

peloton

— FOR LEASE —



RETAIL/SERVICE SPACE AVAILABLE!

ADDRESS

4141 N Williams Ave, Portland, OR 97217

AVAILABLE

Retail 8 (4239 N. Williams Ave) - 1,542 SF
2nd Gen Retail/Service
(DO NOT DISTURB TENANT)

Retail 9B (N Skidmore between Williams & Vancouver)
1,313 SF

RATE

Call for details

TRAFFIC COUNTS

N Williams - 6,336 ADT ('25)



HIGHLIGHTS

- Ground Floor of a 265-Unit Apartment Building on N Williams and Skidmore
- High density: over 1,000 residential units + 200,000 SF of office space within a 3-block radius!
- Located in the established N. Williams District with a vibrant mix of dense residential, creative office and bustling retail and food/beverage.
- Join Matador, Star Cycle, Hand & Stone Massage, Throne Barber Shop, Namaste on Williams, Stella's Kitchen, Ding Tea, and One Medical
- Nearby retailers include New Seasons Market, OnPoint Credit Union, Mud Bay, Unitus Credit Union, Sun Rice eMoto Jinju (coming soon), and more.
- Available Now!



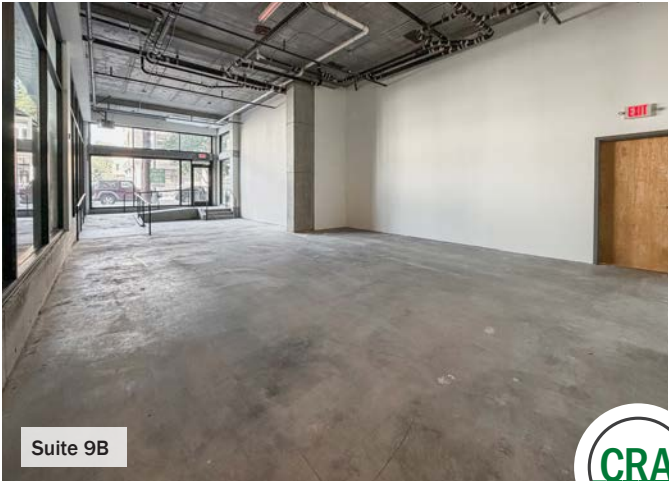
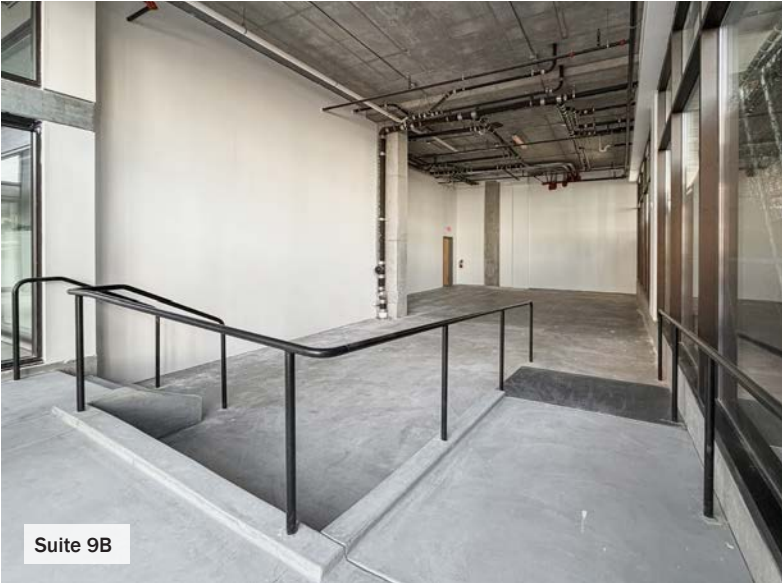
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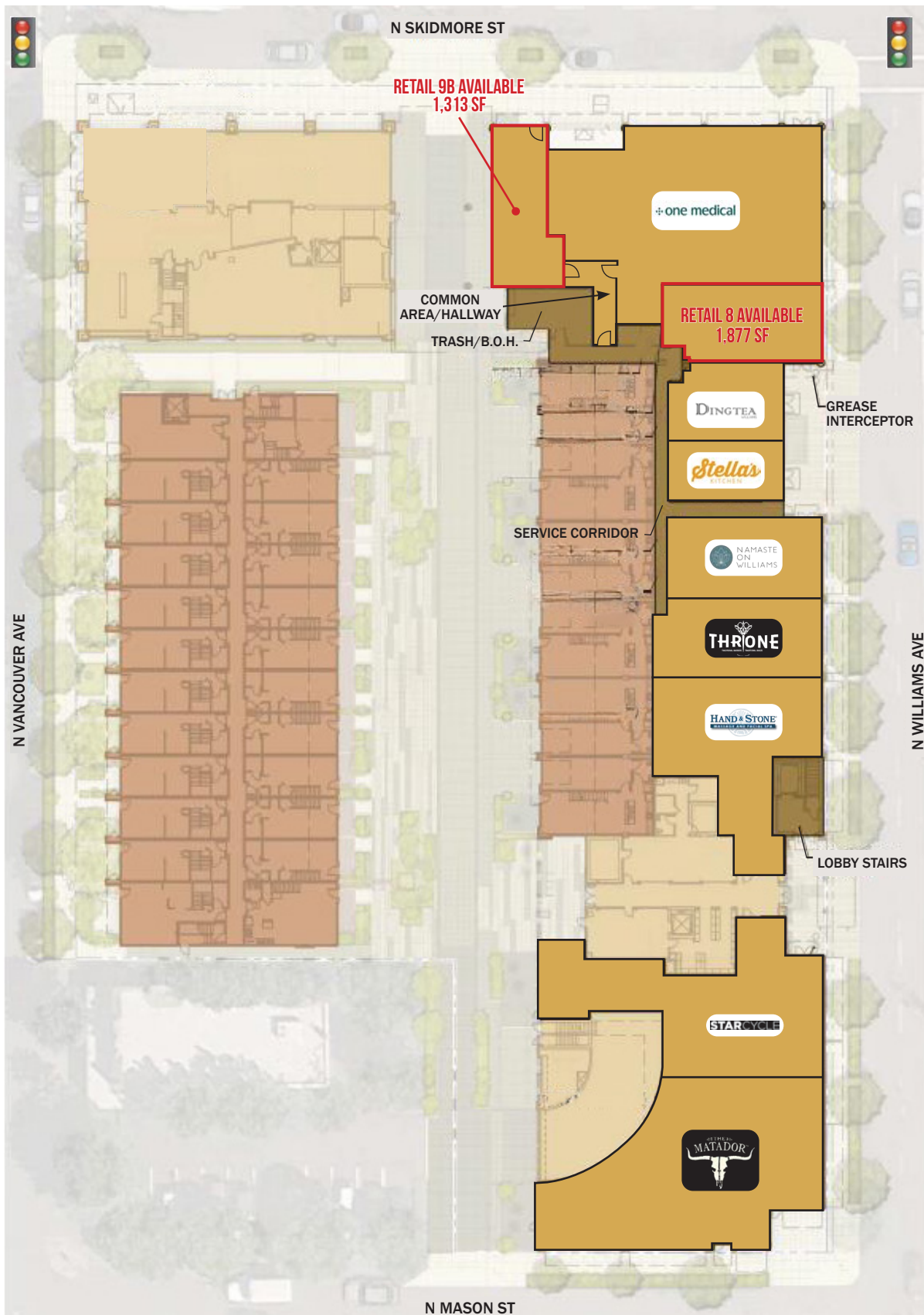
PHOTOS

PELTON
N WILLIAMS AVE & SKIDMORE
PORTLAND, OR



SITE PLAN

PELTON
N WILLIAMS AVE & SKIDMORE
PORTLAND, OR



PELTON

N WILLIAMS AVE & SKIDMORE

PORTLAND, OR

SITE

THE WILMORE
75 UNITS
+ RETAIL

6-336 ADT (25)

