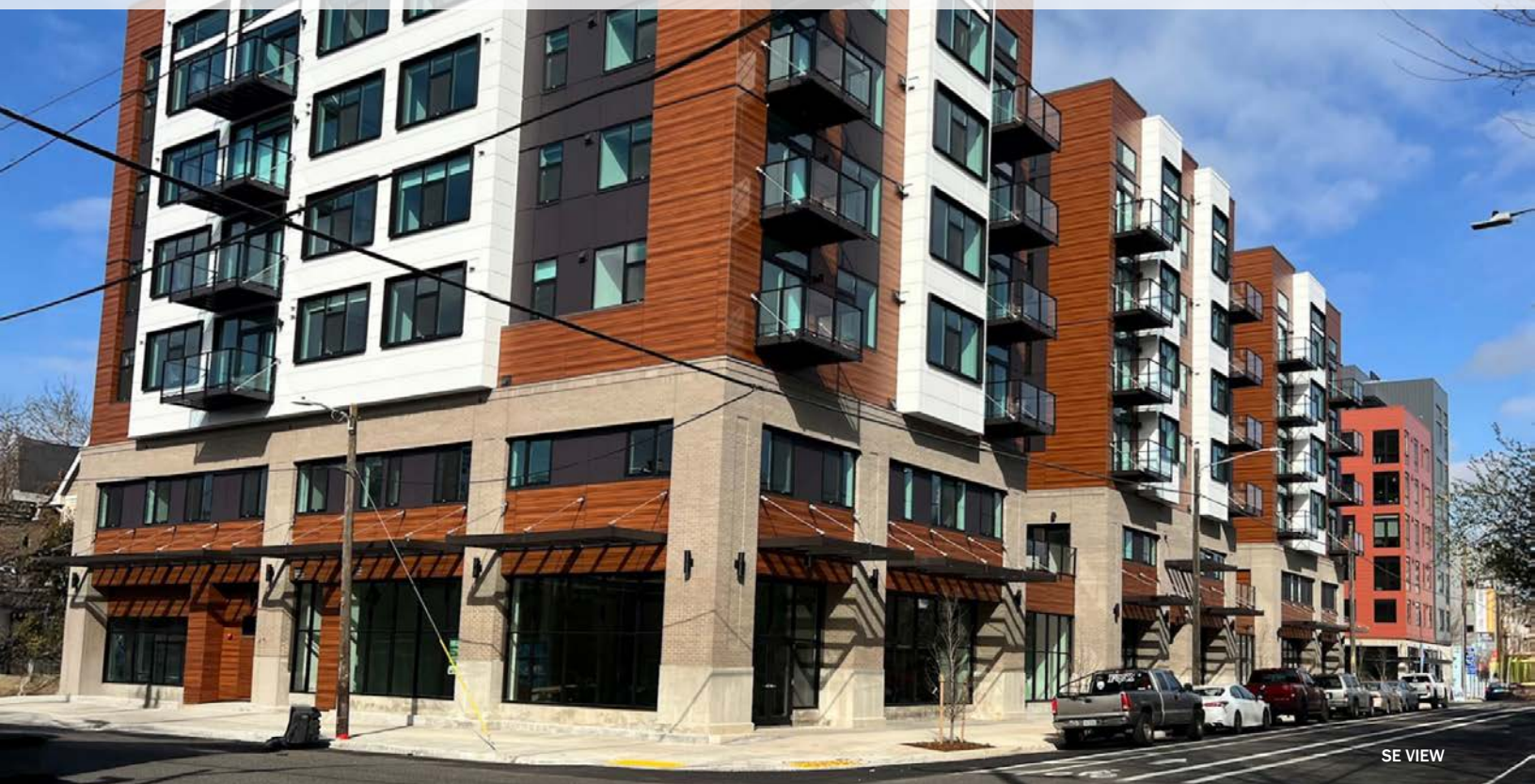


FOR LEASE

# ZEAL LOFTS RETAIL

**Excellent retail opportunity in the heart of the Williams District—  
close to New Seasons!**



## ADDRESS

3155 N Williams Avenue | Portland, OR 97227  
N Williams between Monroe & Fargo

## AVAILABLE SPACE

1,250–2,587 SF

## LEASE RATES

Please call for details

## TRAFFIC COUNTS

N Williams Ave | 11,553 ADT ('25)

## HIGHLIGHTS

- New mixed-use project with 215 apartments above ground floor retail.
- Ideal prime commercial space on N. Williams for service-related tenants looking to take advantage of the close proximity to New Seasons and Legacy Emanuel Hospital.
- Large glass storefronts, high ceilings and flexible square footage.
- Available Now!



