

FOR LEASE

NORTH WILLIAMS HUB BUILDING

PRIME RETAIL/FITNESS/WELLNESS SPACE



ADDRESS

3808 N Williams in Portland, OR

AVAILABLE SPACE RENTAL RATES

SUITE 114 (entire space):

~3,700 SF (Fronting N. Williams)

\$6,000/mo + utilities (initial 1-year introductory rate)

Potential Demising Scenario:

SUITE 114A:

~1,920 SF (Fronting N. Williams)

\$28.00/SF/YR, NNN

SUITE 114B:

~1,780 SF (Fronting N. Williams)

\$28.00/SF/YR, NNN

BIKE COUNTS

N Williams Ave | 4,300 Average Daily Riders

TRAFFIC COUNTS

N Williams Ave | 14,207 ADT ('25)

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.
- Signage opportunities at the N Williams and N Failing entries.
- Available now!

SUITE 114A & B – 1,920 RSF & 1,780 RSF (potential demising scenario)

- Suite 114 can be demised, creating two smaller light-filled open spaces.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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

503.274.0211
www.cra-nw.com

HUB BUILDING
3808 N WILLIAMS AVE
PORTLAND, OR

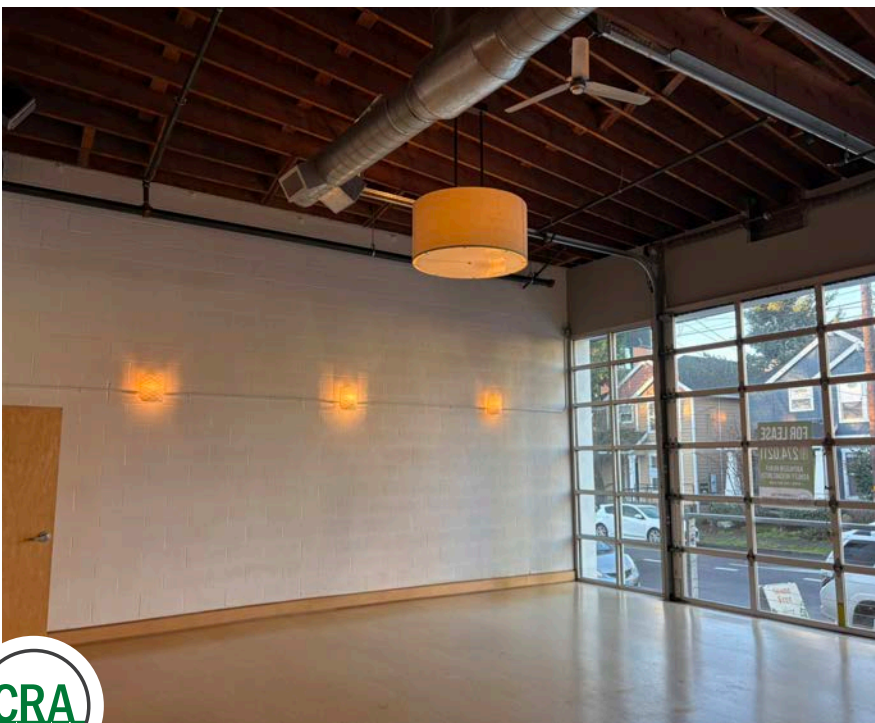
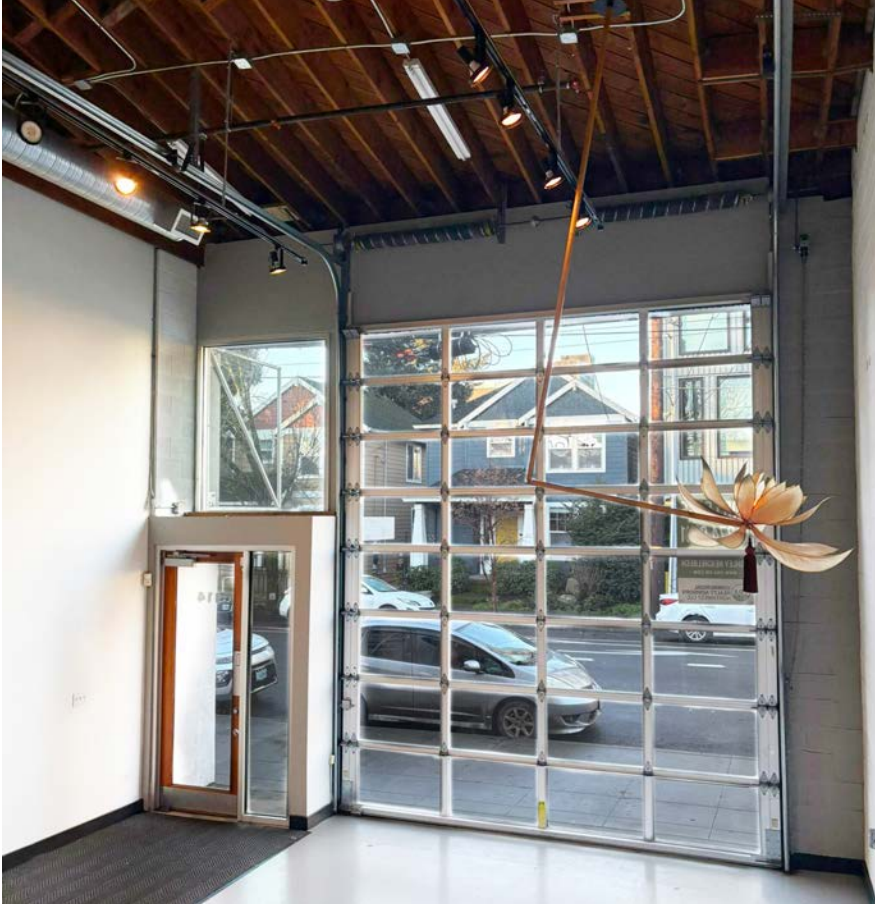