PELTON
APARTMENTS
265 UNITS
+ RETAIL

one medical
iQ CREDIT UNION
Stellas
NOW YOGA
THRONE
HAND + STONE
MATADOR

220 Salon

THE MASON
WILLIAMS
76 UNITS + RETAIL

NE SKIDMORE ST

NE CLEVELAND AVE

NE MASON ST

NE MALLORY AVE

sit still.
KOKI KOKI

XLB
The Felt Hat

4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL

SOLACE
APARTMENTS

POB
barre3
MOD SALON
EITHER / Or

PARALLAX
64 UNITS
+ RETAIL
the ceirey

NE SHAVER ST

NE RODNEY AVE

SOLACE
APARTMENTS

PRISM FIT
FLOW IN THE CITY

Skylar Nails & Spa
AQUASOL
BLACK THORN
Chocolate craft

Skylar Nails & Spa

ASCEND
95 UNITS
+ RETAIL

COMMENSAL
KILN

ORA ET LABOR
3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/
RETAIL

NE FAILING ST

NE GARFIELD AVE

3818 N VANCOUVER
PROPOSED
2 STORY OFFICE

HYPNOS COFFEE

Two Rivers
Sushi Hada

Two Rivers

ARETE
4 STORY
+ RETAIL

CORE COLLECTIVE
KILN

Life of Pie
CLOAK & DAGGER

NE BEECH ST

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL

YES PLEASE

Whole Bowl
Bread & Honey
treehouse

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

Life of Pie
CLOAK & DAGGER

Life of Pie

NE FREMONT ST

Pepe Chiles

NEW SEASONS
MARKET

OnPoint
COMING SOON
JINU PATISSERIE
e-moto
CYCLER BAR

CARBON 12
14 CONDO UNITS
+ RETAIL

CHASE

THE CANYONS
70 UNITS +
RETAIL

NE IVY ST

crumbl
COOK
STREET APTS
206 UNITS
+ RETAIL

unitus
MudBay

OnPoint
COMING SOON
JINU PATISSERIE
e-moto
CYCLER BAR

NE COOK ST

EUKO
COFFEE

THE CENTURY
AT NORTH COOK
104 UNITS

FARGO
HELLO PHO
BANH MI & BOBA

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

NE FARGO ST

ZEAL LOFTS
215 UNITS
+ RETAIL

JAYPOST
BAR & VENUE

NE MONROE ST

WILLIAMS COFFEE
HOUSE

NE MORRIS ST

DAWSON PARK

8-784 ADT (25)

LEGACY
Health System
719 BEDS

CRA

DEMOGRAPHIC SUMMARY

PELTON N WILLIAMS AVE & SKIDMORE PORTLAND, OR

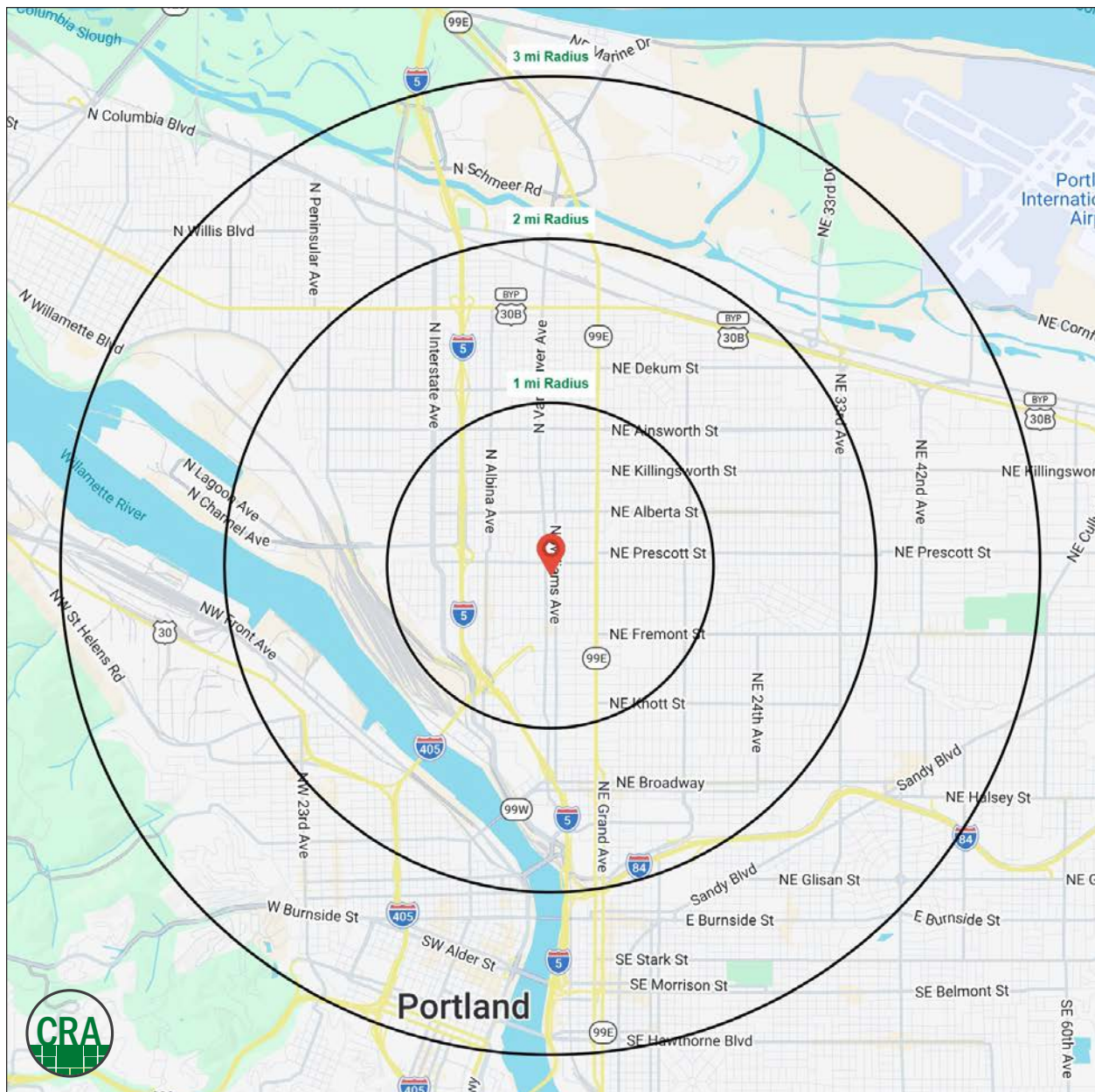
Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	32,811	103,601	204,342
Estimated Households 2026	15,478	50,748	102,969
Average HH Income	\$148,175	\$148,792	\$135,278
Median Home Value	\$660,032	\$683,408	\$698,084
Daytime Demographics 16+	24,605	95,931	273,099
Some College or Higher	82.3%	84.2%	84.1%

