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
Micro Retail 7 – 673 RSF + 200 SF Open Mezzanine	$1,850/mo	$1,800/mo	$1,750/mo
Retail 17 – 1,452 RSF (can be combined for 3,640 SF)	Call for details		
3460 N. Williams - 2,188 RSF (can be combined for 3,640 SF)	$32/PSF/YR/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 Emanual 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, eMoto, Lagom, Portmauteau Flowers, Allison Rosecast–Florist Tattoo, Matsis Smith Salon, Presso, Spring Wellness, Same Great Taste! and Lucky Cat Tattoo!
- Nearby retail includes New Seasons Market, OnPoint Credit Union, Mud Bay, Unitus Credit Union, Jinju (coming soon) 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. Retail 7 includes stunning, modern micro office/service space that includes open-air mezzanine, small kitchenette/prep area with additional hand sink/prep area.**

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THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR

THE WILMORE
75 UNITS
+ RETAIL

HENGRY DUMPLING HOUSE

6,336 ADT (25)

vendetta

NE SKIDMORE ST

one medical

iQ CREDIT UNION

PELOTON APARTMENTS
265 UNITS
+ RETAIL

Stella's KITCHEN

NOW YOGA

THRONE

HAND & STONE

MATADOR

220 Salon

THE MASON WILLIAMS
76 UNITS + RETAIL

Ballaree

N Commercial Ave

NE CLEVELAND AVE

NE MALLORY AVE

NE MASON ST

sit still.

KOKI KOKI

XLB

The Felt Hat

4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL

N GANTENBEIN AVE

N WILLIAMS AVE

PARALLAX
64 UNITS
+ RETAIL

NE RODNEY AVE

SOLACE APARTMENTS

barre3

MOD SALON

EITHER / Or

the ceiery

NE SHAVER ST

SOLACE APARTMENTS

PRISM FIT

Skylar Nails & Spa

FLOW IN THE CITY

11,165 ADT (25)

ASCEND
95 UNITS
+ RETAIL

COMMENSAL FERMENTATION

Crisp

SOOL KOREAN KITCHEN

SNOWY VILLAGE

NE GARFIELD AVE

NE FAILING ST

3818 N VANCOUVER
PROPOSED
2 STORY OFFICE

N HAIGHT AVE

HYPNOS COFFEE

CORE COLLECTIVE

ARETE
4 STORY
+ RETAIL

KILN

N VANCOUVER AVE

Sushi Hada

NE BEECH ST

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL

YES PLEASE

CLOAK & DAGGER BARBER CO

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

GoHealth URGENT CARE

SITE

NE M.L. King Jr Blvd

NE FREMONT ST

OnPoint COMMUNITY CREDIT UNION

COMING SOON JinJu PATISSERIE

CARBON 12
14 CONDO UNITS
+ RETAIL

14,207 ADT (25)

NEW SEASONS MARKET

THE CANYONS
70 UNITS +
RETAIL

NE IVY ST

crumbl

unitus

COOK STREET APTS
206 UNITS
+ RETAIL

MudBay

N WILLIAMS AVE

NE COOK ST

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

EUKO COFFEE

THE CENTURY AT NORTH COOK
104 UNITS

FARGO
HELLO PHO,
BANH MI & BOBA

American Red Cross

NE FARGO ST

ZEAL LOFTS
215 UNITS
+ RETAIL

11,553 ADT (25)

JAYPOST BAR & VENUE

NE MONROE ST

WILLIAMS COFFEE HOUSE

NE MORRIS ST

LEGACY Health System
719 BEDS

DAWSON PARK

8,784 ADT (25)

