The Canyons Alley

FOR LEASE

PRIME RETAIL SPACE IN THE HEART OF THE WILLIAMS CORRIDOR

JINJU PATISSERIE
COMING SOON!

Walk Score 94 | Bike Score 100 | Transit Score 52



ADDRESS

3450 N Williams Avenue, Portland, Oregon 97227

AVAILABLE SPACE

- **Retail 17 – 1,452 RSF (can be combined for 3,640 SF)** $30/SF NNN (Tenant improvement funds available!)
- **3460 N. Williams – 2,188 RSF (can be combined for 3,640 SF)** $32/PSF/YR/NNN


RETAIL 17 INTERIOR

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!
- Ground floor retail fronting N Williams has new HVAC, electrical outlets, lighting, concrete floors, walls primed/ready for paint/ finish and plumbing stubbed for sink at rear of space. Easy access to shared common restrooms located in the common corridor behind the space.
- 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!
- Other nearby retailers includes New Seasons Market, OnPoint Credit Union, Mud Bay, Unitus Credit Union and more. **James Beard award winning JinJu Bakery opening soon next door!**

CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR

THE WILMORE
75 UNITS
+ RETAIL

6,336 ADT (25)

PELOTON
APARTMENTS
265 UNITS
+ RETAIL

THE MASON
WILLIAMS
76 UNITS + RETAIL

4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL

PARALLAX
64 UNITS
+ RETAIL

SOLACE
APARTMENTS

SOLACE
APARTMENTS

FLOW IN THE CITY

11,165 ADT (25)

ASCEND
95 UNITS
+ RETAIL

3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/
RETAIL

3818 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

SITE

CARBON 12
14 CONDO UNITS
+ RETAIL

THE CANYONS
70 UNITS +
RETAIL

14,207 ADT (25)

COOK
STREET
APTS
206 UNITS
+ RETAIL

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

THE CENTURY
AT NORTH COOK
104 UNITS

FARGO
HELLO PHO,
BANH MI & BOBA

ZEAL LOFTS
215 UNITS
+ RETAIL

11,553 ADT (25)

8,784 ADT (25)

