

FOR LEASE

NORTH WILLIAMS HUB BUILDING

PRIME RETAIL/FITNESS/WELLNESS SPACE



ADDRESS

3808 N Williams in Portland, OR

AVAILABLE SPACE/RATES

SUITE 132: 724 RSF, 543 ground floor/ 181 mezzanine.
Move-in ready service space.
\$1,900/ mo. Gross plus \$50 per month utilities.

SUITE 114 (entire space): ~3,700 SF (Fronting N. Williams)
\$18.00/SF/YR, NNN

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

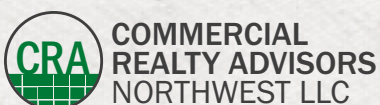
N Williams Ave | 14,207 ADT ('25)

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.



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

THE WILMORE
75 UNITS
+ RETAIL

PELTON
APARTMENTS
265 UNITS
+ RETAIL

SOLACE
APARTMENTS

SOLACE
APARTMENTS

ASCEND
95 UNITS
+ RETAIL

ARETE
4 STORY
+ RETAIL

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

COOK
STREET
APTS
206 UNITS
+ RETAIL

EUKO
COFFEE

THE CENTURY
AT NORTH COOK
104 UNITS

FARGO
HELLO PHO
BANH MI & BOBA

ZEAL LOFTS
215 UNITS
+ RETAIL

WILLIAMS COFFEE
HOUSE

6-336 ADT (25)

11-165 ADT (25)

14-207 ADT (25)

11-553 ADT (25)

8-784 ADT (25)

one medical

iQ CREDIT UNION

Stellas

NOW YOGA

THRONE

HAND + STONE

MATADOR

sit still.