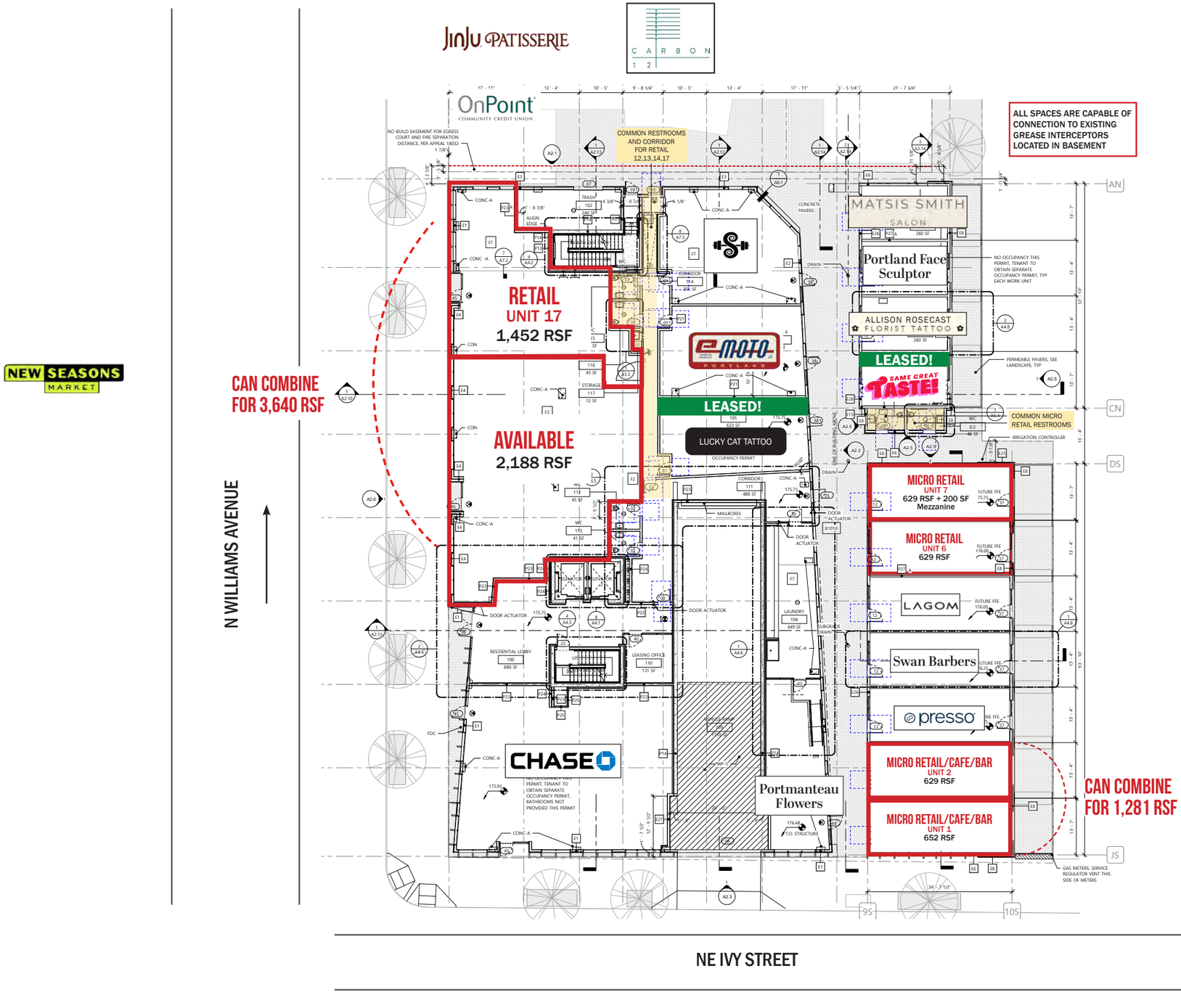
COMPLETED PROJECTS

N

CRA

SITE PLAN

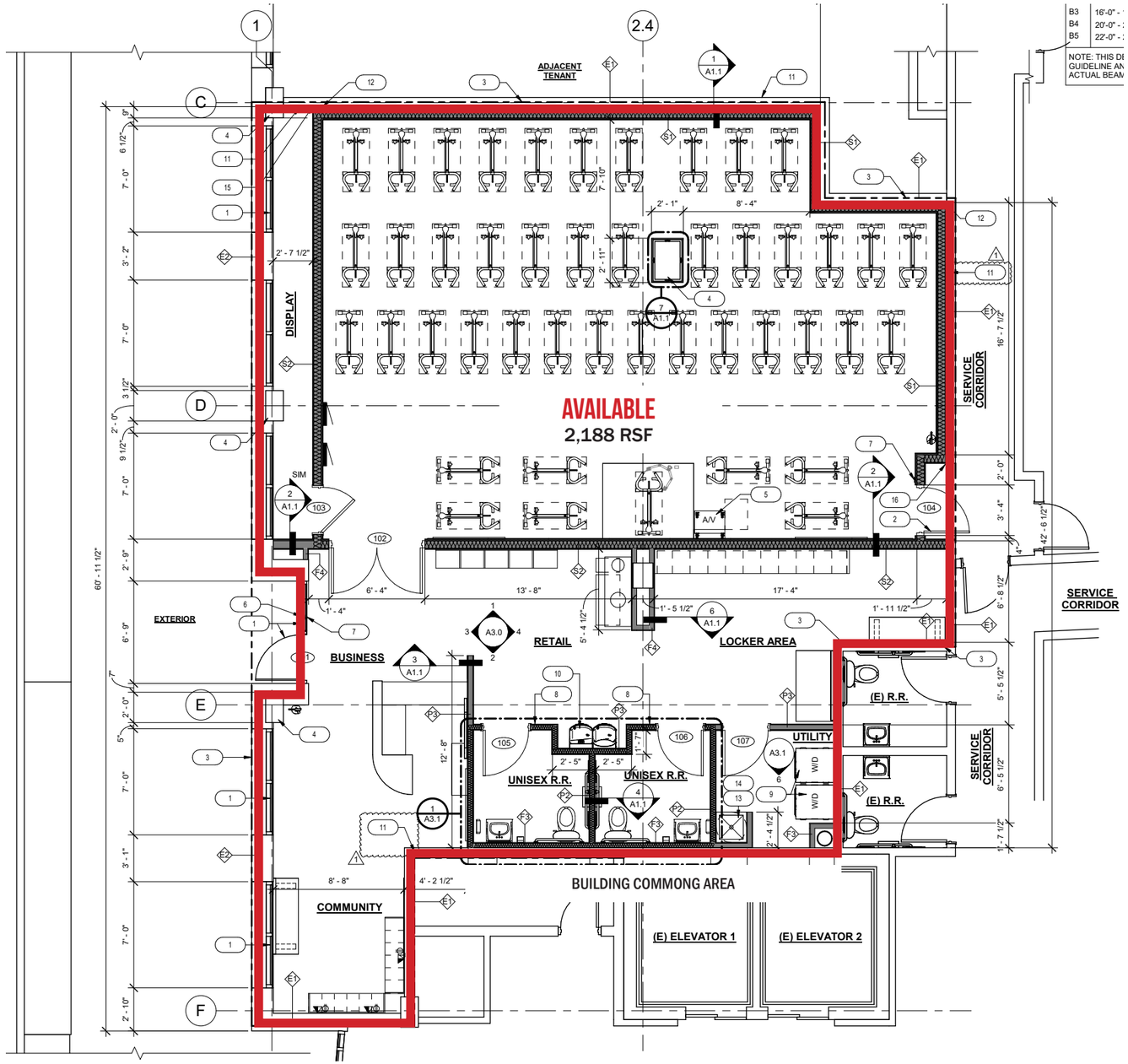
THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