COMPLETED
PROJECTS
719 BEDS

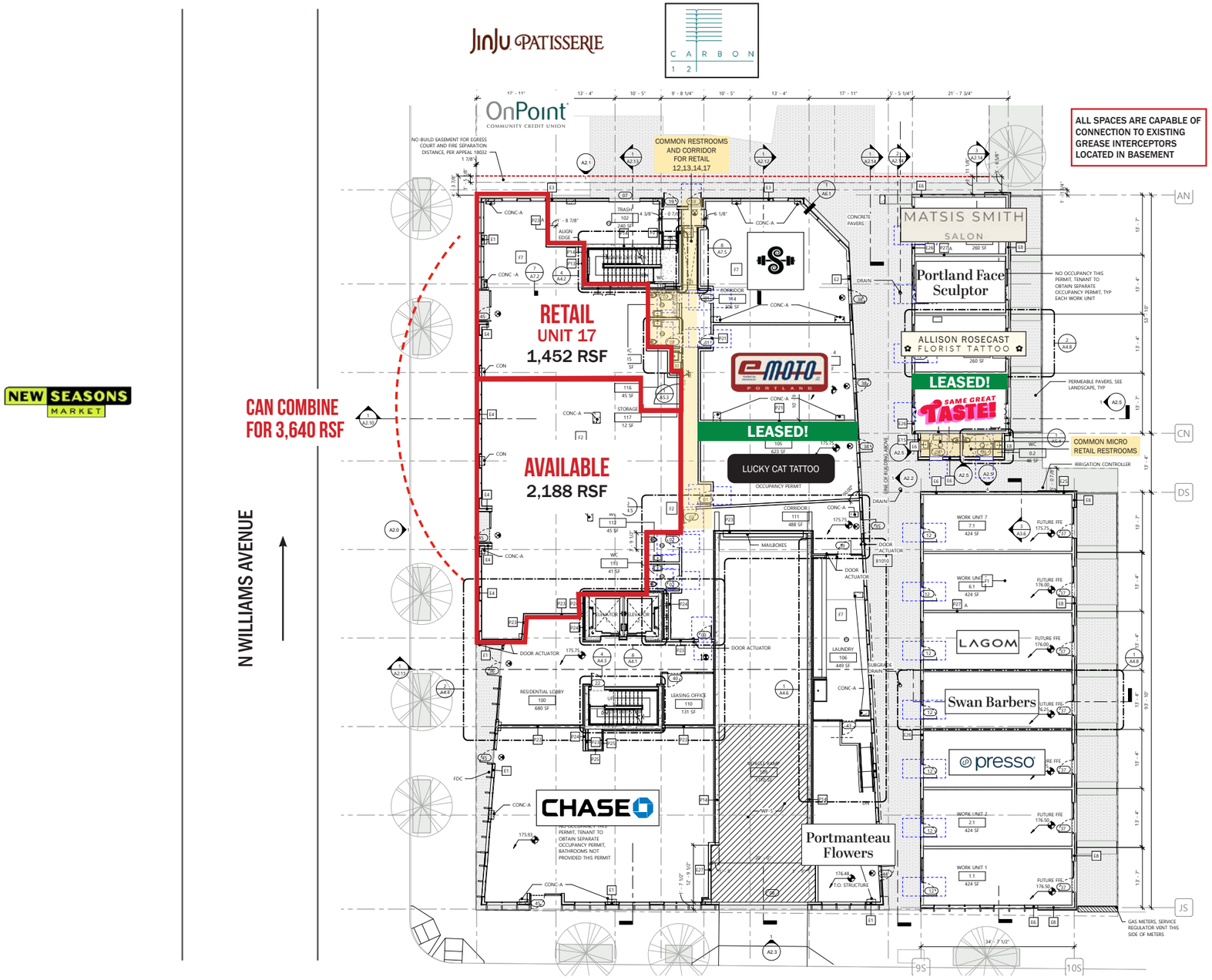
N Commercial Ave
N GANTENBEIN AVE
N HAIGHT AVE
N VANCOUVER AVE
N WILLIAMS AVE
NE CLEVELAND AVE
NE MALLORY AVE
NE RODNEY AVE
NE GARFIELD AVE
NE M L King Jr Blvd

NE SKIDMORE ST
NE MASON ST
NE SHAVER ST
NE FAILING ST
NE BEECH ST
NE FREMONT ST
NE IVY ST
NE COOK ST
NE FARGO ST
NE MONROE ST
NE MORRIS ST

