

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
Micro Retail 10 – 317 RSF	\$1,100/mo	\$1,050/mo	\$1,000/mo
Retail 14 – 778 RSF	\$1,900/mo	\$1,800/mo	\$1,700/mo
Retail 17 – 1,325 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 and unique affordable micro-retail storefronts located in an open-air alley 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.
- Join Chase Bank, CycleBar, GC Wines, Lagom, Stoke Physical Therapy, Ordinary People, Portmanteau Flowers, Allison Rosecast-Florist Tattoo, Matsis Smith Salon and Orangewall Studios.
- Nearby retail includes New Seasons Market, Harder Day Coffee, 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.!**



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

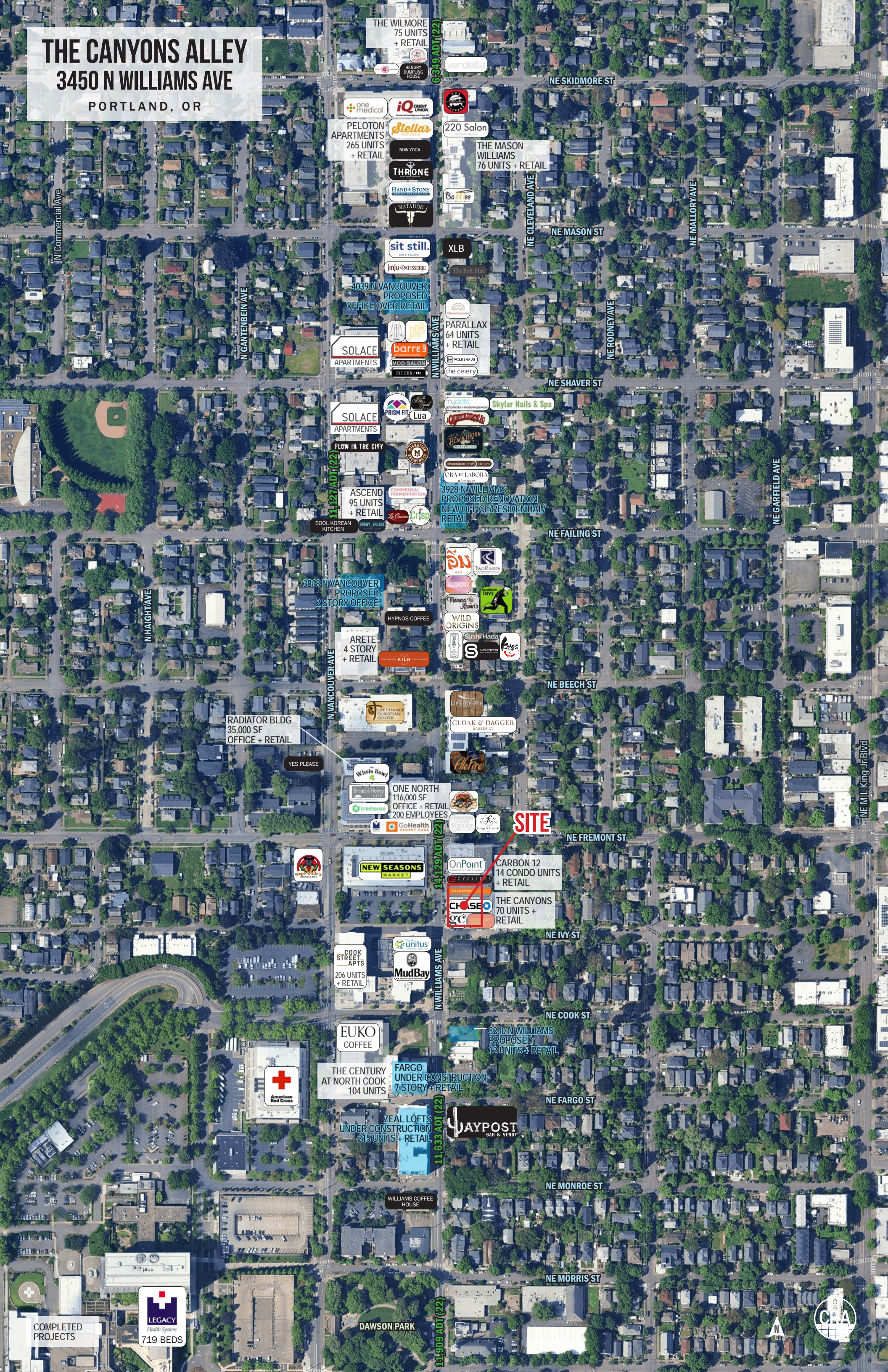
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THE CANYONS ALLEY