HUB BUILDING

3808 N WILLIAMS AVE

PORTLAND, OR

SUITE 114 | INTERIOR IMAGES

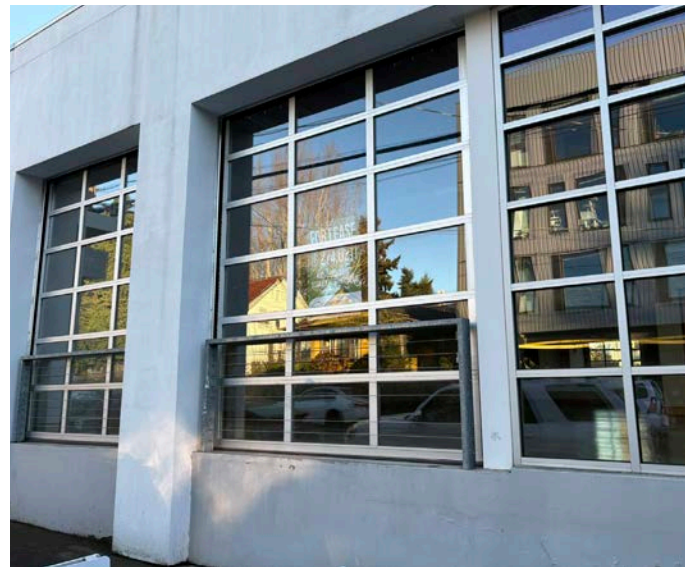


HUB BUILDING

3808 N WILLIAMS AVE

PORTLAND, OR

SUITE 114 | EXTERIOR IMAGES



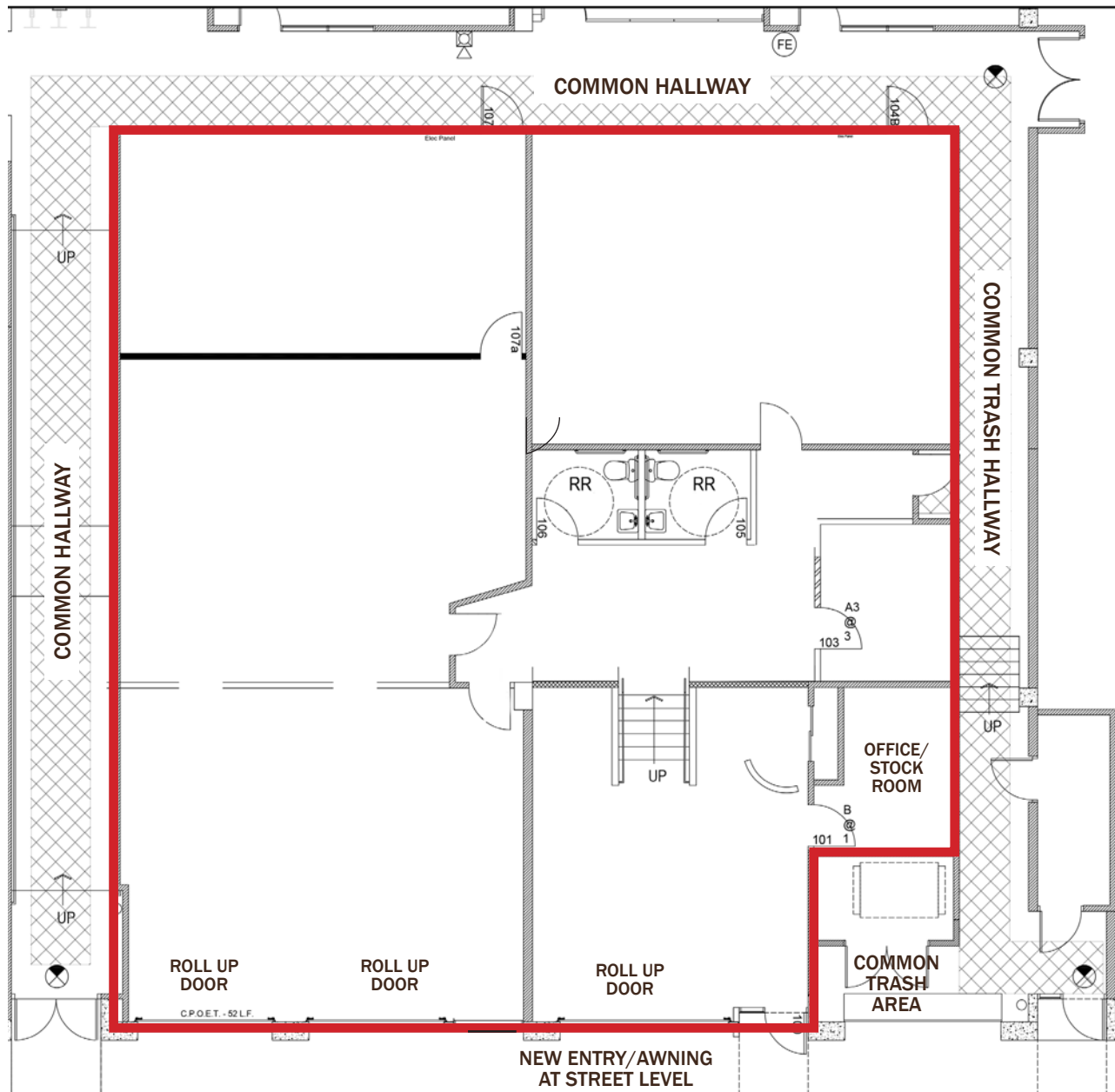
HUB BUILDING

3808 N WILLIAMS AVE

PORTLAND, OR

SUITE 114 | FLOOR PLAN

3,700 RSF



N WILLIAMS AVENUE

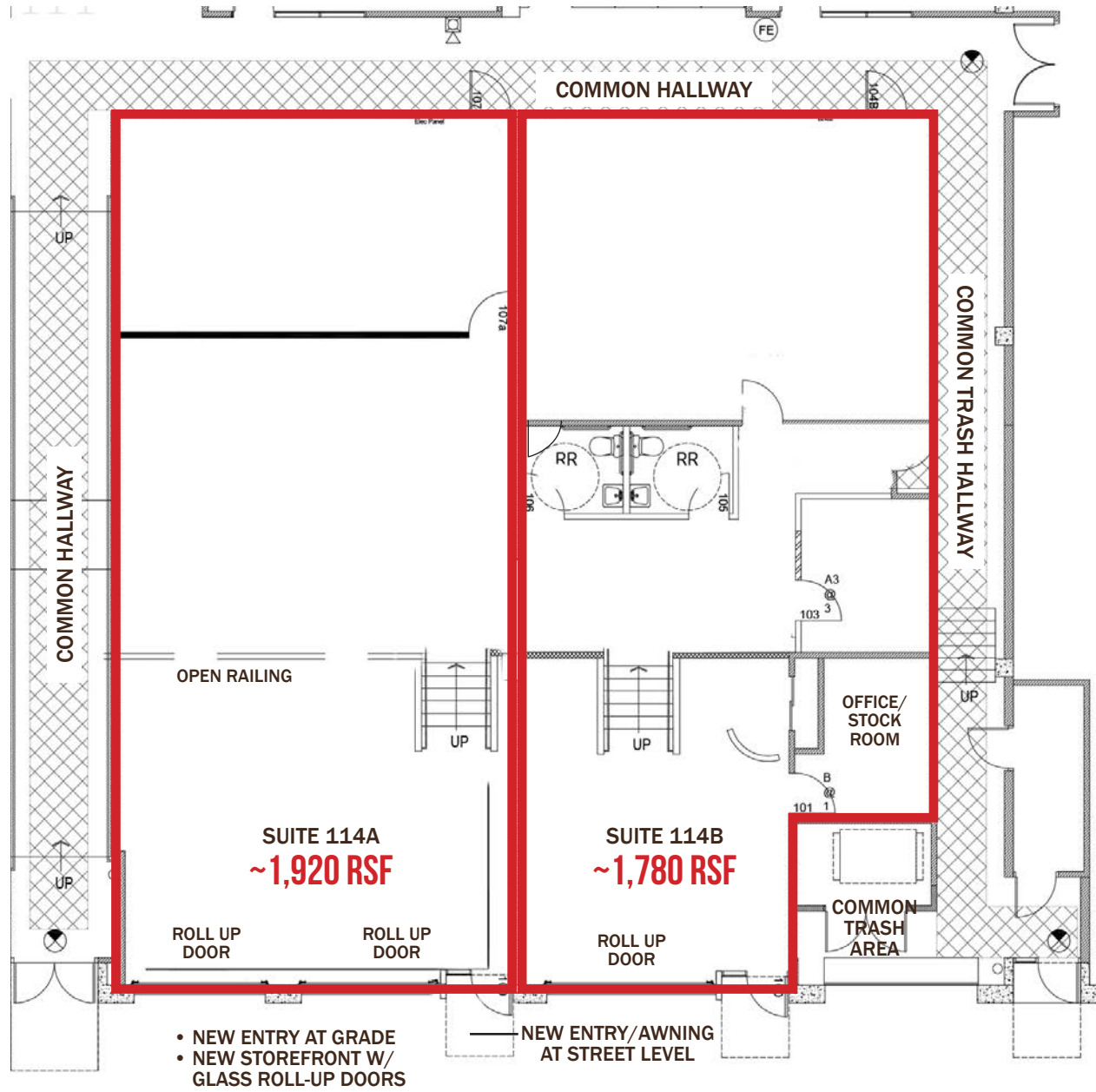


PLAN FOR MARKETING PURPOSES ONLY



HUB BUILDING
3808 N WILLIAMS AVE
PORTLAND, OR

1,920 RSF AND 1,780 RSF



N WILLIAMS AVENUE



PLAN FOR MARKETING PURPOSES ONLY



DEMOGRAPHIC SUMMARY

HUB BUILDING

3808 N WILLIAMS ST

PORTLAND, OR

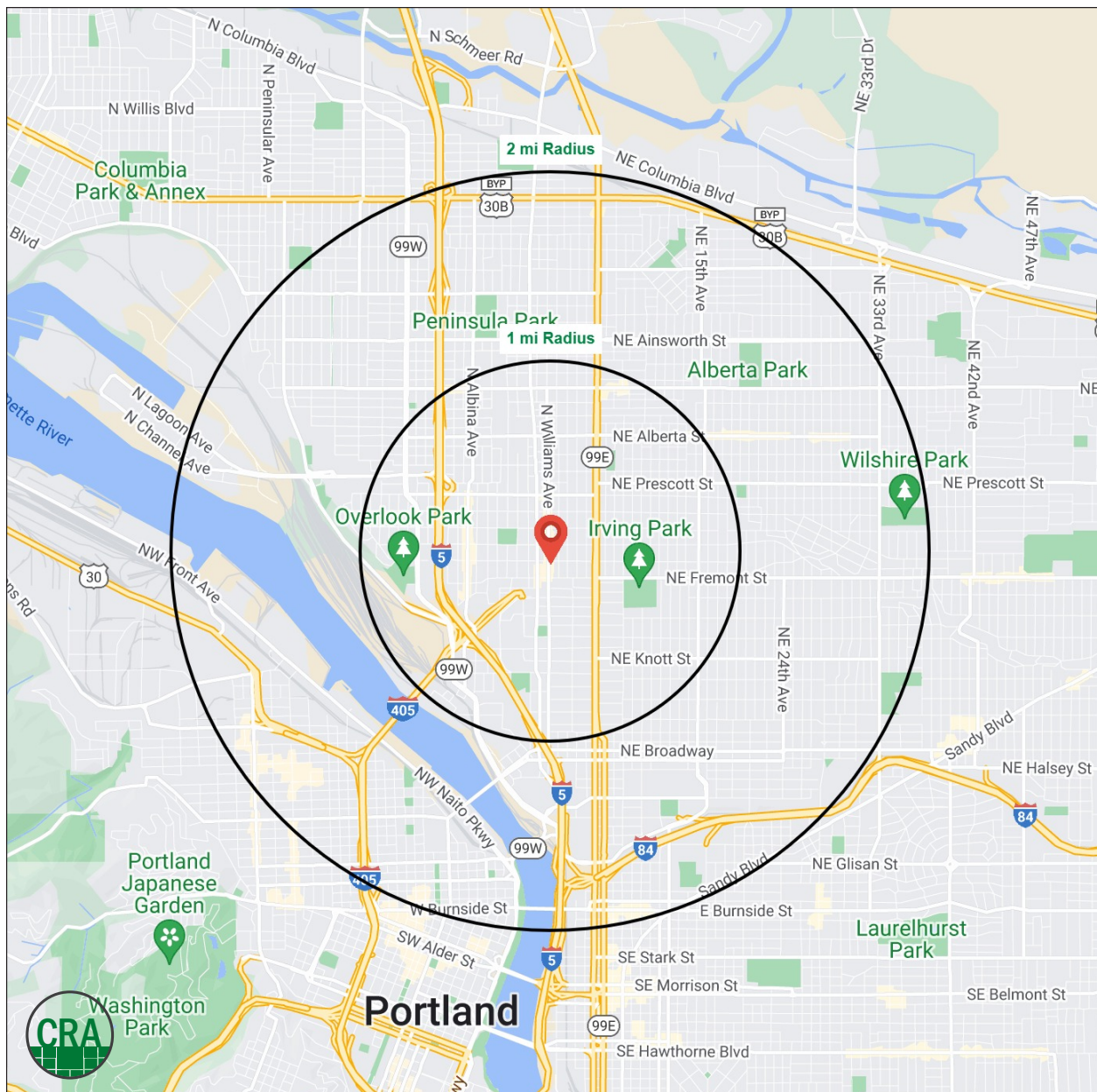