THE CANYONS ALLEY
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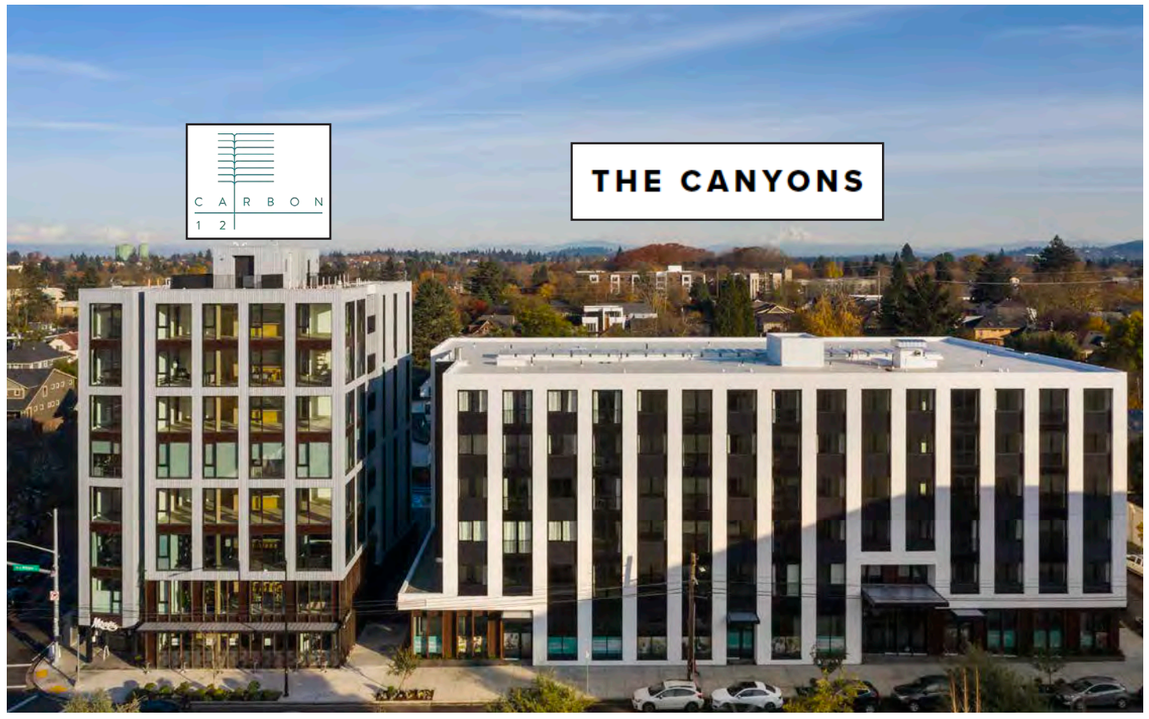
FLOOR PLAN: 3460 N. WILLIAMS

