

# 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/Café/Bar 1 - 652 RSF Call for details			
Micro Retail/Café/Bar 2 - 629 RSF Call for details			
Micro Retail 6 - 629 RSF	\$1,600/mo	\$1,550/mo	\$1,500/mo
Retail 12 - 1,116 RSF	\$2,600/mo	\$2,500/mo	\$2,400/mo
Retail 13 - 917 RSF	\$2,200/mo	\$2,100/mo	\$2,000/mo
Retail 17 - 1,452 RSF	\$3,700/mo/NNN	\$3,600/mo/NNN	\$3,500/mo/NNN

- 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.
- Landlord offering one month of free rent per year of term.

## 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, Ordinary People, Portmauteau Flowers, Allison Rosecast-Florist Tattoo, Matsis Smith Salon, Orangewall Studios, Presso and Spring Wellness.
- Nearby retail includes New Seasons Market, Harder Day Coffee, OnPoint Credit Union, Mud Bay, Unitus Credit Union and more.
- **Most spaces are now in move-in ready condition with HVAC, electrical outlets, lighting, walls primed (ready for Tenant's paint), etc.! Units 1 & 2 are partially built-out but not in move-in ready condition.**



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# THE CANYONS ALLEY

## 3450 N WILLIAMS AVE

PORTLAND, OR

N Commercial Ave

N GANTENBEIN AVE

N HAIGHT AVE

N VANCOUVER AVE

N WILLIAMS AVE

N CLEVELAND AVE

N RODNEY AVE

N MALLORY AVE

N GARFIELD AVE

N M L King Jr Blvd

THE WILMORE  
75 UNITS  
+ RETAIL

PELTON APARTMENTS  
265 UNITS  
+ RETAIL

THE MASON WILLIAMS  
76 UNITS + RETAIL

4039 N VANCOUVER  
PROPOSED  
OFFICE OVER RETAIL

SOLACE APARTMENTS

SOLACE APARTMENTS

ASCEND  
95 UNITS  
+ RETAIL

3813 N VANCOUVER  
PROPOSED  
2 STORY OFFICE

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

FARGO HELLO PHO  
BANH MI & BOBA

ZEAL LOFTS  
215 UNITS  
+ RETAIL

WILLIAMS COFFEE HOUSE

DAWSON PARK

6-336 ADT (25)

11-165 ADT (25)

14-207 ADT (25)

11-553 ADT (25)

8-784 ADT (25)

