6 - 504 RSF	\$1,600/mo	\$1,550/mo	\$1,500/mo
Retail 14 - 822 RSF	\$1,900/mo	\$1,800/mo	\$1,700/mo
Retail 17 - 1,452 RSF	\$3,700/mo	\$3,600/mo	\$3,500/mo

- Above rents are for "as is" condition modified gross. Tenant responsible for utilities.
- Rent Increase: 3% annual increase for lease term longer than 1 year.
- Micro Retail 6 is available 11/1/2024.

HIGHLIGHTS

- Located directly across from New Seasons Market and in close proximity to Legacy Emanuel Hospital and Randall Children's Hospital.
- High density: over 1,000 residential units + 200,000 SF of office space within a 3-block radius!
- The ground floor features storefront retail fronting Williams (1,452 SF) and unique affordable micro-retail storefronts located in an open-air alley (ranging from 504-1,008 SF) where small business owners craft, sell their wares and have the opportunity to engage and collaborate with a community of likeminded businesses.
- Located in the established N. Williams District with a vibrant mix of dense residential, creative office and bustling retail and food/beverage.
- Chase Bank, CycleBar, Hamono Sushi (opening soon!). Other tenants include GC Wines, Lagom, Stoke Physical Therapy, Ordinary People, Allison Rosecast-Florist Tattoo, Ruysch and Matsis Smith Salon.
- Nearby retail includes New Seasons Market, Happy Cup, OnPoint Credit Union, Mud Bay, Unitus Credit Union and more.
- **All spaces are now in move-in ready condition with HVAC, electrical outlets, lighting, walls primed (ready for Tenant's paint), etc.!**