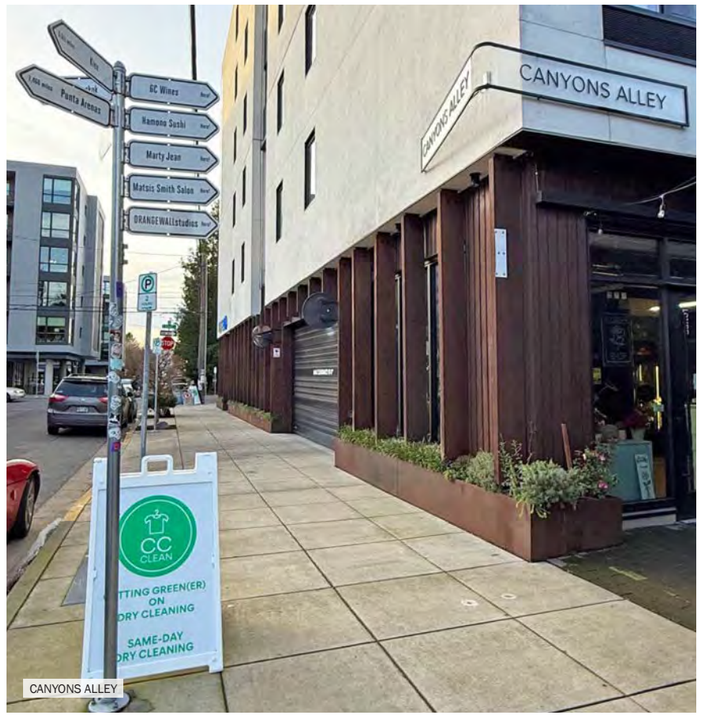


AS-BUILT PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

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PORTLAND, OR

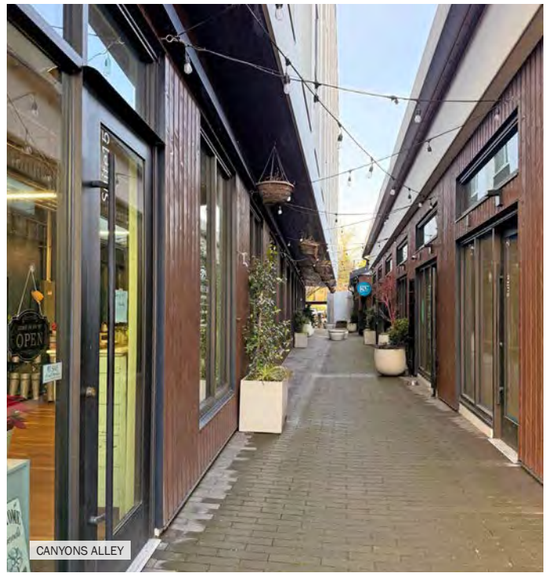
EXTERIOR PHOTOS





CANYONS ALLEY


CANYONS ALLEY



CANYONS ALLEY

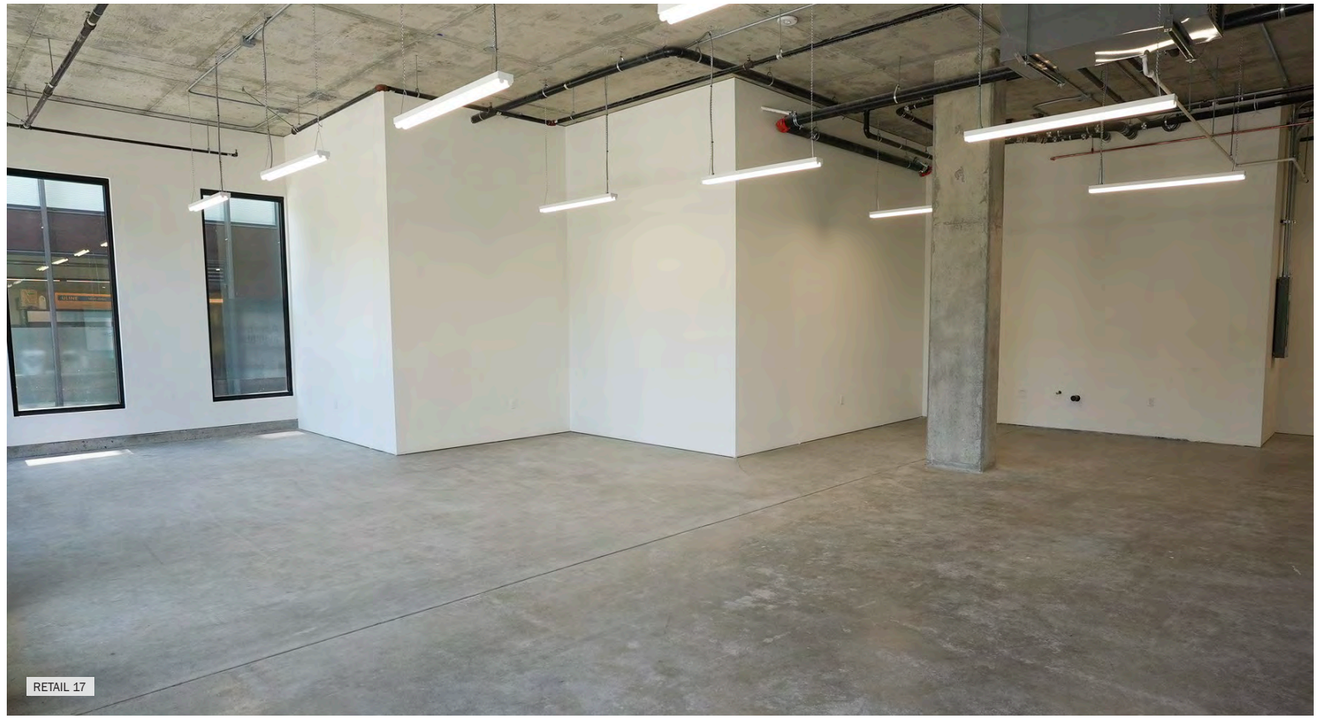

RETAIL FRONTING N WILLIAMS ACROSS FROM NEW SEASONS MARKET

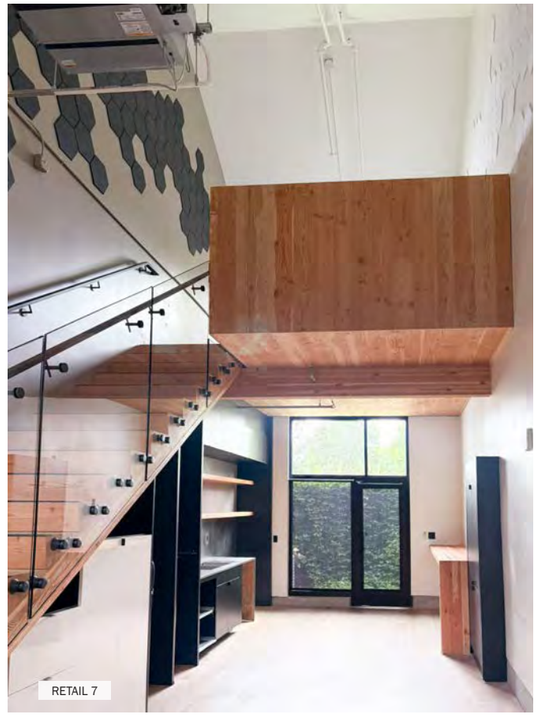


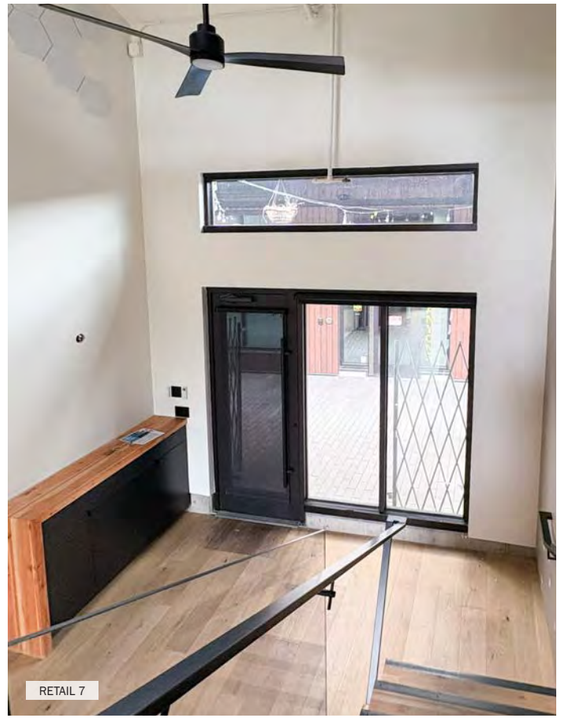
RETAIL 1 FRONTING N WILLIAMS

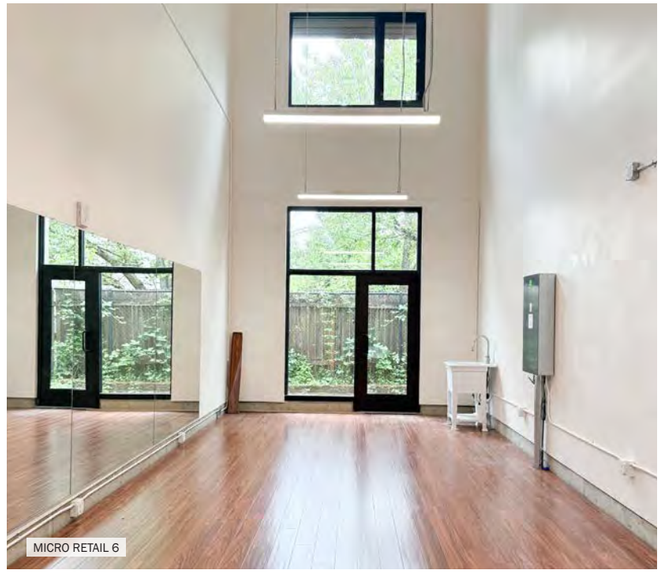


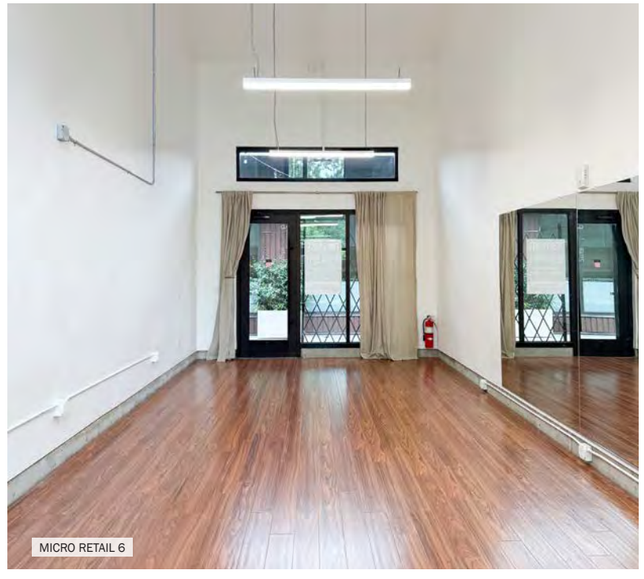
CANYONS ALLEY

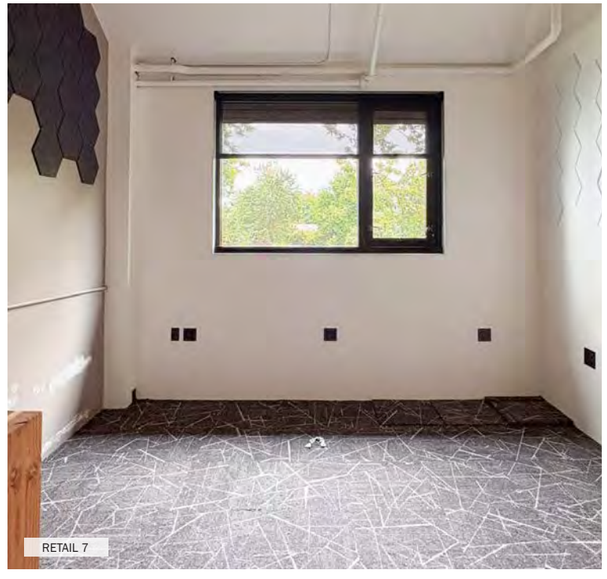

RETAIL 17


RETAIL 7


RETAIL 7


MICRO RETAIL 6

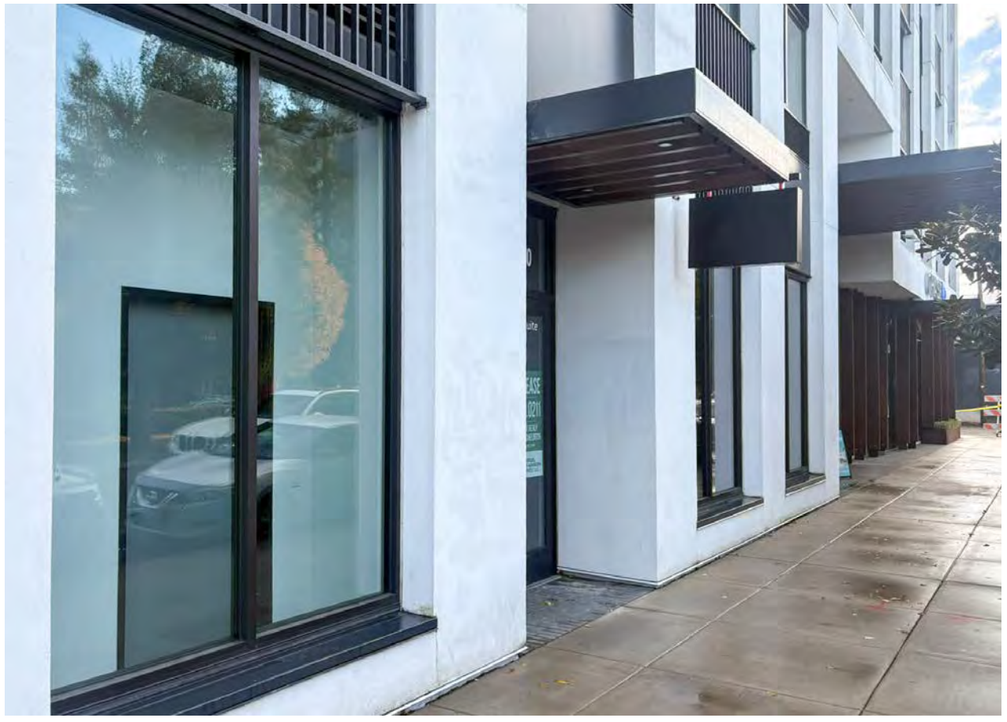

