

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 | | | |
| 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, Portmanteau 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.**

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

6-336 ADT (25)

PELOTON APARTMENTS
265 UNITS + RETAIL

Stellas
NOW YOGA
THRONE
HAND + STONE
MATADOR

220 Salon

THE MASON WILLIAMS
76 UNITS + RETAIL

sit still.
Jinju PATISSERIE

4039 N VANCOUVER
PROPOSED OFFICE OVER RETAIL

SOLACE APARTMENTS

barre3
MOD SALON
BETTER Or

PARALLAX
64 UNITS + RETAIL

SOLACE APARTMENTS

PRISM FIT
LUA

FLOW IN THE CITY

ASCEND
95 UNITS + RETAIL

SOOL KOREAN KITCHEN

3313 N VANCOUVER
PROPOSED 2 STORY OFFICE

ARETE
4 STORY + RETAIL

RADIATOR BLDG
35,000 SF OFFICE + RETAIL

YES PLEASE

ONE NORTH
116,000 SF OFFICE + RETAIL
200 EMPLOYEES

GoHealth PARENT CARE

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

11-553 ADT (25)

DAWSON PARK

8-784 ADT (25)

6-336 ADT (25)

SITE

CARBON 12
14 CONDO UNITS + RETAIL

THE CANYONS
70 UNITS + RETAIL

3240 N WILLIAMS
PROPOSED 12 UNITS + RETAIL

ONPOINT

CRUMBL

unitus

MudBay

YAYPOST BAR & VENUE

11-553 ADT (25)

14-207 ADT (25)

11-553 ADT (25)

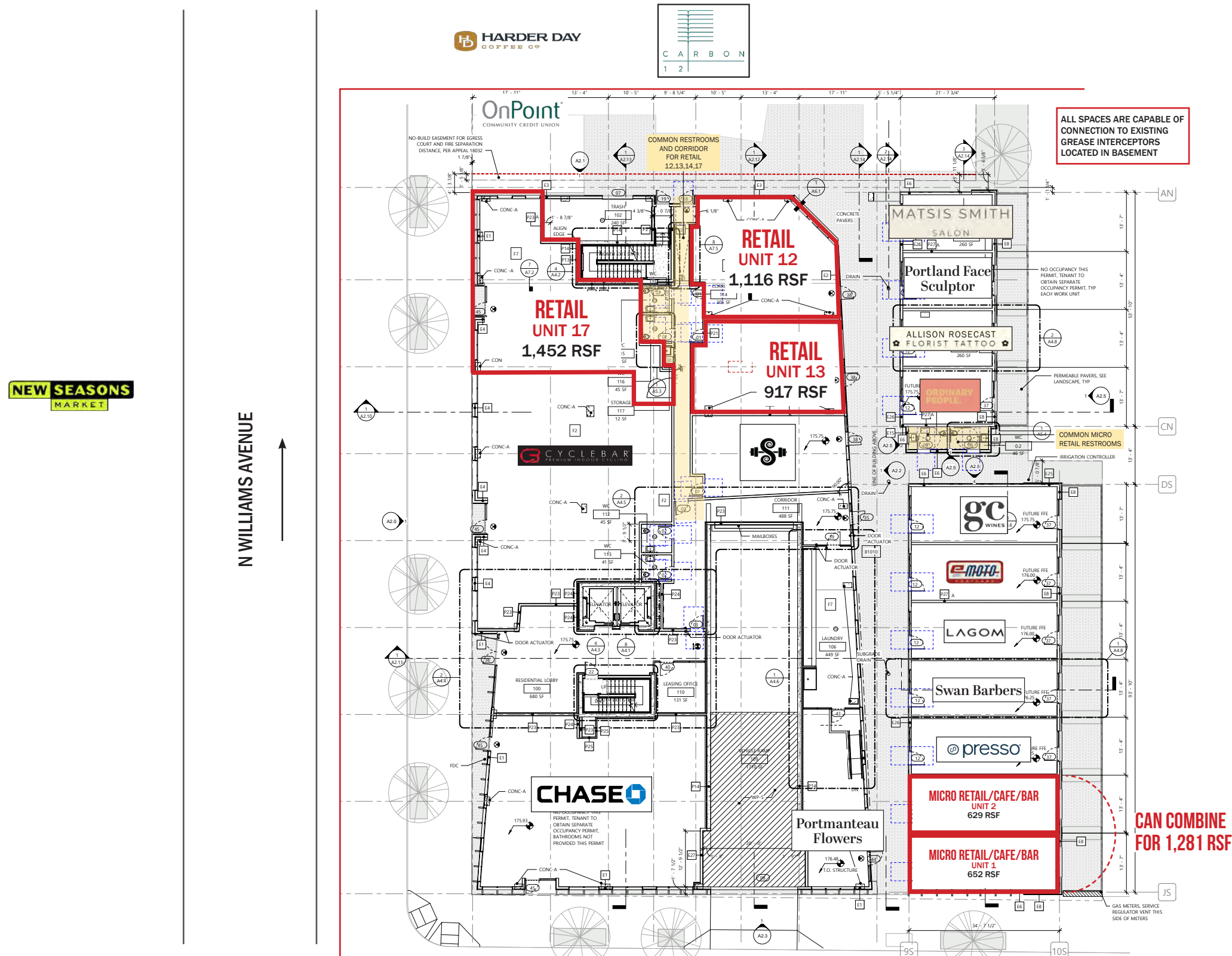
11-553 ADT (25)