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

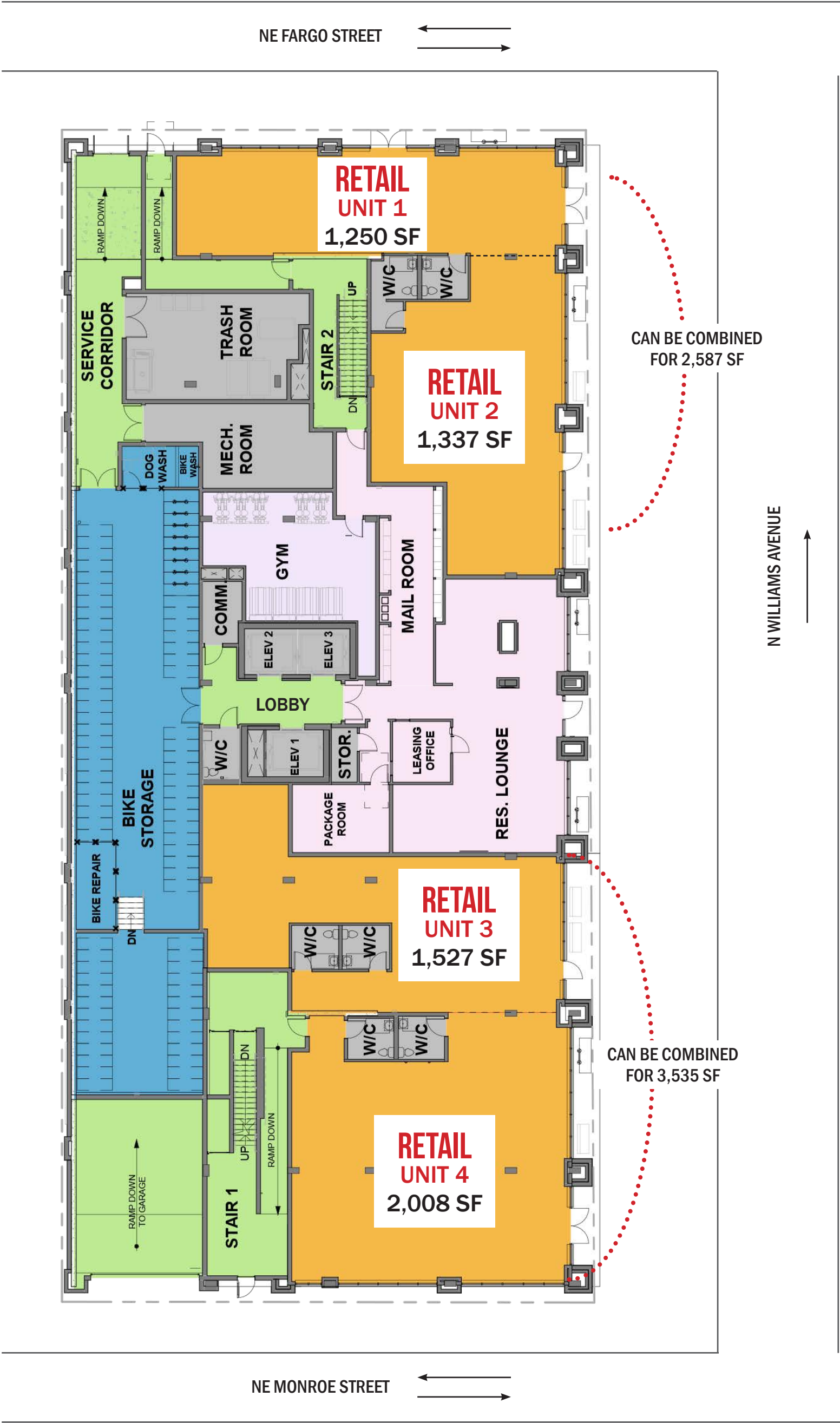
**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)









ZEAL LOFTS RETAIL

3155 N WILLIAMS AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	26,489	122,287	219,151
Projected Population 2029	26,117	122,523	218,138
Average HH Income	\$152,785	\$140,211	\$138,131
Median Home Value	\$684,779	\$676,101	\$676,906
Daytime Demographics 16+	25,435	153,331	280,059
Some College or Higher	82.2%	83.5%	84.6%