3450 N WILLIAMS AVE

PORTLAND, OR



THE WILMORE
75 UNITS
+ RETAIL

HENGRY DUMPLING HOUSE

6-349 ADT (22)

one medical

iQ CREDIT UNION

PELTON
APARTMENTS
265 UNITS
+ RETAIL

Stellas

NOW YOGA

THRONE

HAND + STONE

MATADOR

sit still.

linu PATISSERIE

4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL

SOLACE
APARTMENTS

barre3

MOD SALON

either / or

SOLACE
APARTMENTS

PRISM FIT

Lua

FLOW IN THE CITY

ASCEND
95 UNITS
+ RETAIL

SOOL KOREAN KITCHEN

3818 N VANCOUVER
PROPOSED
2 STORY OFFICE

HYPNOS COFFEE

ARETE
4 STORY
+ RETAIL

KILN

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL

YES PLEASE

Whole Bowl

Bread & Honey

treehouse

GoHealth

Sepe Office

NEW SEASONS
MARKET

COOK
STREET
APTS
206 UNITS
+ RETAIL

unitus

MudBay

EUKO
COFFEE

THE CENTURY
AT NORTH COOK
104 UNITS

FARGO
UNDER CONSTRUCTION
7-STORY + RETAIL

ZEAL LOFTS
UNDER CONSTRUCTION
215 UNITS + RETAIL

WILLIAMS COFFEE HOUSE

11.633 ADT (22)

11.909 ADT (22)

220 Salon

THE MASON
WILLIAMS
76 UNITS + RETAIL

Bar Tee

XLB

The Felt Hat

PARALLAX
64 UNITS
+ RETAIL

WILDEHAUS

the ceirey

Skylar Nails & Spa

Black Thorn

Chocolate Craft

ORA ET LABOR