**SITE**

CARBON 12  
14 CONDO UNITS  
+ RETAIL

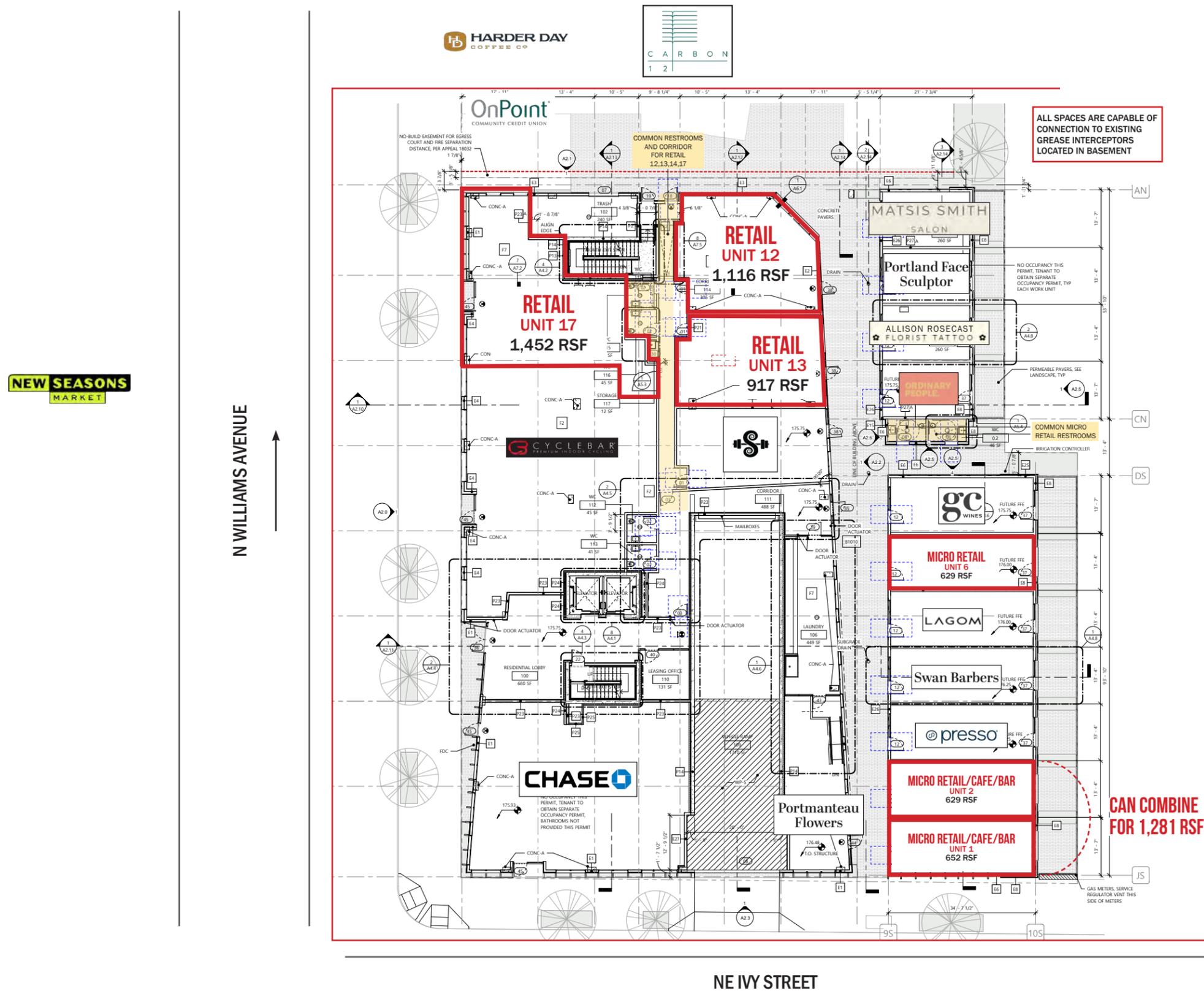
THE CANYONS  
70 UNITS  
+ RETAIL

3240 N WILLIAMS  
PROPOSED  
12 UNITS + RETAIL



