

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

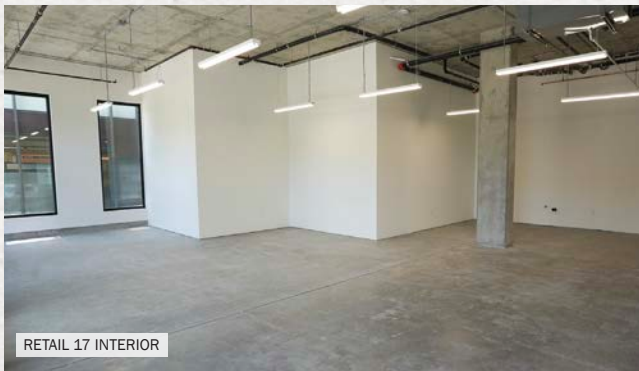
3450 N Williams Avenue, Portland, Oregon 97227

AVAILABLE SPACE

Retail 17 - 1,452 RSF

ASKING RENT

\$30/SF NNN (Tenant improvement funds available!)



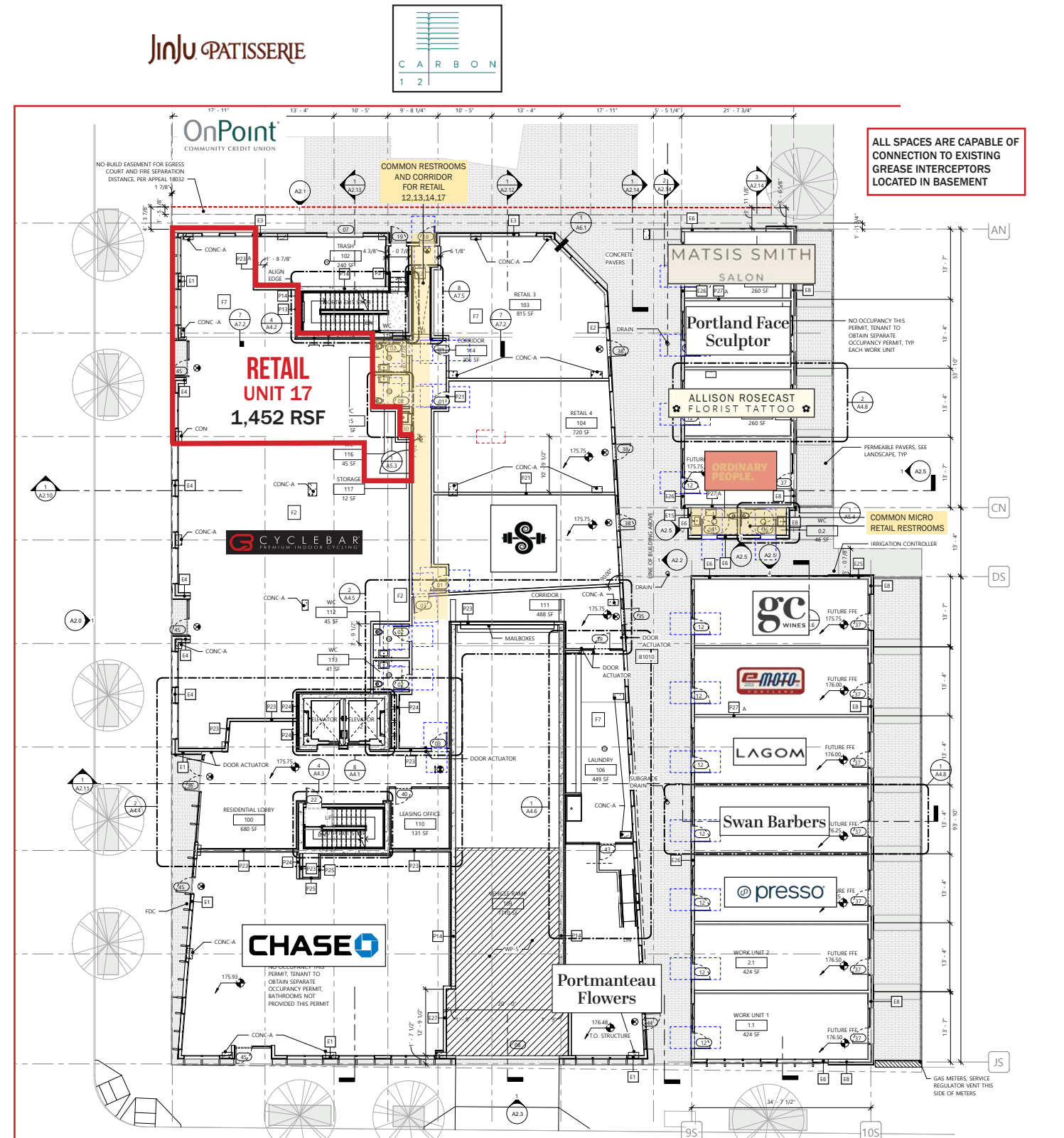
RETAIL 17 INTERIOR

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!
- 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, GC Wines, Lagom, Ordinary People, Portmauteau Flowers, Allison Rosecast-Florist Tattoo, Matsis Smith Salon, Presso, Spring Wellness and e-Moto.
- 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!**