THE CANYONS ALLEY

3450 N WILLIAMS AVE

PORTLAND, OR



THE WILMORE
75 UNITS
+ RETAIL

PELTON
APARTMENTS
265 UNITS
+ RETAIL

SOLACE
APARTMENTS

SOLACE
APARTMENTS

ASCEND
95 UNITS
+ RETAIL

ARETE
4 STORY
+ RETAIL

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

NEW SEASONS
MARKET

COOK STREET
APTS
206 UNITS
+ RETAIL

EUKO
COFFEE

THE CENTURY
AT NORTH COOK
104 UNITS

ZEAL LOFTS
UNDER CONSTRUCTION
215 UNITS + RETAIL

THE PEOPLE'S PIG

VC FARGO
UNDER CONSTRUCTION
7 STORY + RETAIL

JAYPOST
BAR & VENUE

SHINE
DISTILLERY & GRILL

THE MASON
WILLIAMS
76 UNITS + RETAIL

PARALLAX
64 UNITS
+ RETAIL

PARALLAX
64 UNITS
+ RETAIL

3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/
RETAIL

WILLIAMS 37
UNDER CONSTRUCTION
MIXED-USE
30 UNITS

ARETE
4 STORY
+ RETAIL

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

NEW SEASONS
MARKET

COOK STREET
APTS
206 UNITS
+ RETAIL

EUKO
COFFEE

THE CENTURY
AT NORTH COOK
104 UNITS

ZEAL LOFTS
UNDER CONSTRUCTION
215 UNITS + RETAIL

THE PEOPLE'S PIG

VC FARGO
UNDER CONSTRUCTION
7 STORY + RETAIL

JAYPOST
BAR & VENUE

THE CANYONS
70 UNITS
+ RETAIL

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

THE BEST

IVY SCHOOL

SITE

CARBON 12
14 CONDO UNITS
+ RETAIL

THE CANYONS
70 UNITS
+ RETAIL

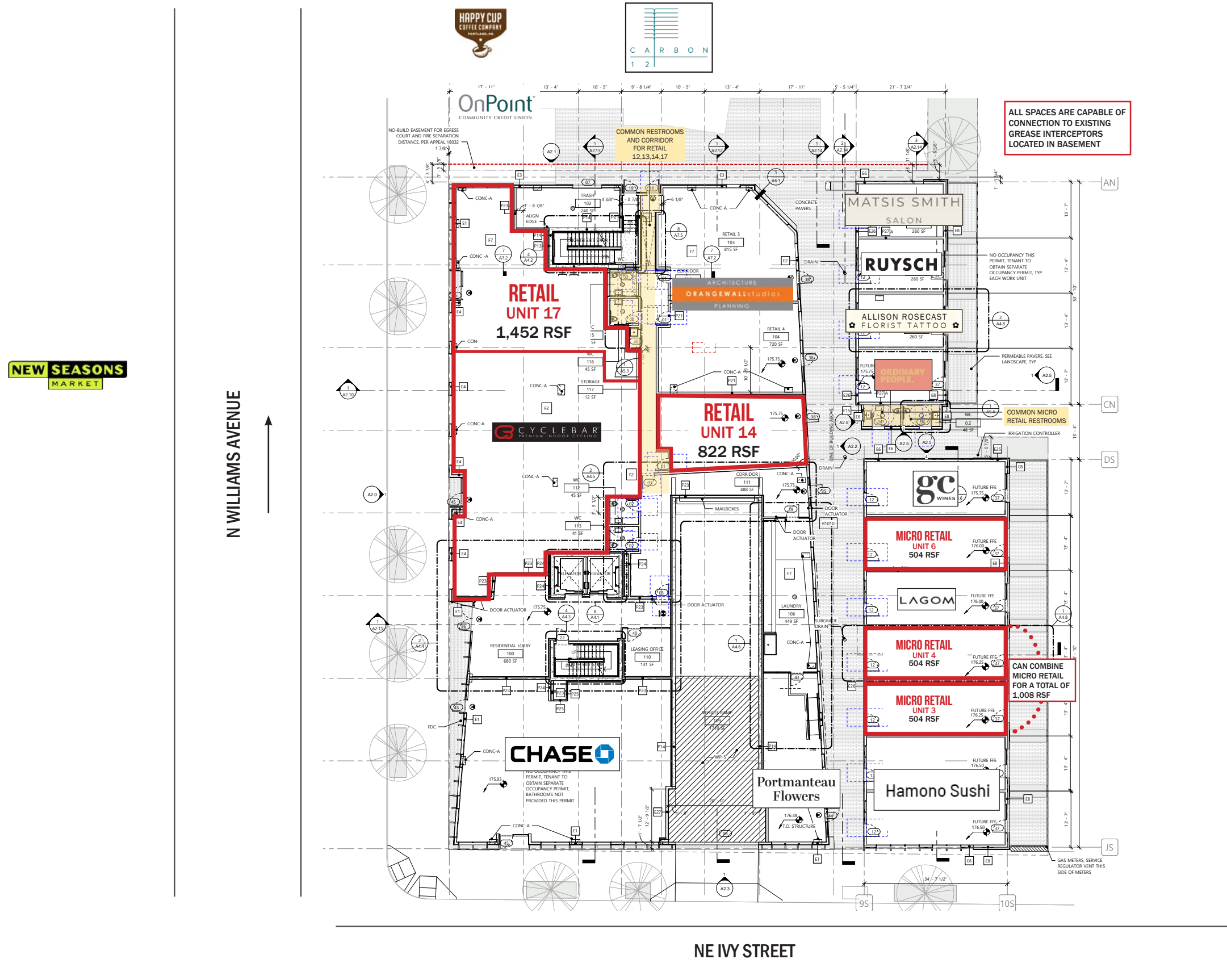
3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