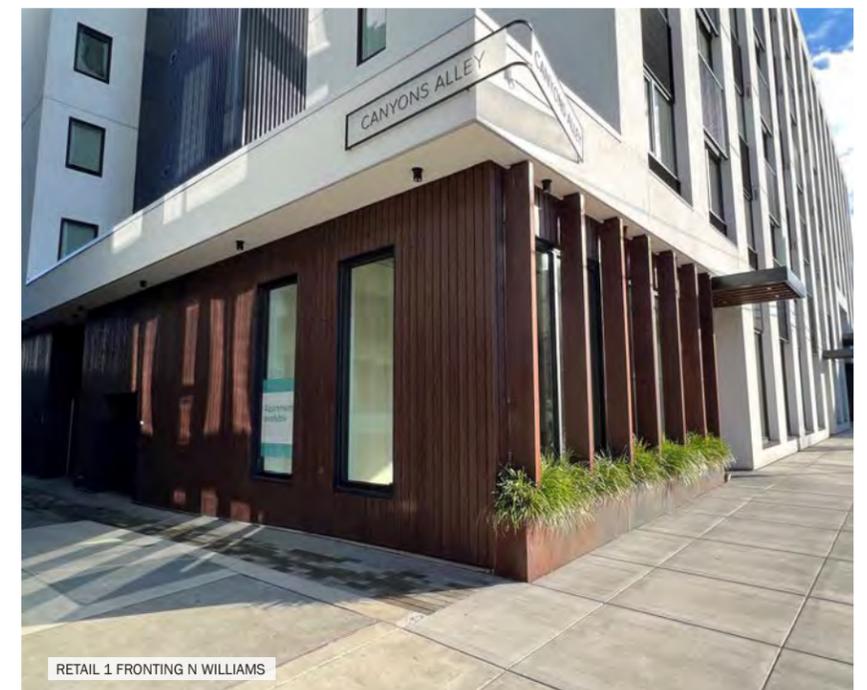
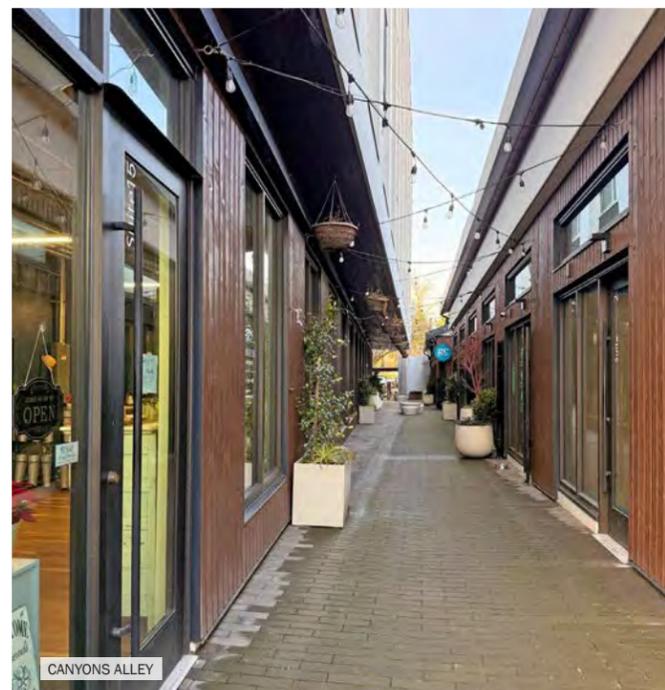
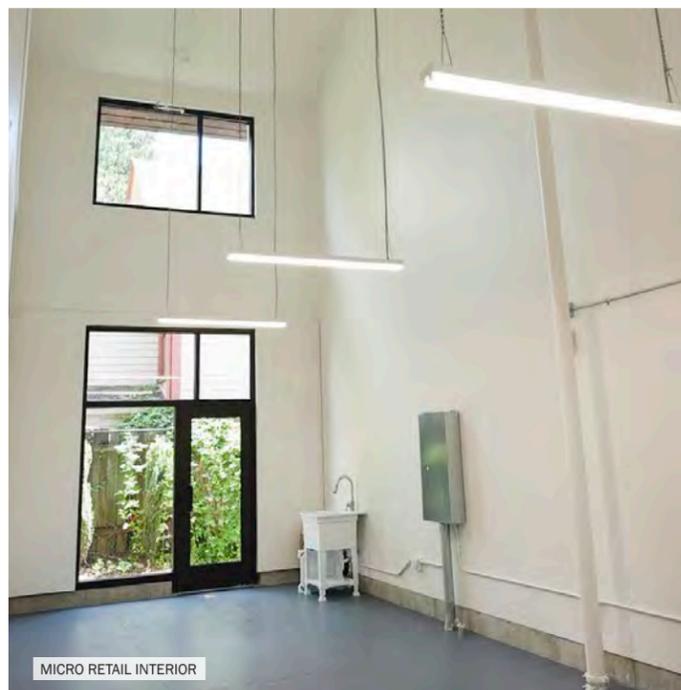
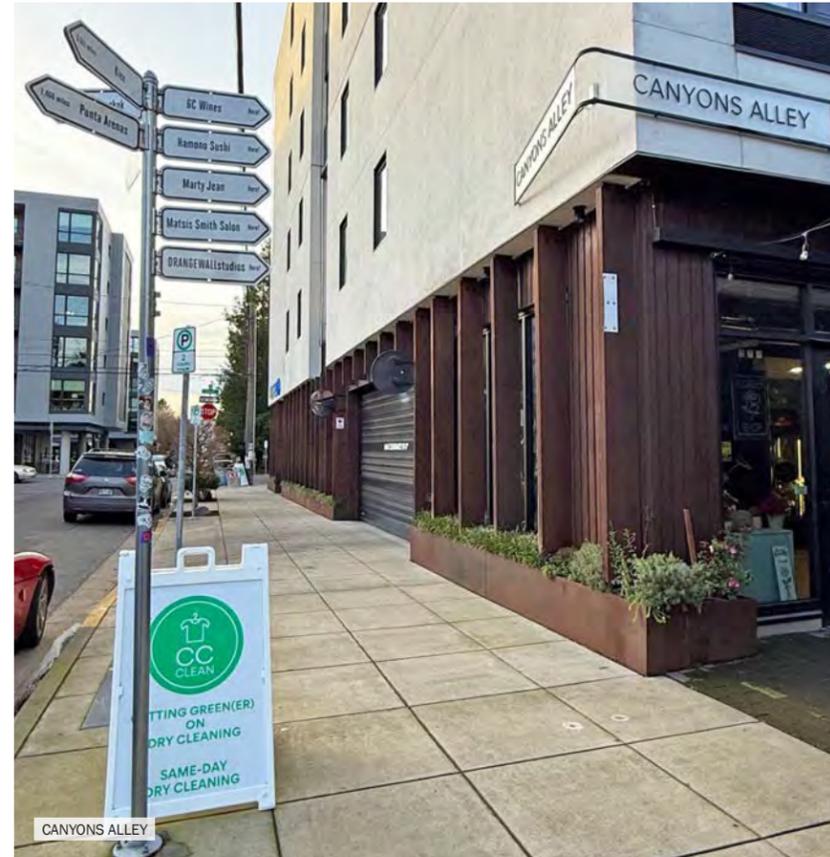
COMPLETED PROJECTS





SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY





MICRO RETAIL INTERIOR

CANYONS ALLEY

RETAIL FRONTING N WILLIAMS ACROSS FROM NEW SEASONS MARKET

RETAIL 1 FRONTING N WILLIAMS

# THE CANYONS ALLEY

## 3450 N WILLIAMS AVE

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

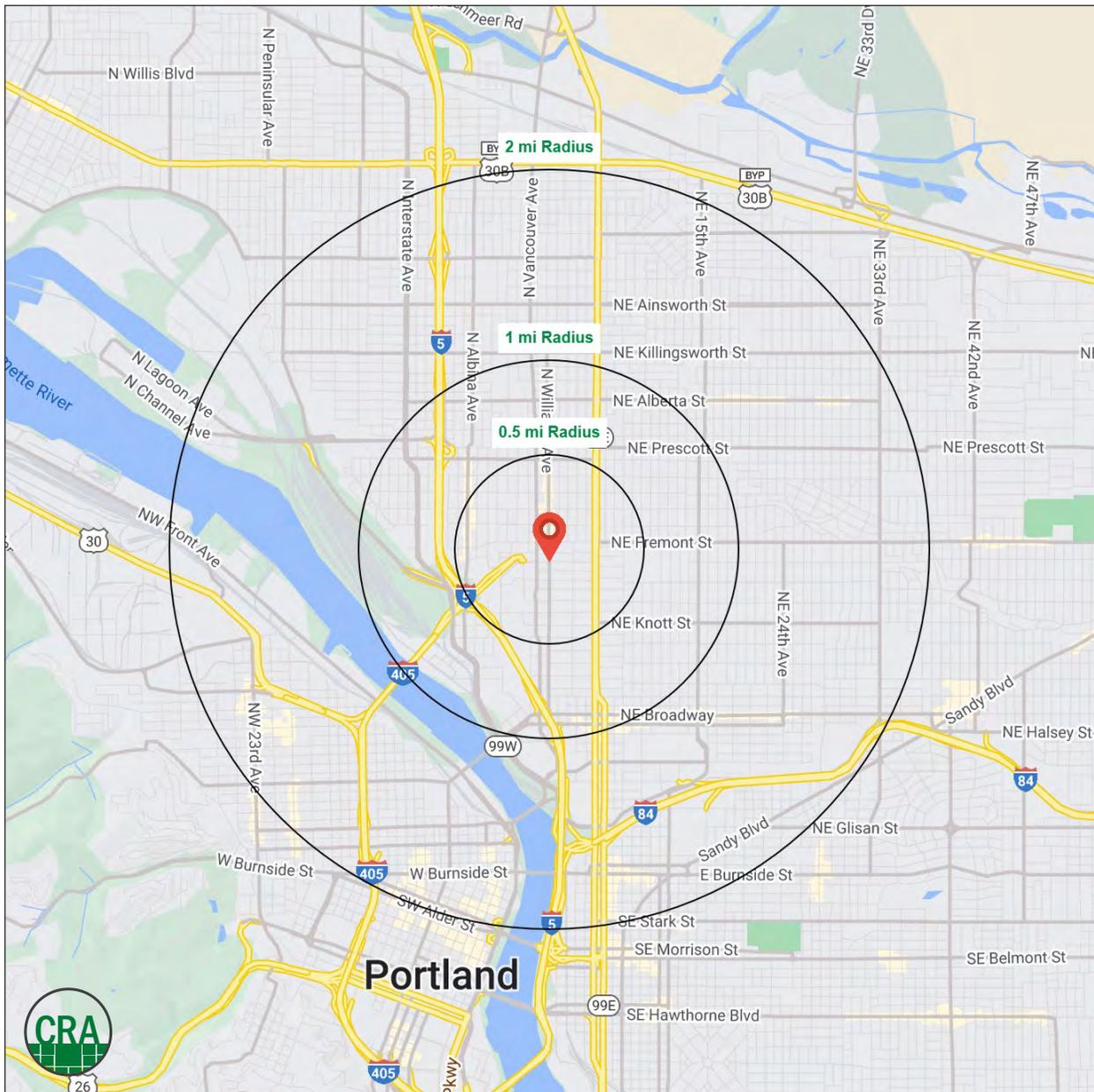
Source: Regis - SitesUSA (2025)	½ MILE	1 MILE	2 MILE
Estimated Population 2025	9,435	27,561	122,916
Projected Population 2030	9,665	27,316	124,341
Average HH Income	\$145,250	\$142,777	\$137,786
Median Home Value	\$604,731	\$686,633	\$672,783
Daytime Demographics 16+	10,953	25,520	142,346
Some College or Higher	83.8%	82.6%	84.3%