Jinu PATISSERIE

4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL

PRISM FIT

Lua

FLOW IN THE CITY

COMMENSAL
CATERING

SOOL KOREAN
KITCHEN

SNOW VILLAGE

ARETE

KILN

Whole Bowl

Bread & Honey

treehouse

GoHealth

NEW SEASONS
MARKET

crumbl

unitus

MudBay

FARGO

HELLO PHO

BANH MI & BOBA

ZEAL LOFTS

WILLIAMS COFFEE
HOUSE

endetta

220 Salon

THE MASON
WILLIAMS
76 UNITS + RETAIL

Bar 77

XLB

The Felt Hat

PARALLAX
64 UNITS
+ RETAIL

the ceirey

Skylar Nails & Spa

Blackthorn

Chocolate Craft

ORA ET LABOR

3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/RETAIL

OnPoint

COMING SOON

Jinu PATISSERIE

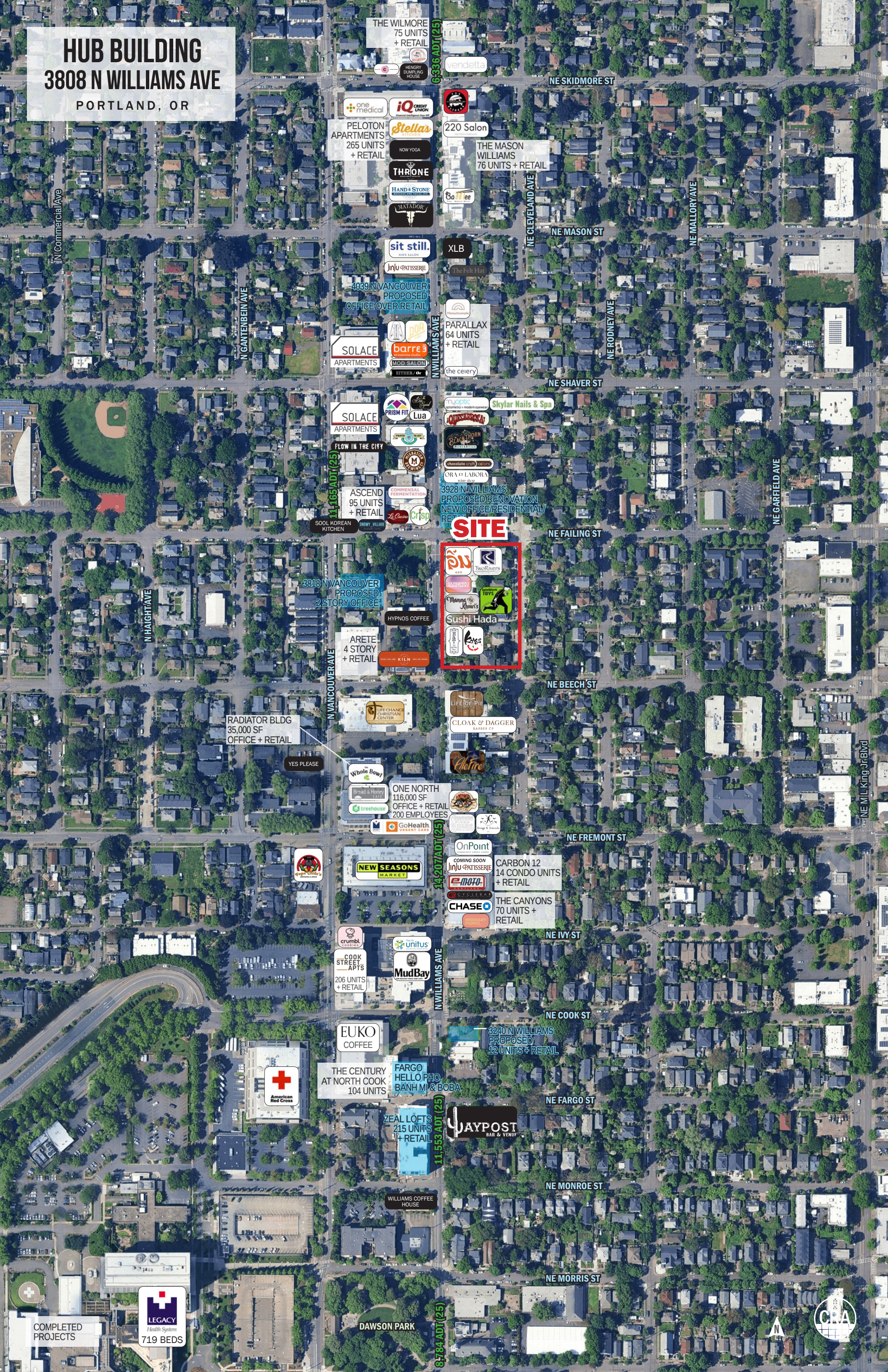
e-moto

CHASE

THE CANYONS
70 UNITS +
RETAIL

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

JAYPOST
BAR & VENUE





TENANT
EXTERIOR
SIGNAGE
AVAILABLE

14,207 ADT (2025)

4,300 ADT

TENANT
EXTERIOR SIGNAGE
AVAILABLE

CAN BE DEMISED
(1,920 SF & 1,780 SF)