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE
Estimated Population 2024	28,950	115,751
Estimated Households	13,635	56,901
Average HH Income	\$153,771	\$147,446
Median Home Value	\$663,309	\$663,069
Daytime Demographics 16+	25,160	121,188
Some College or Higher	82.5%	83.9%

\$153,771

Average Household Income
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: 45.5502/-122.6664

HUB Building Portland, OR 97227	1 mi radius	2 mi radius
Population		
2024 Estimated Population	28,950	115,751
2029 Projected Population	28,748	115,263
2020 Census Population	30,973	110,455
2010 Census Population	23,112	86,412
Projected Annual Growth 2024 to 2029	-0.1%	-
Historical Annual Growth 2010 to 2024	1.8%	2.4%
2024 Median Age	35.9	38.2
Households		
2024 Estimated Households	13,635	56,901
2029 Projected Households	13,577	57,482
2020 Census Households	13,389	53,379
2010 Census Households	10,015	40,160
Projected Annual Growth 2024 to 2029	-	0.2%
Historical Annual Growth 2010 to 2024	2.6%	3.0%
Race and Ethnicity		
2024 Estimated White	68.6%	72.5%
2024 Estimated Black or African American	13.6%	9.2%
2024 Estimated Asian or Pacific Islander	4.8%	5.7%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%
2024 Estimated Other Races	12.2%	11.8%
2024 Estimated Hispanic	10.5%	10.5%
Income		
2024 Estimated Average Household Income	\$153,771	\$147,446
2024 Estimated Median Household Income	\$109,421	\$108,132
2024 Estimated Per Capita Income	\$72,783	\$72,884
Education (Age 25+)		
2024 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.4%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.0%
2024 Estimated High School Graduate	13.3%	11.7%
2024 Estimated Some College	13.5%	15.4%
2024 Estimated Associates Degree Only	5.2%	5.5%
2024 Estimated Bachelors Degree Only	38.2%	37.6%
2024 Estimated Graduate Degree	25.7%	25.4%
Business		
2024 Estimated Total Businesses	2,326	9,818
2024 Estimated Total Employees	19,256	92,528
2024 Estimated Employee Population per Business	8.3	9.4
2024 Estimated Residential Population per Business	12.4	11.8

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.