3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/
RETAIL

Two Rivers

Manana

WILD ORIGINS

Sushi Hada

Superpower

Life of Pie

CLOAK & DAGGER

Alefire

Life of Pie

CLOAK & DAGGER

Alefire

Life of Pie

CLOAK & DAGGER

Alefire

Life of Pie

CLOAK & DAGGER

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Alefire

Life of Pie

CLOAK & DAGGER

Alefire

Life of Pie

CLOAK & DAGGER

SITE

CARBON 12
14 CONDO UNITS
+ RETAIL

THE CANYONS
70 UNITS +
RETAIL

NE IVY ST

NE COOK ST

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

NE FARGO ST

NE MONROE ST

NE MORRIS ST

JAYPOST
BAR & VENUE

COMPLETED
PROJECTS

LEGACY
Health System
719 BEDS

CRA

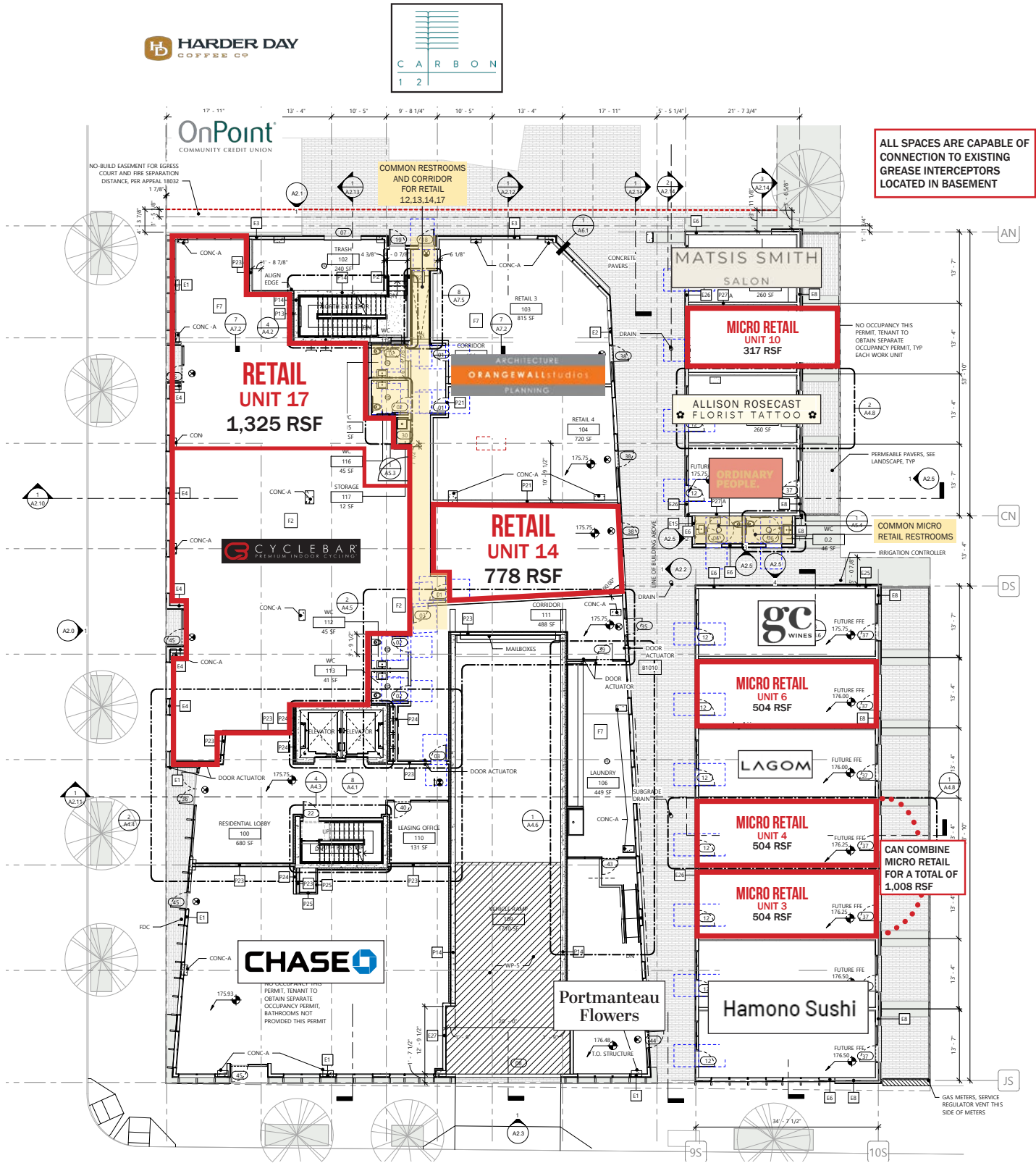
SITE PLAN

THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR



NEW SEASONS
MARKET

N WILLIAMS AVENUE



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 (2025)	½ MILE	1 MILE	2 MILE
Estimated Population 2024	9,523	27,470	120,214
Projected Population 2029	9,788	27,147	120,390
Average HH Income	\$157,025	\$154,278	\$143,452
Median Home Value	\$619,511	\$677,497	\$672,203
Daytime Demographics 16+	10,745	24,625	140,562
Some College or Higher	84.5%	82.3%	83.6%