THE BEST

IVY SCHOOL

COMPLETED
PROJECTS



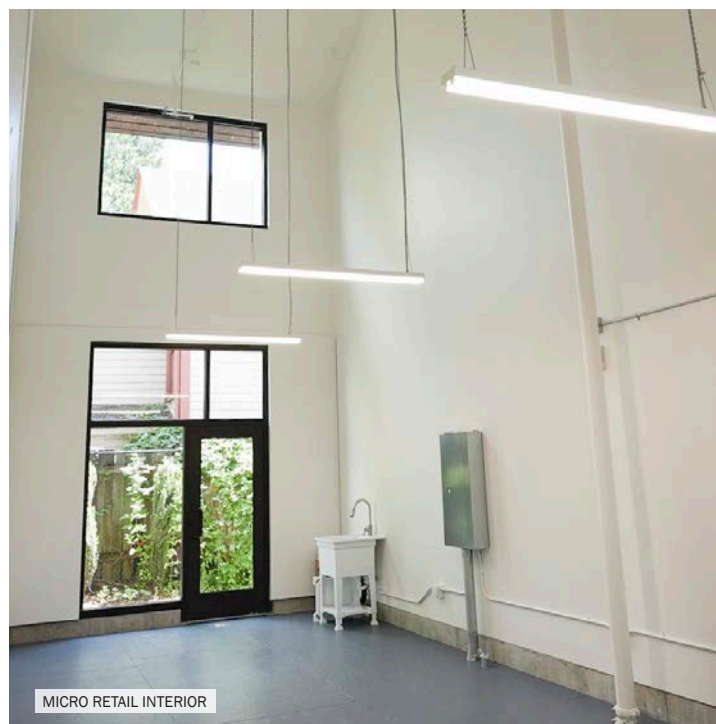


SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY





RETAIL 1 FRONTING N WILLIAMS



MICRO RETAIL INTERIOR



CANYONS ALLEY



CANYONS ALLEY



RETAIL FRONTING N WILLIAMS ACROSS FROM NEW SEASONS MARKET

THE CANYONS ALLEY

3450 N WILLIAMS AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

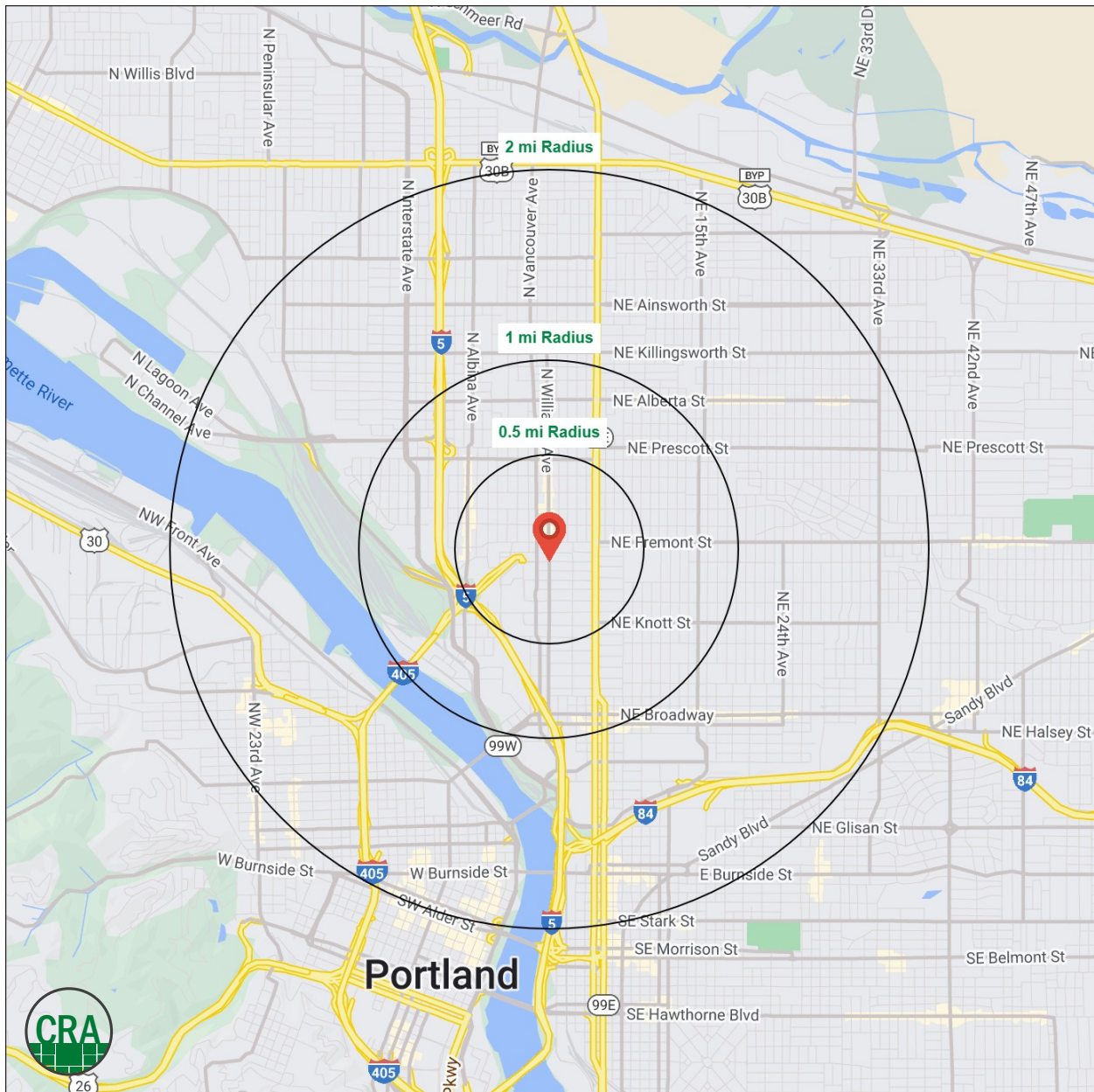
Source: Regis - SitesUSA (2024)	½ MILE	1 MILE	2 MILE
Estimated Population 2024	9,523	27,685	114,328
Projected Population 2029	9,894	27,545	115,731
Average HH Income	\$154,408	\$151,633	\$140,662
Median Home Value	\$620,795	\$677,979	\$672,435
Daytime Demographics 16+	10,858	25,055	139,149
Some College or Higher	83.9%	84.4%	84.5%