**\$604,731**

Median Home Value  
1 MILE RADIUS

**33.8**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5477/-122.6665

<b>The Canyons Alley Portland, OR 97227</b>	<b>0.5 mi radius</b>	<b>1 mi radius</b>	<b>2 mi radius</b>
<b>Population</b>			
2025 Estimated Population	9,435	27,561	122,916
2030 Projected Population	9,665	27,316	124,341
2020 Census Population	9,823	29,633	113,576
2010 Census Population	5,784	21,795	88,434
Projected Annual Growth 2025 to 2030	0.5%	-0.2%	0.2%
Historical Annual Growth 2010 to 2025	4.2%	1.8%	2.6%
2025 Median Age	33.8	36.0	38.0
<b>Households</b>			
2025 Estimated Households	4,589	13,120	60,568
2030 Projected Households	4,735	13,133	62,269
2020 Census Households	4,301	12,976	56,320
2010 Census Households	2,516	9,607	42,245
Projected Annual Growth 2025 to 2030	0.6%	-	0.6%
Historical Annual Growth 2010 to 2025	5.5%	2.4%	2.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	67.1%	69.0%	72.8%
2025 Estimated Black or African American	14.5%	13.1%	8.6%
2025 Estimated Asian or Pacific Islander	4.9%	4.9%	5.9%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2025 Estimated Other Races	12.7%	12.2%	11.8%
2025 Estimated Hispanic	10.0%	10.4%	10.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$145,250	\$142,777	\$137,786
2025 Estimated Median Household Income	\$102,384	\$101,362	\$102,613
2025 Estimated Per Capita Income	\$70,955	\$68,342	\$68,294
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.8%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	6.2%	3.9%	3.0%
2025 Estimated High School Graduate	9.5%	12.7%	11.2%
2025 Estimated Some College	13.4%	14.7%	15.6%
2025 Estimated Associates Degree Only	4.1%	4.7%	5.3%
2025 Estimated Bachelors Degree Only	41.5%	39.0%	38.4%
2025 Estimated Graduate Degree	24.7%	24.2%	25.0%
<b>Business</b>			
2025 Estimated Total Businesses	750	2,134	11,685
2025 Estimated Total Employees	9,099	19,093	110,149
2025 Estimated Employee Population per Business	12.1	8.9	9.4
2025 Estimated Residential Population per Business	12.6	12.9	10.5

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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