\$619,511

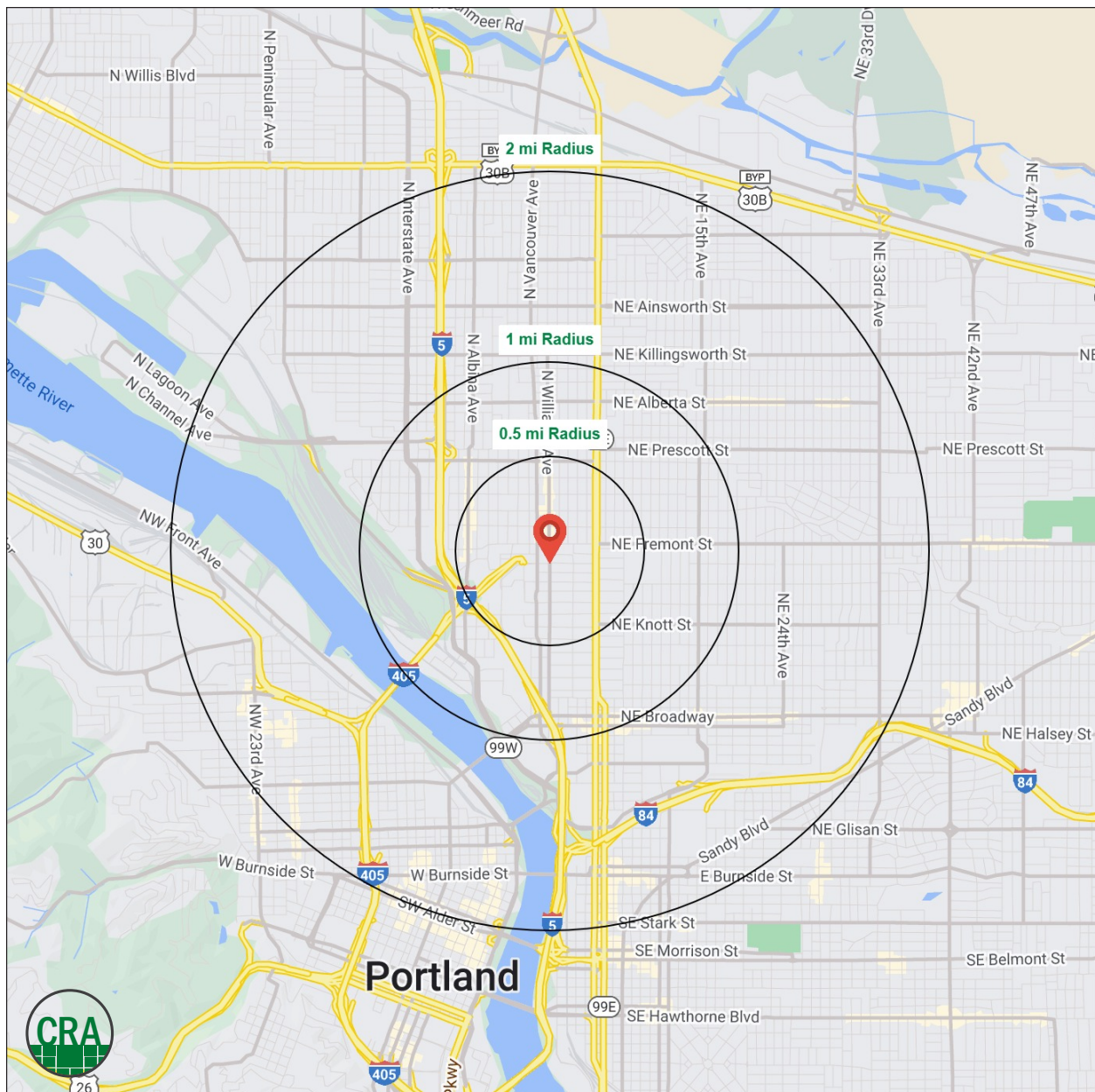
Median Home Value

1 MILE RADIUS

33.8

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	9,532	27,470	120,214
2029 Projected Population	9,788	27,147	120,390
2020 Census Population	9,889	29,536	113,613
2010 Census Population	5,837	21,710	88,433
Projected Annual Growth 2024 to 2029	0.5%	-0.2%	-
Historical Annual Growth 2010 to 2024	4.5%	1.9%	2.6%
2024 Median Age	33.8	35.9	38.2
Households			
2024 Estimated Households	4,674	13,103	60,170
2029 Projected Households	4,813	12,991	60,916
2020 Census Households	4,339	12,942	56,367
2010 Census Households	2,547	9,577	42,260
Projected Annual Growth 2024 to 2029	0.6%	-0.2%	0.2%
Historical Annual Growth 2010 to 2024	6.0%	2.6%	3.0%
Race and Ethnicity			
2024 Estimated White	67.1%	68.9%	72.7%
2024 Estimated Black or African American	14.4%	13.2%	8.7%
2024 Estimated Asian or Pacific Islander	4.9%	4.9%	5.9%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2024 Estimated Other Races	12.7%	12.2%	11.8%
2024 Estimated Hispanic	10.1%	10.5%	10.6%
Income			
2024 Estimated Average Household Income	\$157,025	\$154,278	\$143,452
2024 Estimated Median Household Income	\$101,063	\$107,423	\$104,630
2024 Estimated Per Capita Income	\$77,315	\$73,988	\$72,242
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)	5.0%	3.5%	3.0%
2024 Estimated High School Graduate	10.0%	13.5%	11.9%
2024 Estimated Some College	11.4%	13.1%	15.7%
2024 Estimated Associates Degree Only	5.7%	5.2%	5.4%
2024 Estimated Bachelors Degree Only	39.5%	37.9%	37.2%
2024 Estimated Graduate Degree	27.9%	26.1%	25.4%
Business			
2024 Estimated Total Businesses	752	2,107	11,699
2024 Estimated Total Employees	9,046	18,856	110,569
2024 Estimated Employee Population per Business	12.0	8.9	9.5
2024 Estimated Residential Population per Business	12.7	13.0	10.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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