\$152,785

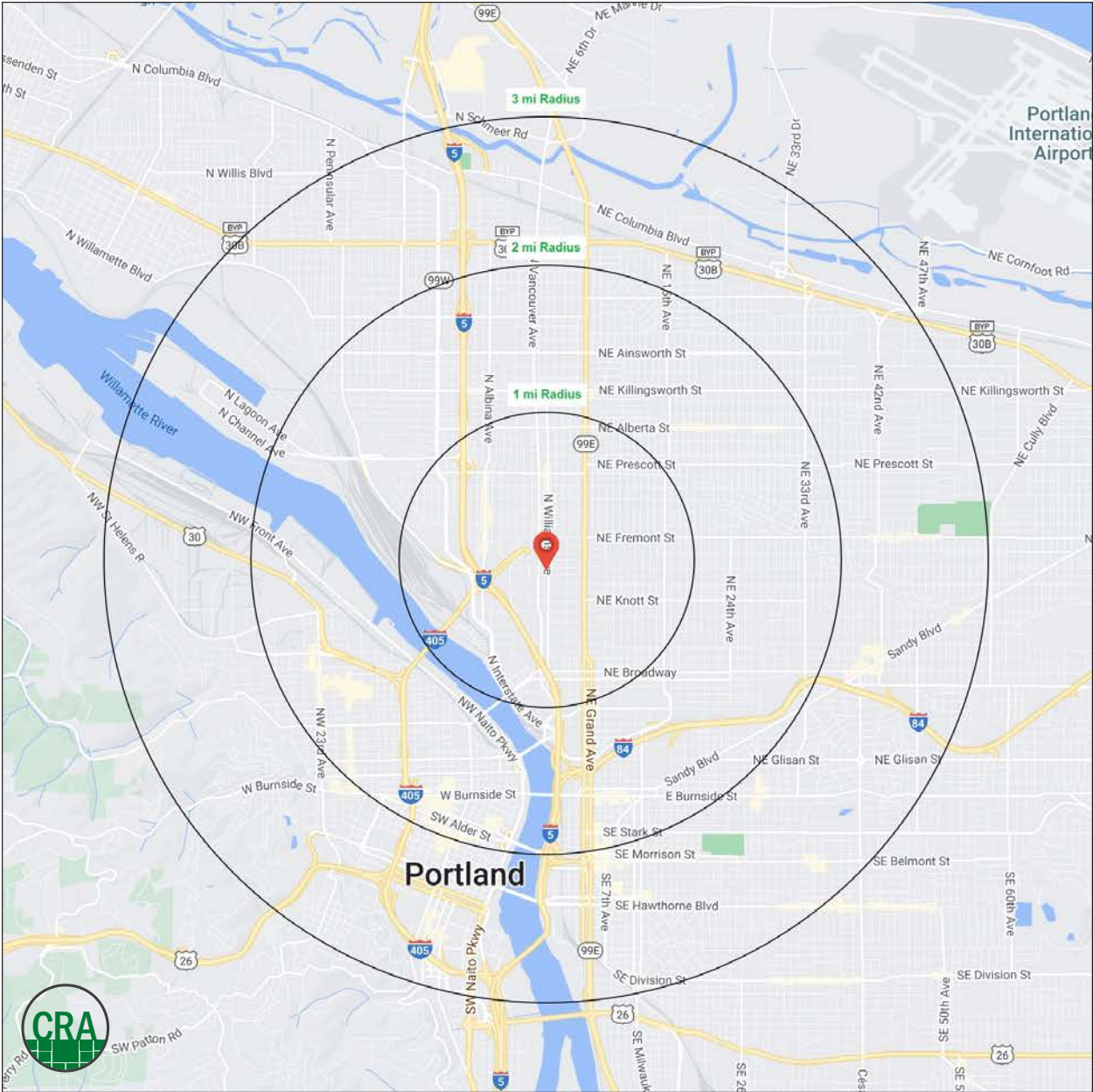
Average Household Income

1 MILE RADIUS

35.9

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: 45.5458/-122.6671

3155 N Williams Ave Portland, OR 97227	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	26,489	122,287	219,151
2029 Projected Population	26,117	122,523	218,138
2020 Census Population	28,577	114,966	210,140
2010 Census Population	20,711	89,373	174,912
Projected Annual Growth 2024 to 2029	-0.3%	-	-
Historical Annual Growth 2010 to 2024	2.0%	2.6%	1.8%
2024 Median Age	35.9	38.1	38.4
<b>Households</b>			
2024 Estimated Households	12,813	62,298	110,460
2029 Projected Households	12,680	63,065	111,108
2020 Census Households	12,713	58,388	105,359
2010 Census Households	9,314	43,887	85,098
Projected Annual Growth 2024 to 2029	-0.2%	0.2%	0.1%
Historical Annual Growth 2010 to 2024	2.7%	3.0%	2.1%
<b>Race and Ethnicity</b>			
2024 Estimated White	69.3%	72.9%	73.9%
2024 Estimated Black or African American	12.6%	8.4%	7.2%
2024 Estimated Asian or Pacific Islander	5.0%	6.0%	6.4%
2024 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2024 Estimated Other Races	12.2%	11.8%	11.7%
2024 Estimated Hispanic	10.5%	10.6%	10.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$152,785	\$140,211	\$138,131
2024 Estimated Median Household Income	\$105,265	\$101,547	\$101,782
2024 Estimated Per Capita Income	\$74,341	\$71,883	\$70,004
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.4%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.0%	2.4%
2024 Estimated High School Graduate	13.6%	12.1%	11.2%
2024 Estimated Some College	13.0%	15.8%	15.9%
2024 Estimated Associates Degree Only	5.2%	5.3%	5.8%
2024 Estimated Bachelors Degree Only	37.8%	36.9%	37.3%
2024 Estimated Graduate Degree	26.1%	25.4%	25.6%
<b>Business</b>			
2024 Estimated Total Businesses	2,058	12,895	23,610
2024 Estimated Total Employees	19,643	122,722	222,440
2024 Estimated Employee Population per Business	9.5	9.5	9.4
2024 Estimated Residential Population per Business	12.9	9.5	9.3



*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**KATHLEEN HEALY** 503.880.3033 | [kathleen@cra-nw.com](mailto: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](http://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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.