11-553 ADT (25)



COMPLETED PROJECTS

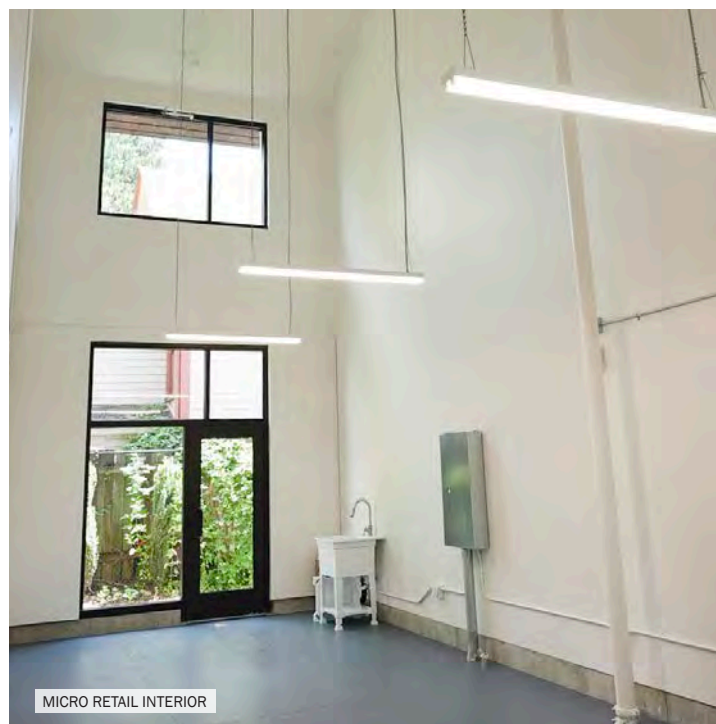




SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



NE IVY STREET



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

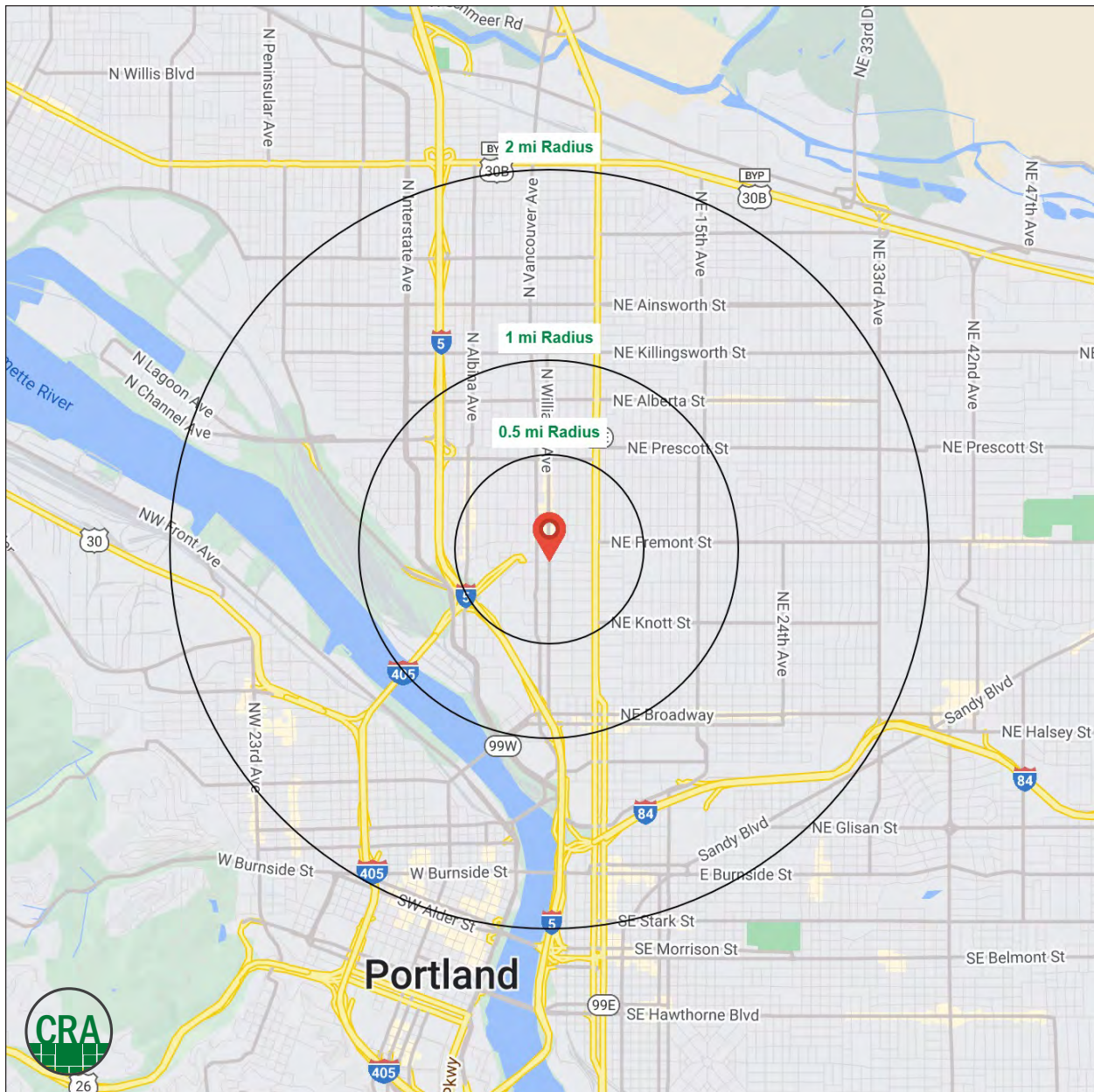
| Source: Regis - SitesUSA (2025) | ½ MILE | 1 MILE | 2 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025 | 9,435 | 27,561 | 122,916 |
| Projected Population 2030 | 9,665 | 27,316 | 124,341 |
| Average HH Income | \$145,250 | \$142,777 | \$137,786 |
| 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

| The Canyons Alley Portland, OR 97227 | 0.5 mi radius | 1 mi radius | 2 mi radius |
|---|--------------------------|------------------------|------------------------|
| Population | | | |
| 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 |
| Households | | | |
| 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% |
| Race and Ethnicity | | | |
| 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% |
| Income | | | |
| 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 |
| Education (Age 25+) | | | |
| 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% |
| Business | | | |
| 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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