MICRO RETAIL 6


RETAIL 7

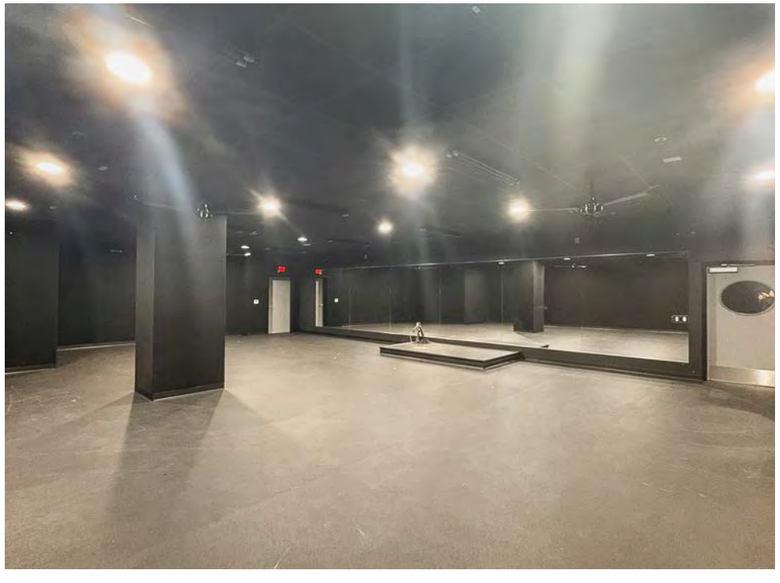

RETAIL 7

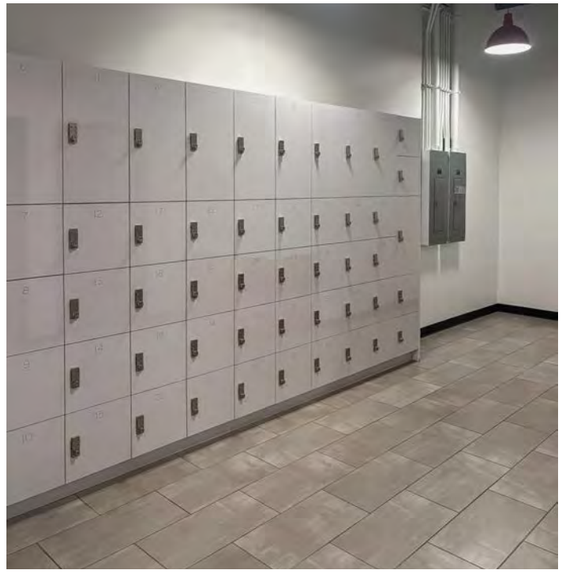
INTERIOR PHOTOS: 3460 N. WILLIAMS

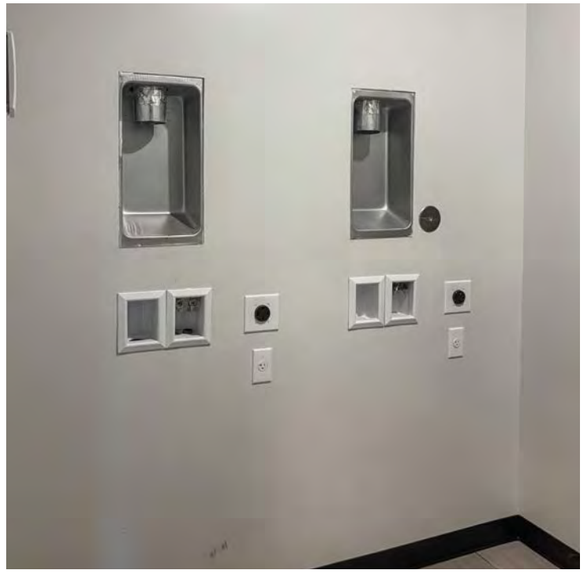














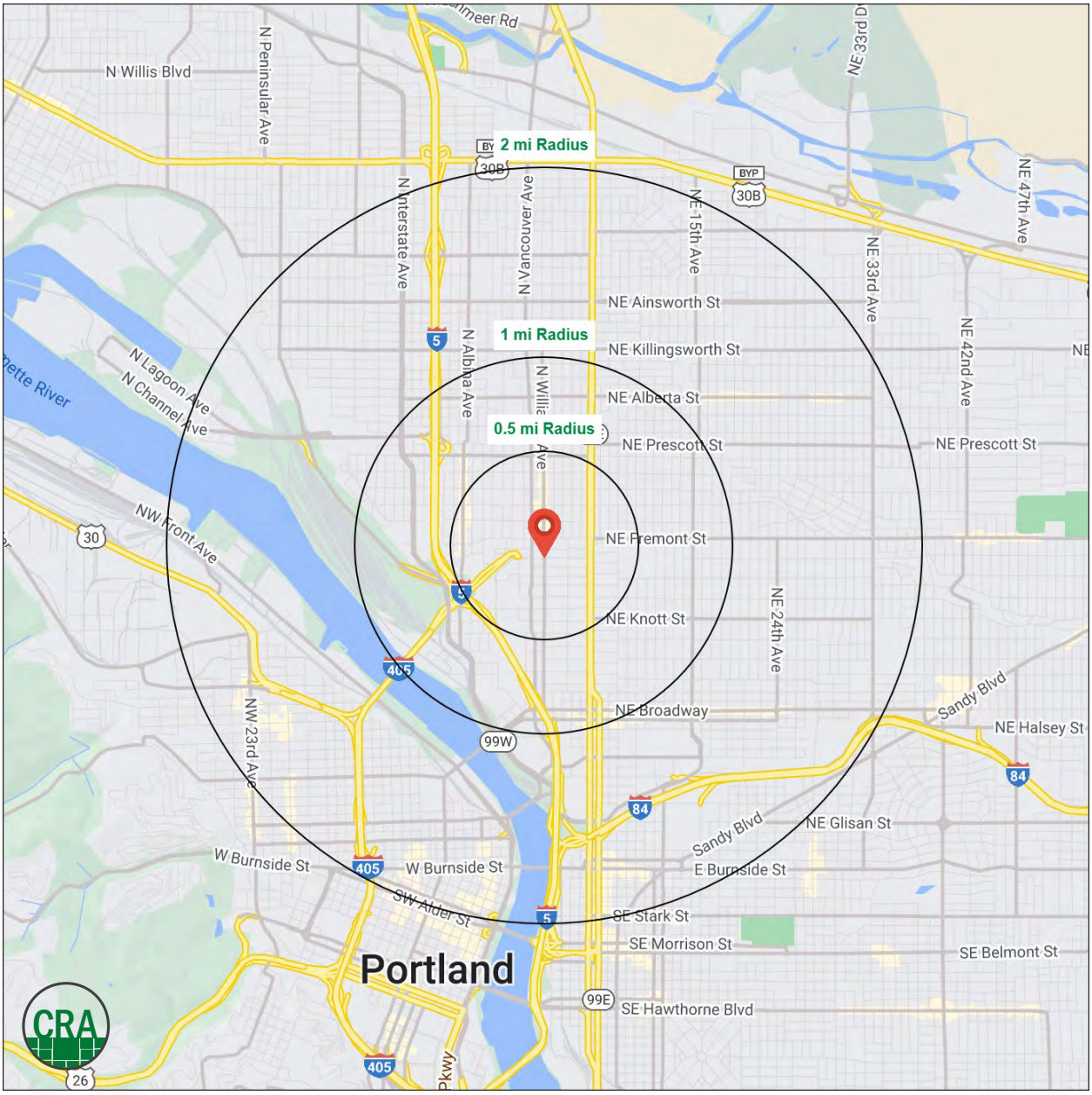
THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	½ MILE	1 MILE	2 MILE
Estimated Population 2026	10,311	28,465	123,086
Projected Population 2031	10,912	28,881	125,494
Average HH Income	$136,493	$145,354	$138,729
Median Home Value	$637,669	$709,995	$695,449
Daytime Demographics 16+	11,810	26,286	147,367
Some College or Higher	81%	81.1%	83.9%

$637,669
Median Home Value
1 MILE RADIUS

34
Median Age
1 MILE RADIUS



Summary Profile