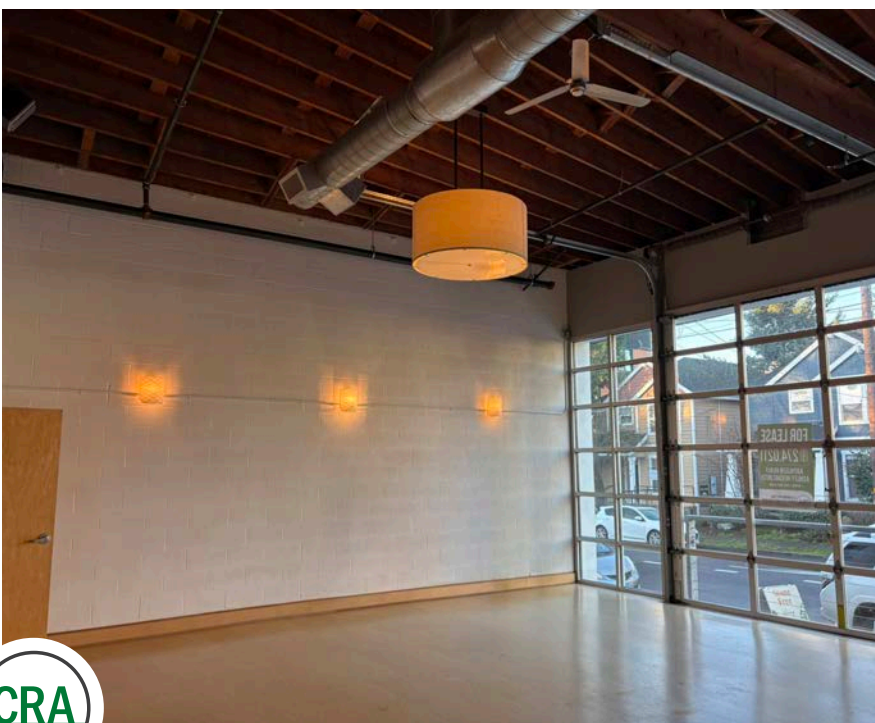
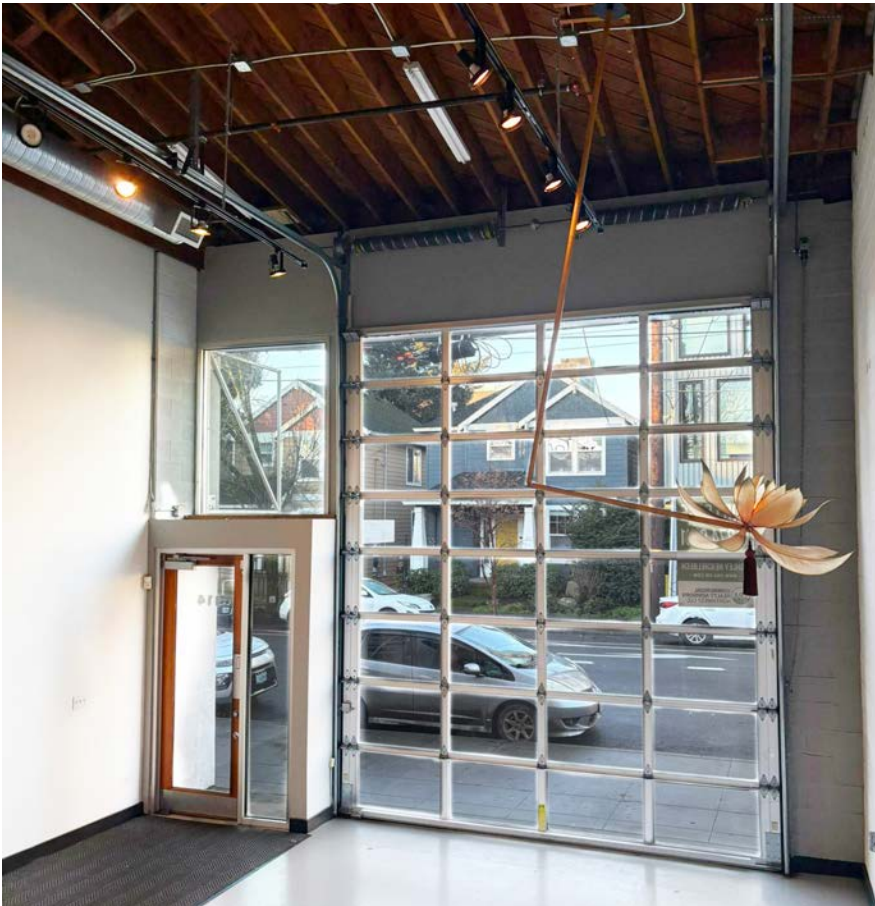