DAWSON PARK

SITE PLAN

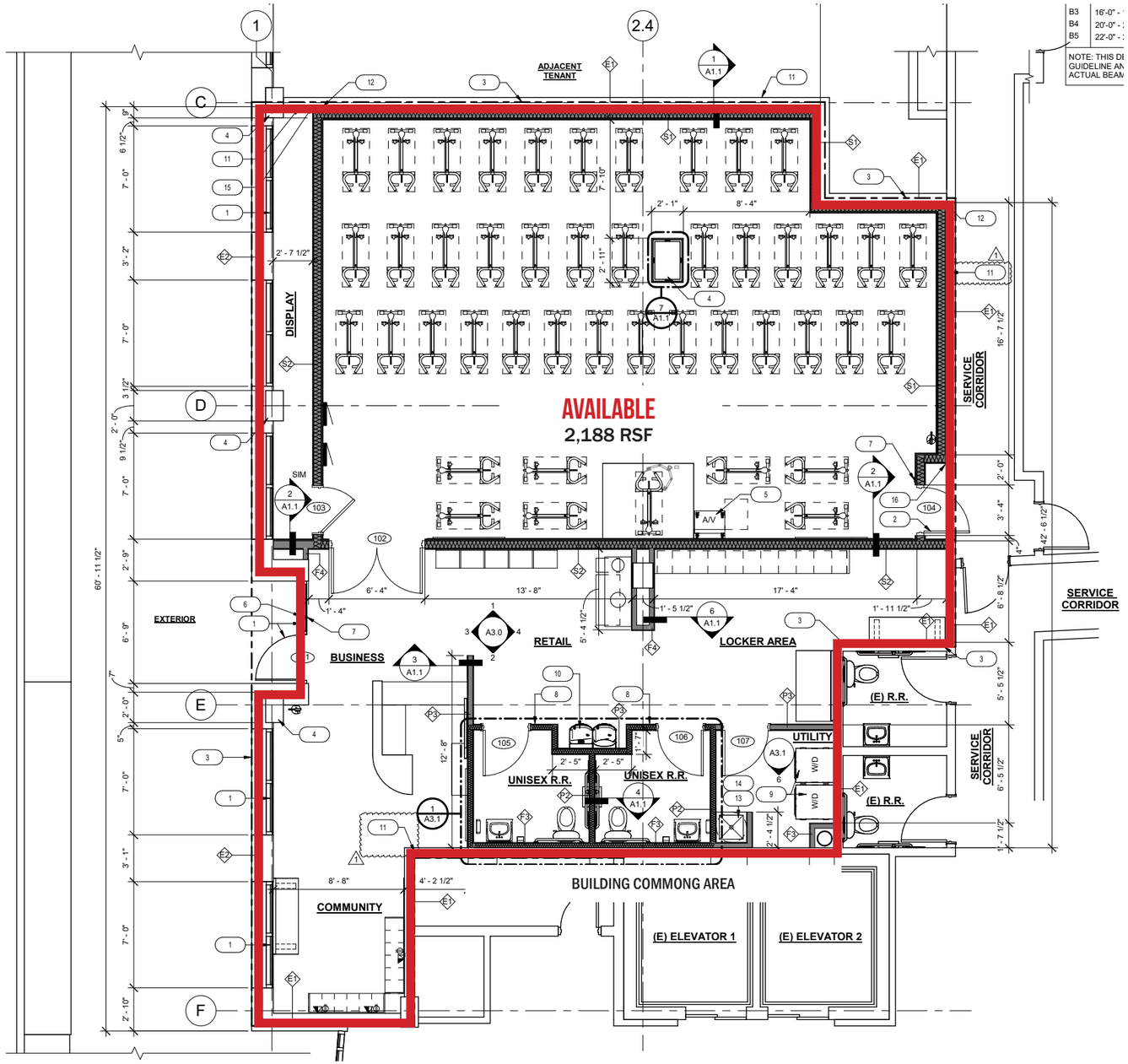
THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

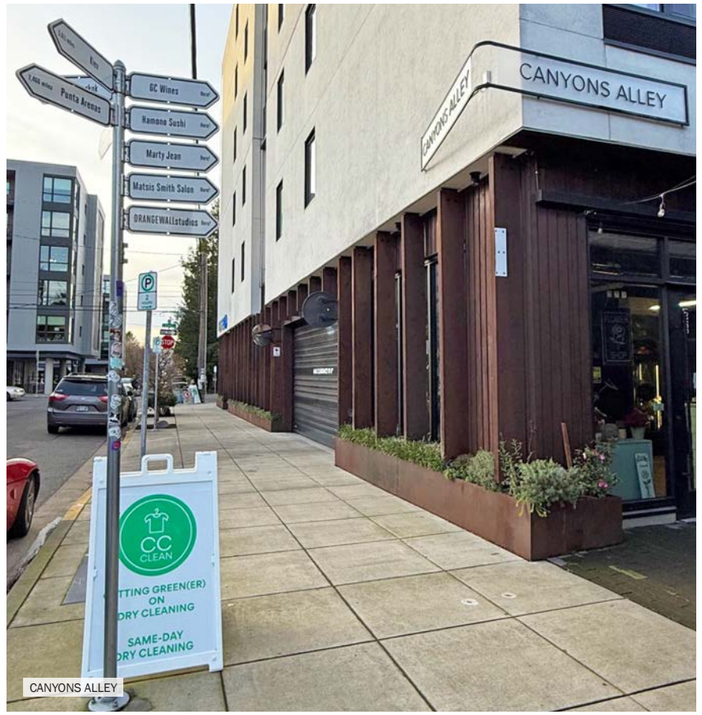
THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR

FLOOR PLAN: 3460 N. WILLIAMS

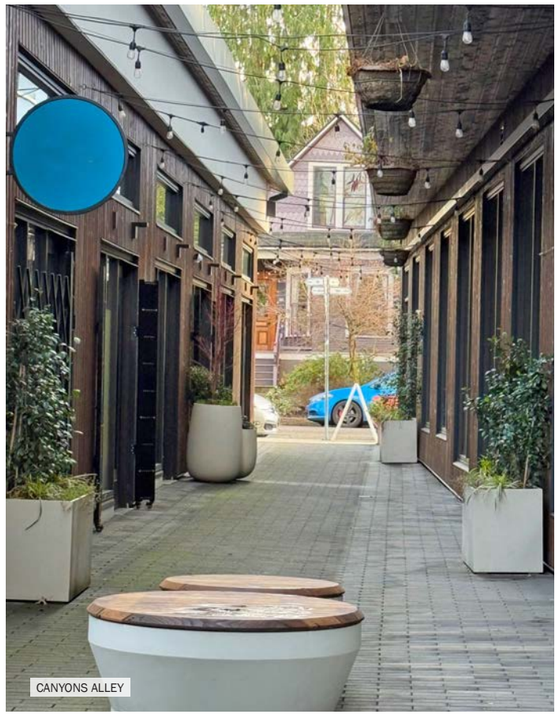


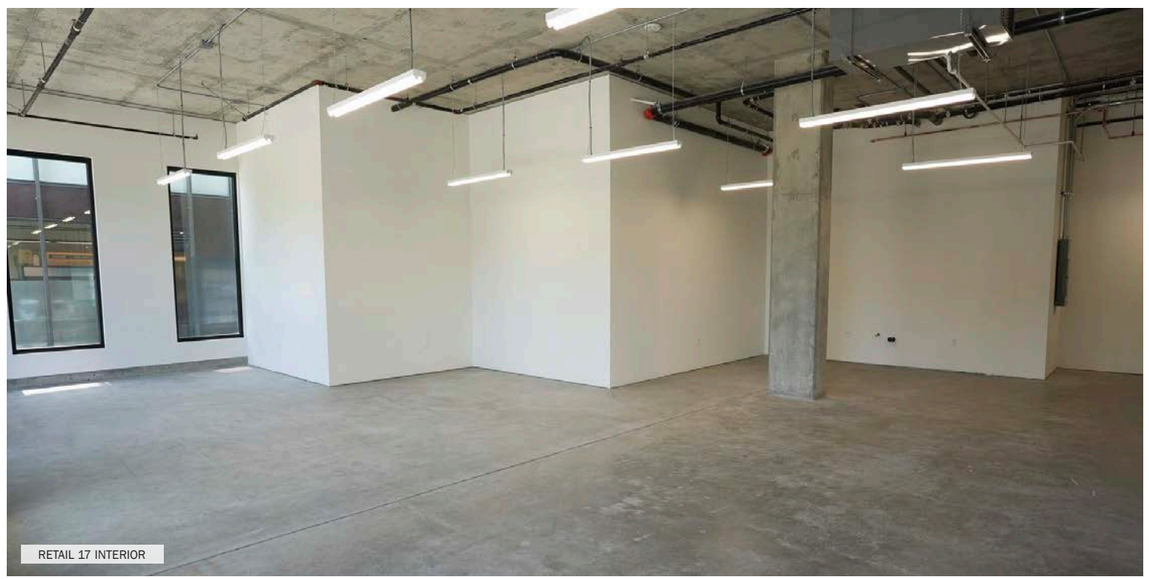
AS-BUILT PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