\$677,979

Median Home Value
1 MILE RADIUS

35.9

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5476/-122.6665

The Canyons Alley Portland, OR 97227	0.5 mi radius	1 mi radius	2 mi radius
Population			
2024 Estimated Population	9,523	27,685	114,328
2029 Projected Population	9,894	27,545	115,731
2020 Census Population	9,889	29,536	113,613
2010 Census Population	5,837	21,710	88,433
Projected Annual Growth 2024 to 2029	0.8%	-0.1%	0.2%
Historical Annual Growth 2010 to 2024	4.5%	2.0%	2.1%
2024 Median Age	33.7	35.9	37.8
Households			
2024 Estimated Households	4,628	13,079	60,075
2029 Projected Households	4,861	13,151	61,788
2020 Census Households	4,339	12,942	56,367
2010 Census Households	2,547	9,577	42,260
Projected Annual Growth 2024 to 2029	1.0%	0.1%	0.6%
Historical Annual Growth 2010 to 2024	5.8%	2.6%	3.0%
Race and Ethnicity			
2024 Estimated White	67.7%	69.6%	73.6%
2024 Estimated Black or African American	14.3%	13.1%	8.6%
2024 Estimated Asian or Pacific Islander	4.9%	4.8%	5.8%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2024 Estimated Other Races	12.3%	11.7%	11.3%
2024 Estimated Hispanic	9.4%	9.8%	9.8%
Income			
2024 Estimated Average Household Income	\$154,408	\$151,633	\$140,662
2024 Estimated Median Household Income	\$99,085	\$105,167	\$102,046
2024 Estimated Per Capita Income	\$75,343	\$72,031	\$74,376
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.7%	1.4%
2024 Estimated Some High School (Grade Level 9 to 11)	4.9%	3.6%	2.5%
2024 Estimated High School Graduate	10.7%	14.4%	11.6%
2024 Estimated Some College	11.7%	13.4%	15.7%
2024 Estimated Associates Degree Only	5.4%	4.8%	5.2%
2024 Estimated Bachelors Degree Only	38.4%	36.5%	37.1%
2024 Estimated Graduate Degree	28.4%	26.6%	26.5%
Business			
2024 Estimated Total Businesses	752	2,107	11,698
2024 Estimated Total Employees	9,046	18,856	110,566
2024 Estimated Employee Population per Business	12.0	8.9	9.5
2024 Estimated Residential Population per Business	12.7	13.1	9.8

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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

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

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.