HUB BUILDING

3808 N WILLIAMS AVE

PORTLAND, OR

SUITE 114 | INTERIOR IMAGES

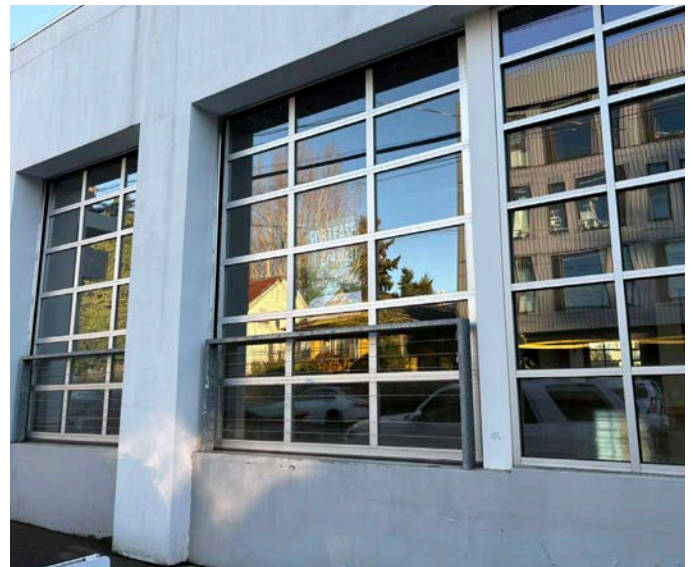
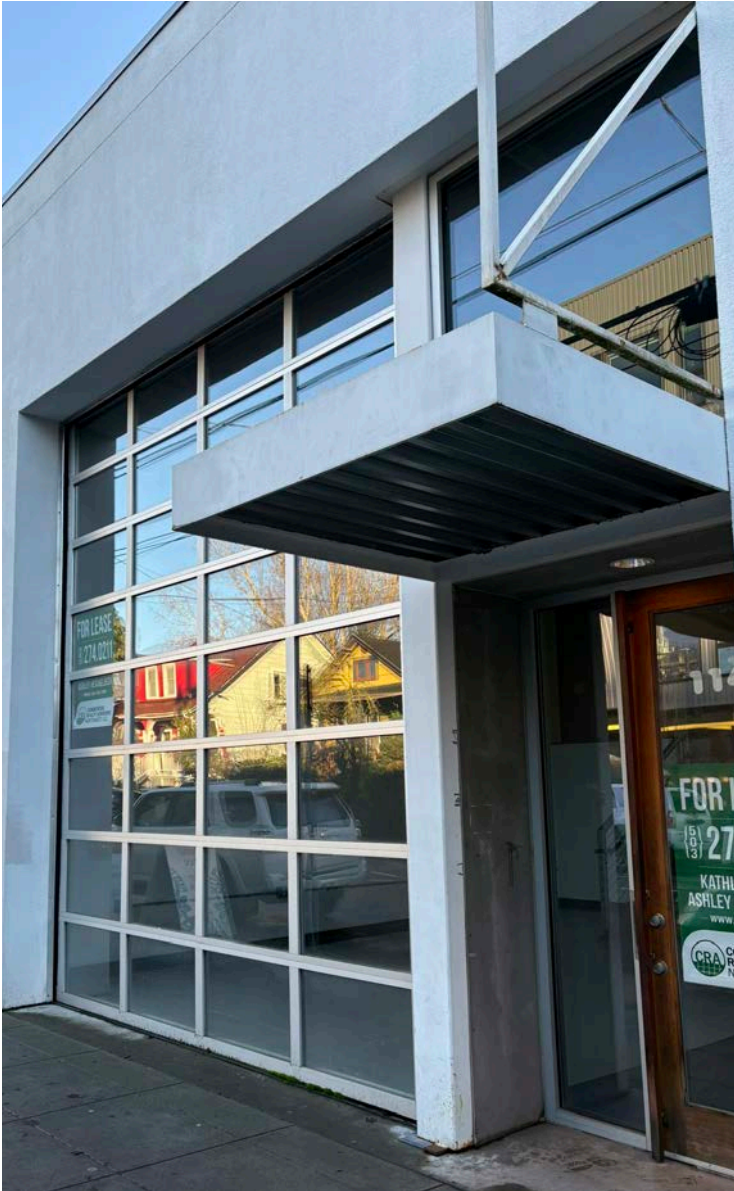