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

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5476/-122.6665

The Canyons Alley Portland, OR 97227	0.5 mi radius	1 mi radius	2 mi radius
Population			
2026 Estimated Population	10,311	28,465	123,086
2031 Projected Population	10,912	28,881	125,494
2020 Census Population	9,895	29,511	113,847
2010 Census Population	5,835	21,691	88,581
Projected Annual Growth 2026 to 2031	1.2%	0.3%	0.4%
Historical Annual Growth 2010 to 2026	4.8%	2.0%	2.4%
2026 Median Age	34.0	36.0	38.1
Households			
2026 Estimated Households	5,045	13,698	62,560
2031 Projected Households	5,331	13,883	64,123
2020 Census Households	4,341	12,930	56,490
2010 Census Households	2,546	9,568	42,343
Projected Annual Growth 2026 to 2031	1.1%	0.3%	0.5%
Historical Annual Growth 2010 to 2026	6.1%	2.7%	3.0%
Race and Ethnicity			
2026 Estimated White	66.6%	68.4%	72.0%
2026 Estimated Black or African American	13.9%	12.9%	8.7%
2026 Estimated Asian or Pacific Islander	5.6%	5.2%	6.1%
2026 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.9%
2026 Estimated Other Races	13.1%	12.6%	12.3%
2026 Estimated Hispanic	11.1%	11.1%	11.3%
Income			
2026 Estimated Average Household Income	$136,493	$145,354	$138,729
2026 Estimated Median Household Income	$89,691	$100,756	$103,434
2026 Estimated Per Capita Income	$67,110	$70,365	$70,977
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.7%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	6.3%	4.0%	2.6%
2026 Estimated High School Graduate	12.3%	14.2%	12.3%
2026 Estimated Some College	11.9%	13.7%	15.5%
2026 Estimated Associates Degree Only	4.9%	4.6%	5.5%
2026 Estimated Bachelors Degree Only	37.6%	37.0%	36.8%
2026 Estimated Graduate Degree	26.5%	25.8%	26.2%
Business			
2026 Estimated Total Businesses	758	2,129	11,744
2026 Estimated Total Employees	9,339	19,326	115,161
2026 Estimated Employee Population per Business	12.3	9.1	9.8
2026 Estimated Residential Population per Business	13.6	13.4	10.5

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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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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.