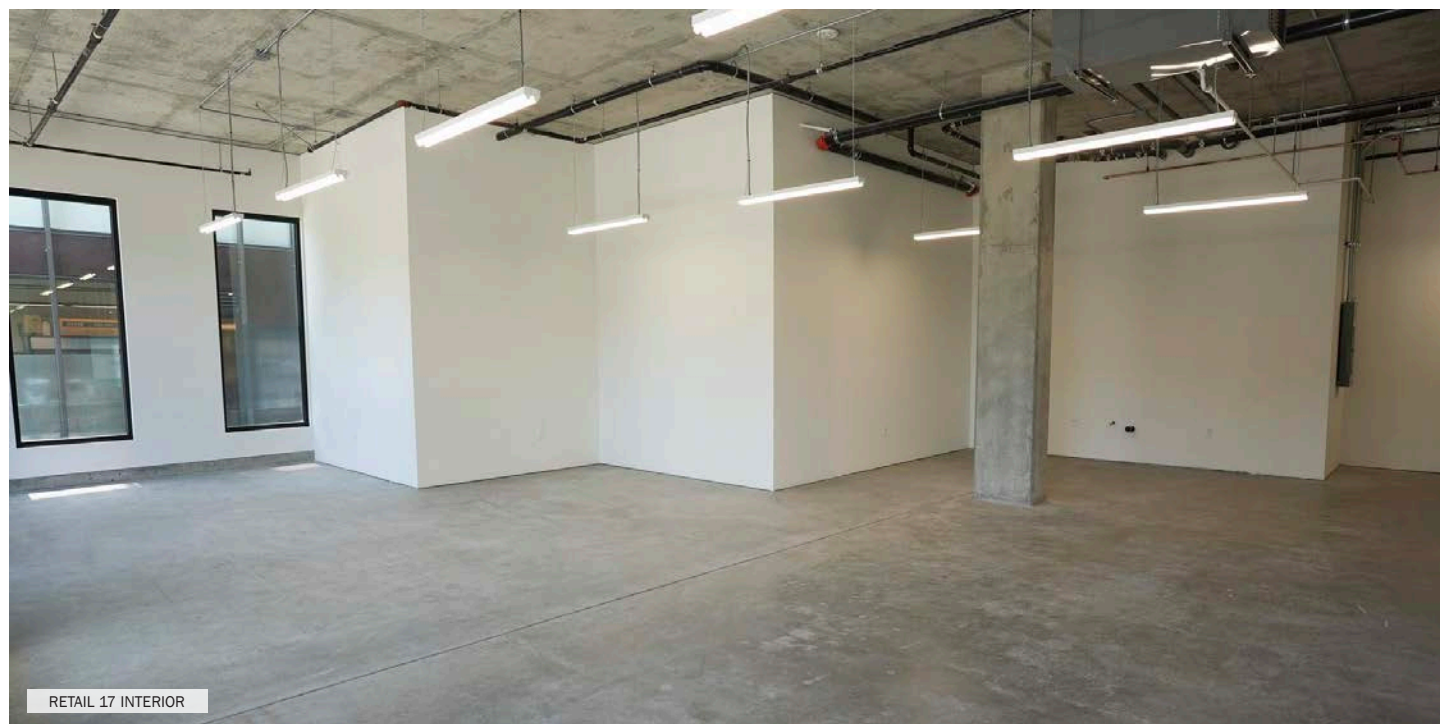
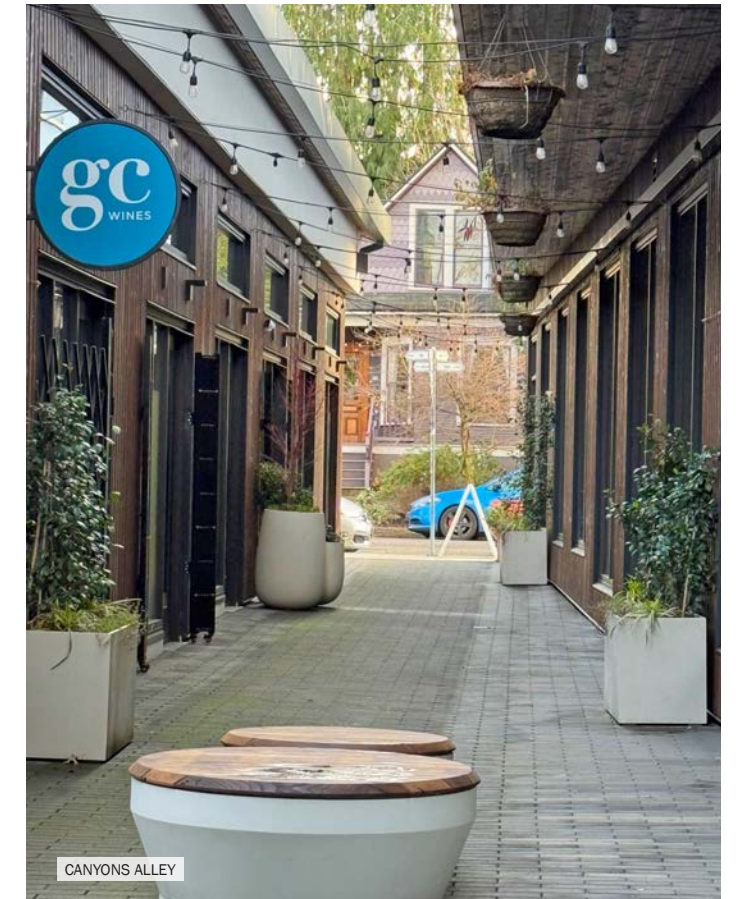
NEW SEASONS
MARKET