HUB BUILDING

3808 N WILLIAMS AVE

PORTLAND, OR

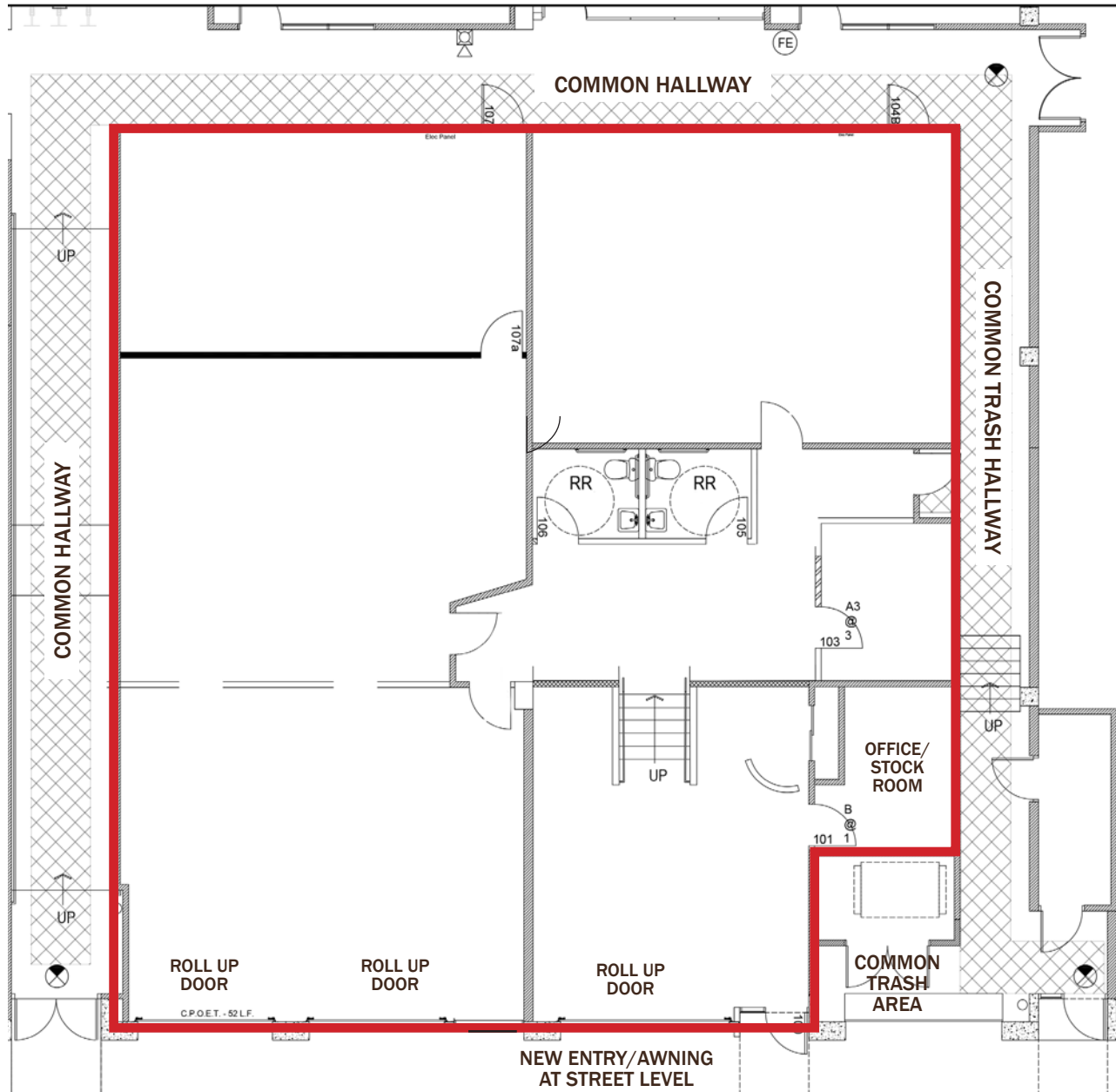
SUITE 114 | EXTERIOR IMAGES



HUB BUILDING
3808 N WILLIAMS AVE
PORTLAND, OR

SUITE 114 | FLOOR PLAN

3,700 RSF



N WILLIAMS AVENUE



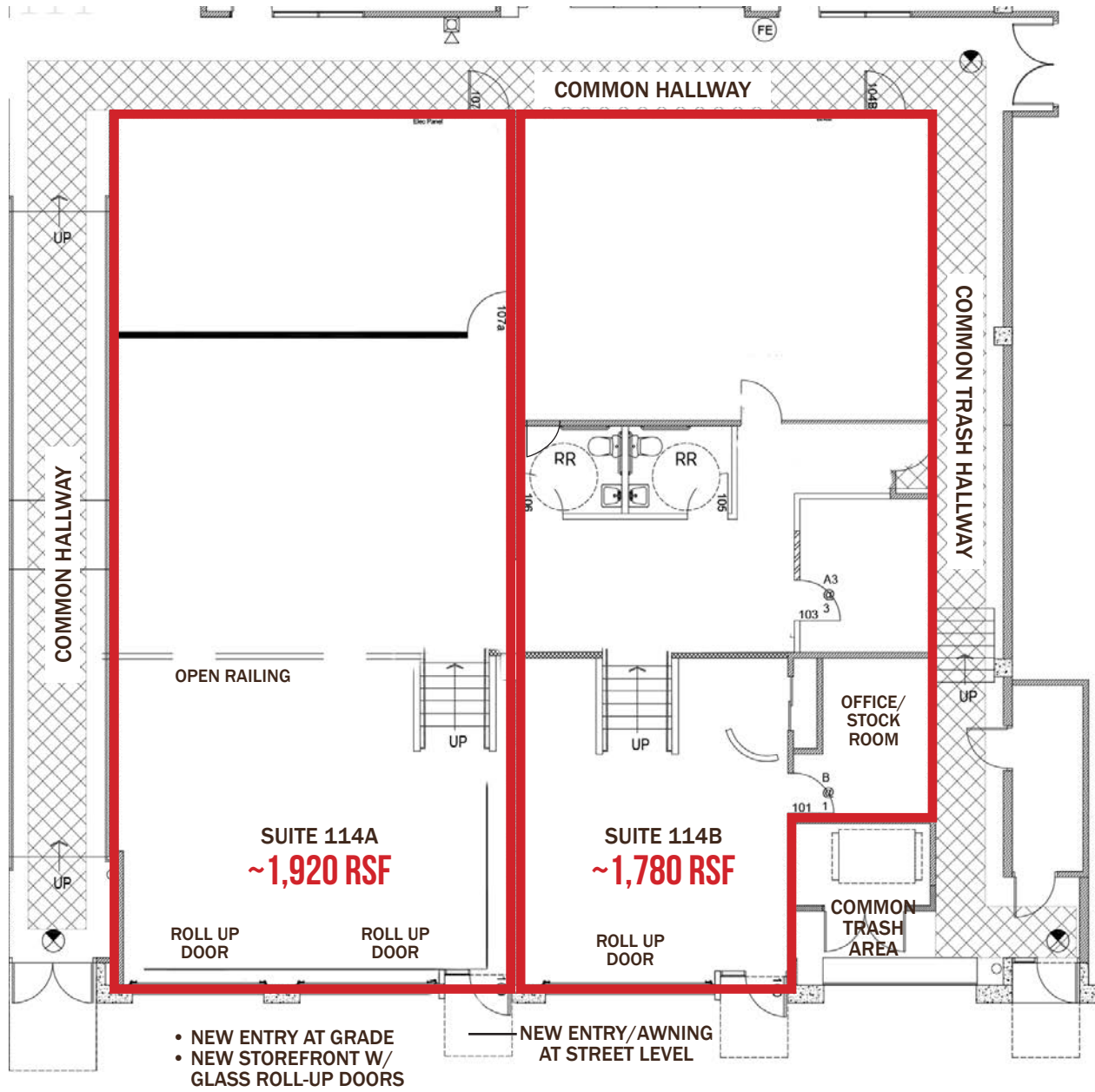
PLAN FOR MARKETING PURPOSES ONLY



POTENTIAL DEMISING SCENARIO
SUITE 114A & B | FLOOR PLANS

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

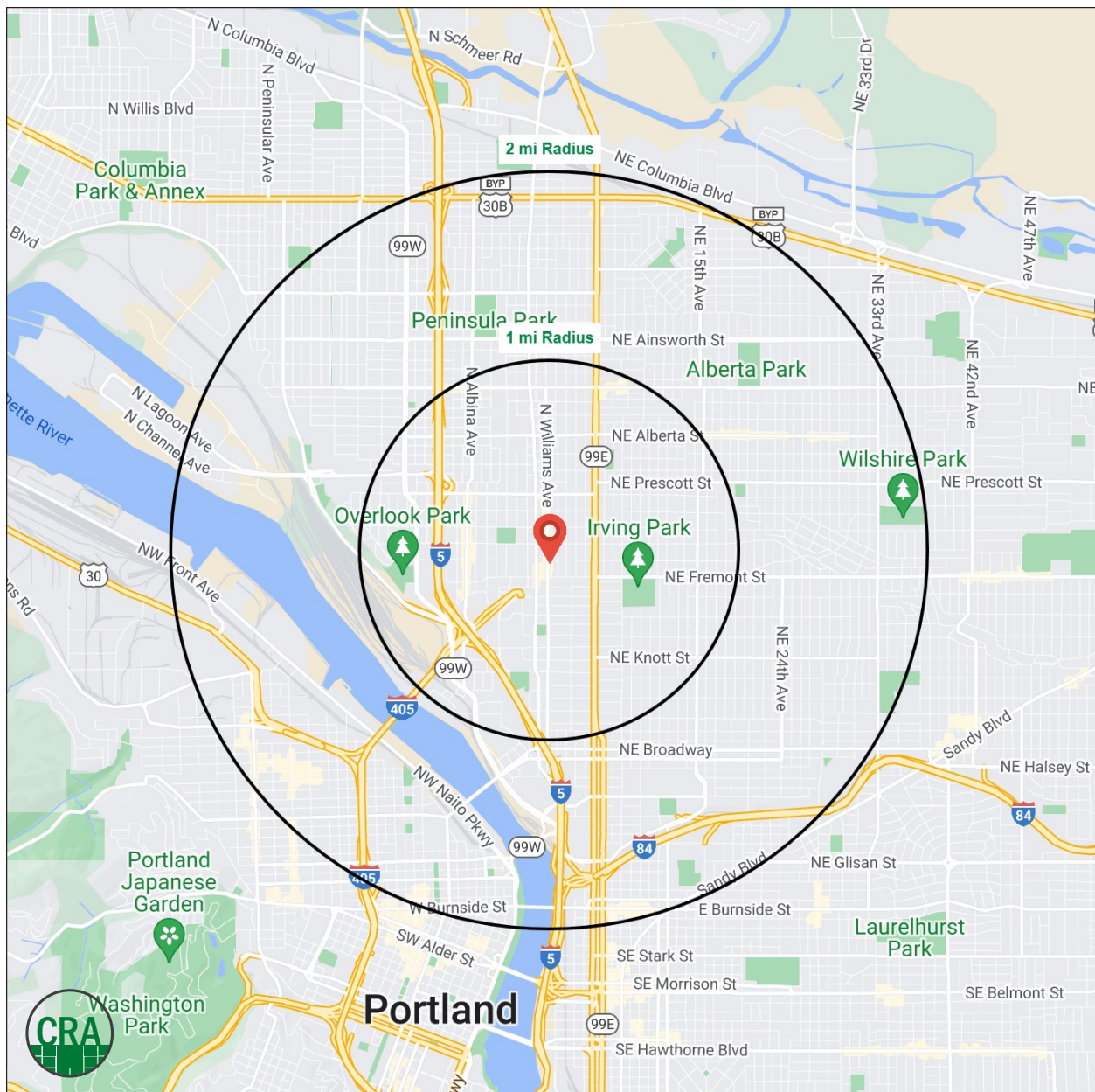
Source: Regis - SitesUSA (2026)	1 MILE	2 MILE
Estimated Population 2026	30,074	118,408
Estimated Households	14,308	58,912
Average HH Income	\$147,584	\$142,378
Median Home Value	\$695,247	\$684,330
Daytime Demographics 16+	26,863	126,002
Some College or Higher	81.5%	83.8%

\$147,584

Average Household Income
1 MILE RADIUS

36

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5502/-122.6664