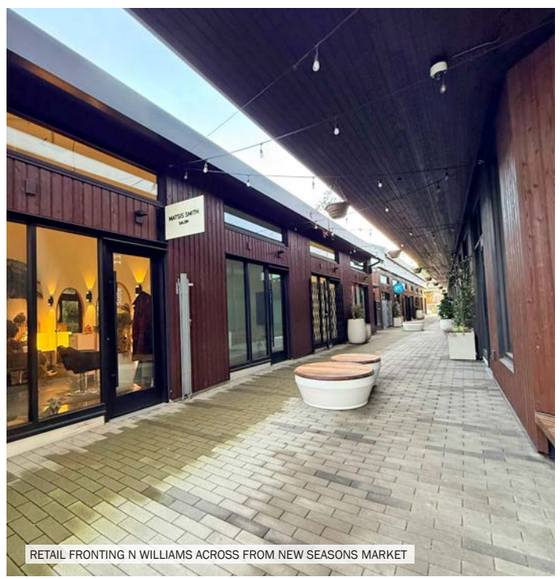




CANYONS ALLEY


CANYONS ALLEY


RETAIL 17 INTERIOR


RETAIL FRONTING N WILLIAMS ACROSS FROM NEW SEASONS MARKET

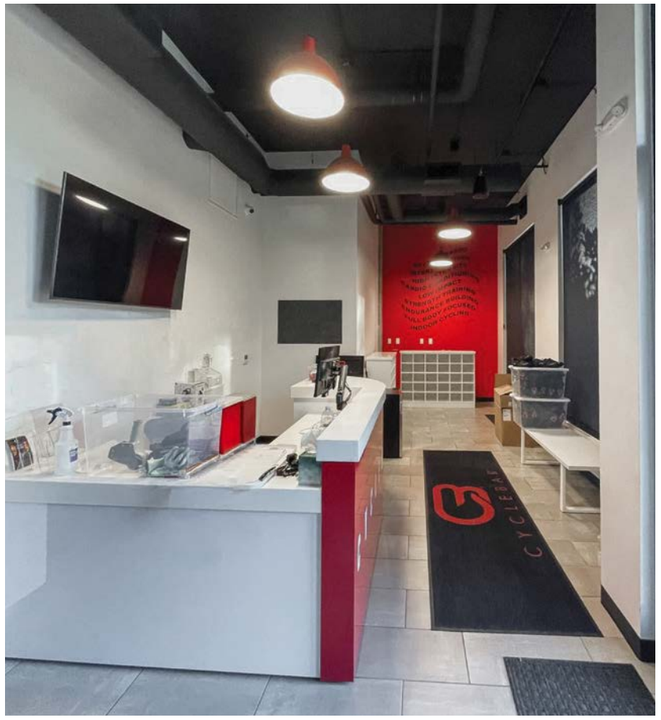


RETAIL 1 FRONTING N WILLIAMS

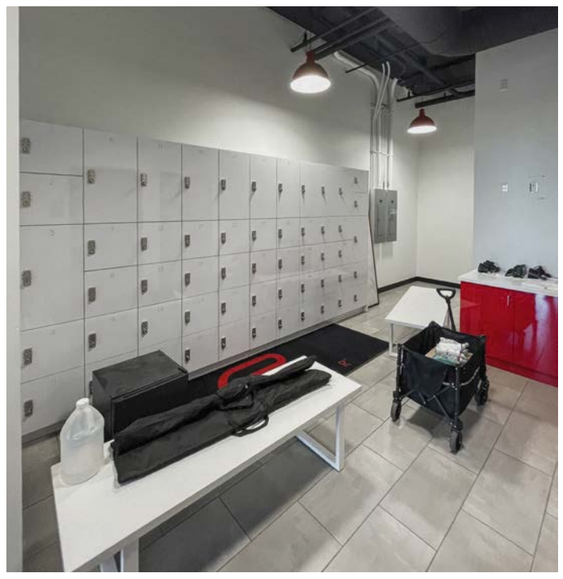
INTERIOR PHOTOS: 3460 N. WILLIAMS















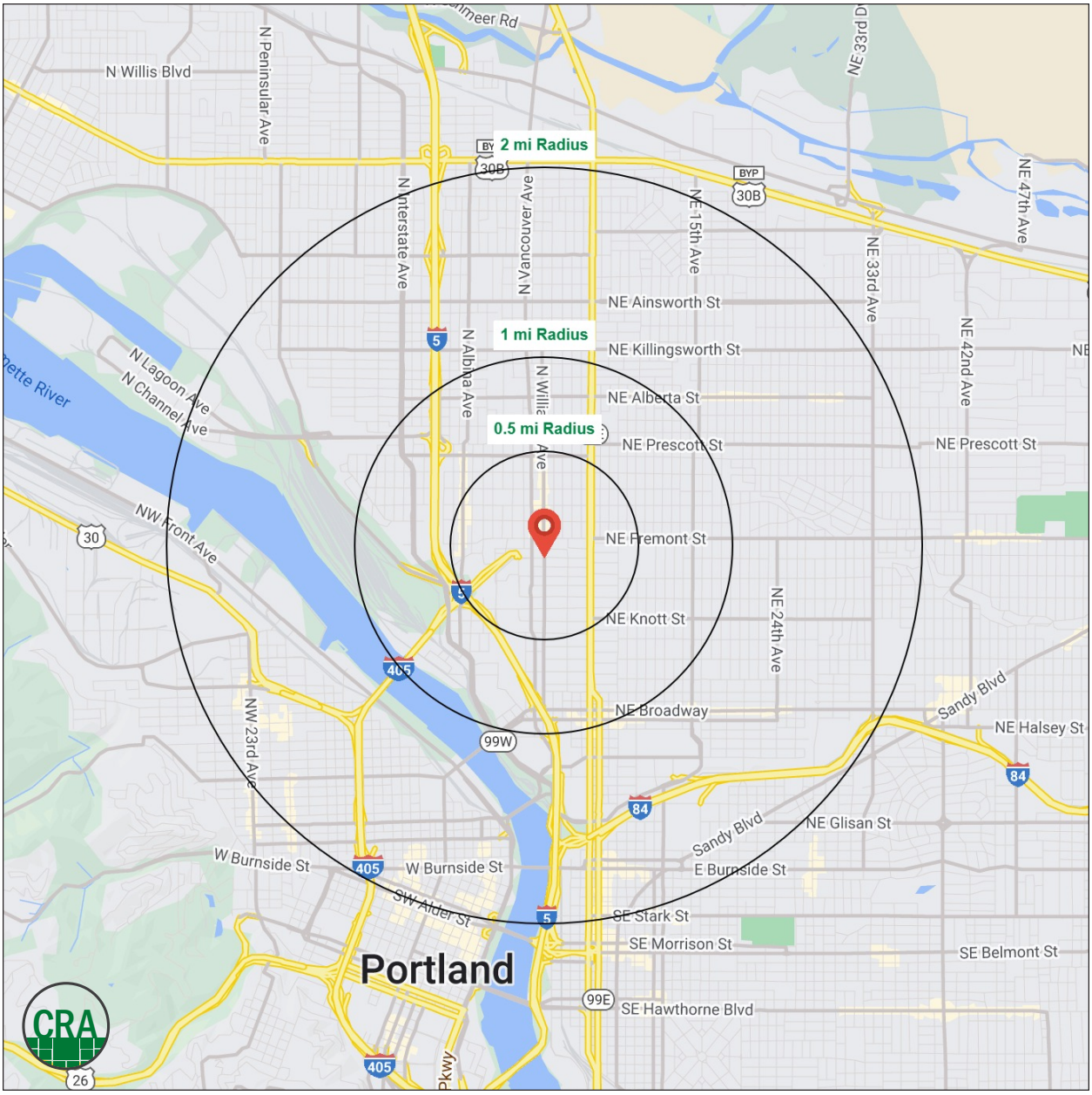
THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR

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%

$145,354
Average HH Income
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

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1

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



For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com
KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com

KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

COMMERCIAL REALTY ADVISORS NORTHWEST LLC
Licensed brokers in Oregon & Washington

15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224
www.cra-nw.com **503.274.0211**

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.