N WILLIAMS AVENUE



NE IVY STREET





THE CANYONS ALLEY

3450 N WILLIAMS AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

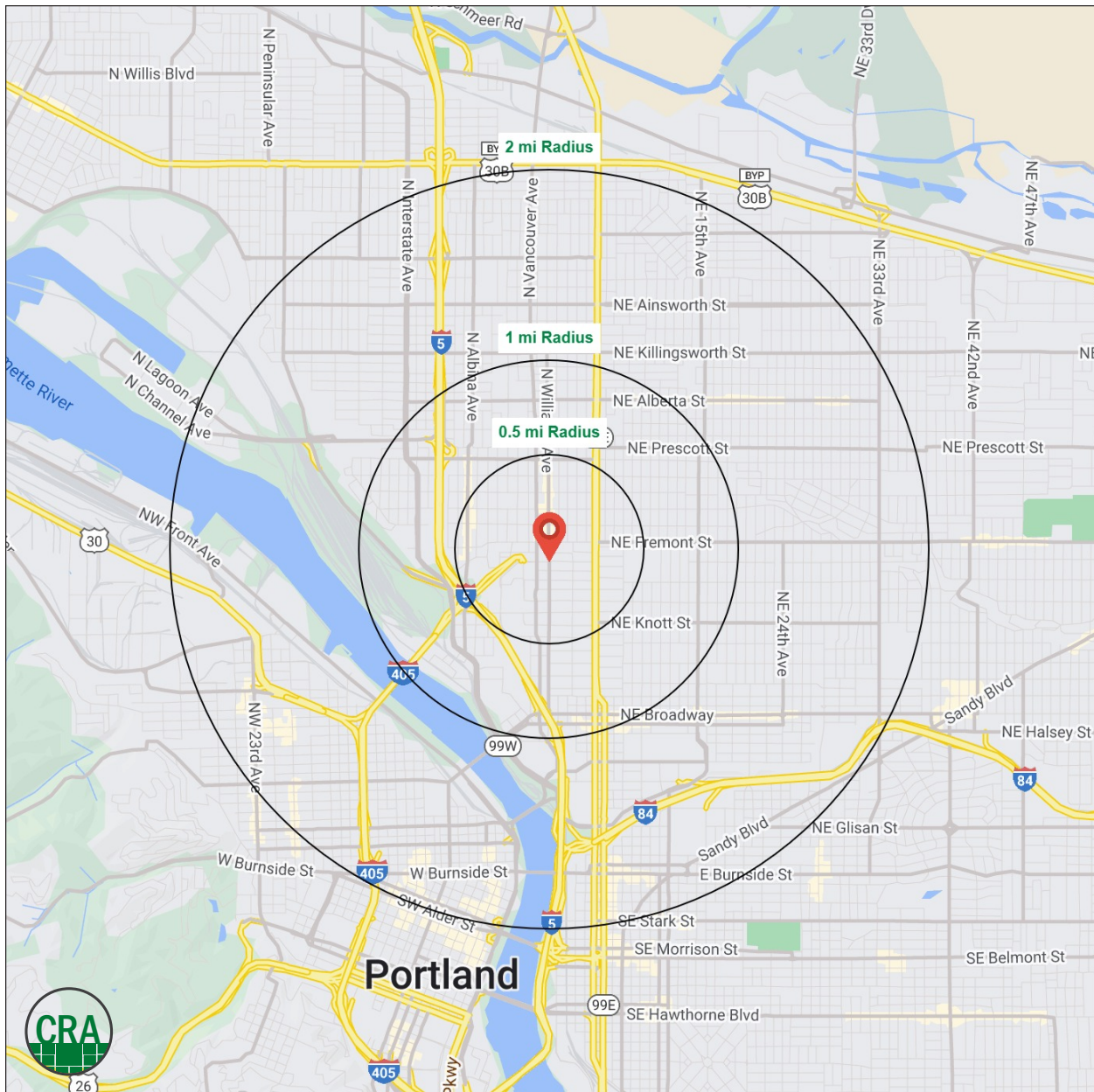
Source: Regis - SitesUSA (2026)	½ MILE	1 MILE	2 MILE
Estimated Population 2026	10,311	28,465	123,086
Projected Population 2031	10,912	28,881	125,494
Average HH Income	\$136,493	\$145,354	\$138,729
Median Home Value	\$637,669	\$709,995	\$695,449
Daytime Demographics 16+	11,810	26,286	147,367
Some College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



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

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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