3808 N Williams Ave Portland, OR 97227	1 mi radius	2 mi radius
Population		
2026 Estimated Population	30,074	118,408
2031 Projected Population	30,654	119,759
2020 Census Population	30,920	110,585
2010 Census Population	23,064	86,523
Projected Annual Growth 2026 to 2031	0.4%	0.2%
Historical Annual Growth 2010 to 2026	1.9%	2.3%
2026 Median Age	36.0	38.1
Households		
2026 Estimated Households	14,308	58,912
2031 Projected Households	14,570	60,209
2020 Census Households	13,363	53,446
2010 Census Households	9,992	40,210
Projected Annual Growth 2026 to 2031	0.4%	0.4%
Historical Annual Growth 2010 to 2026	2.7%	2.9%
Race and Ethnicity		
2026 Estimated White	68.1%	71.8%
2026 Estimated Black or African American	13.3%	9.2%
2026 Estimated Asian or Pacific Islander	5.1%	6.0%
2026 Estimated American Indian or Native Alaskan	0.8%	0.9%
2026 Estimated Other Races	12.6%	12.2%
2026 Estimated Hispanic	11.1%	11.1%
Income		
2026 Estimated Average Household Income	\$147,584	\$142,378
2026 Estimated Median Household Income	\$104,411	\$106,968
2026 Estimated Per Capita Income	\$70,597	\$71,263
Education (Age 25+)		
2026 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	3.9%	2.6%
2026 Estimated High School Graduate	13.9%	12.3%
2026 Estimated Some College	13.7%	15.3%
2026 Estimated Associates Degree Only	4.7%	5.5%
2026 Estimated Bachelors Degree Only	37.5%	37.2%
2026 Estimated Graduate Degree	25.5%	25.9%
Business		
2026 Estimated Total Businesses	2,341	9,820
2026 Estimated Total Employees	19,753	94,943
2026 Estimated Employee Population per Business	8.4	9.7
2026 Estimated Residential Population per Business	12.8	12.1

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.