\$148,175

Average Household Income
1 MILE RADIUS

35.9

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: 45.5542/-122.6674

Peloton Portland, OR 97217	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	32,811	204,342	373,531
2031 Projected Population	33,887	206,120	374,412
2020 Census Population	32,853	193,536	364,816
2010 Census Population	24,877	159,724	313,735
Projected Annual Growth 2026 to 2031	0.7%	0.2%	-
Historical Annual Growth 2010 to 2026	2.0%	1.7%	1.2%
2026 Median Age	35.9	38.4	38.7
Households			
2026 Estimated Households	15,478	102,969	183,606
2031 Projected Households	15,948	104,461	184,982
2020 Census Households	13,988	95,659	171,974
2010 Census Households	10,566	76,621	144,652
Projected Annual Growth 2026 to 2031	0.6%	0.3%	0.1%
Historical Annual Growth 2010 to 2026	2.9%	2.1%	1.7%
Race and Ethnicity			
2026 Estimated White	68.0%	72.5%	72.8%
2026 Estimated Black or African American	13.4%	7.9%	6.5%
2026 Estimated Asian or Pacific Islander	5.0%	6.4%	7.1%
2026 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
2026 Estimated Other Races	12.8%	12.4%	12.7%
2026 Estimated Hispanic	11.2%	11.3%	11.6%
Income			
2026 Estimated Average Household Income	\$148,175	\$135,278	\$140,088
2026 Estimated Median Household Income	\$108,282	\$100,581	\$104,202
2026 Estimated Per Capita Income	\$70,145	\$68,597	\$69,230
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.5%	1.7%
2026 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.5%	2.5%
2026 Estimated High School Graduate	13.2%	11.9%	11.6%
2026 Estimated Some College	13.8%	16.3%	16.4%
2026 Estimated Associates Degree Only	4.6%	5.8%	6.0%
2026 Estimated Bachelors Degree Only	39.2%	36.0%	35.2%
2026 Estimated Graduate Degree	24.7%	26.0%	26.6%
Business			
2026 Estimated Total Businesses	2,229	21,824	34,130
2026 Estimated Total Employees	17,465	218,312	317,378
2026 Estimated Employee Population per Business	7.8	10.0	9.3
2026 Estimated Residential Population per Business	14.7	9.4	10.9

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

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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