

FOR LEASE

NORTH WILLIAMS HUB BUILDING

PRIME RETAIL/FITNESS/WELLNESS SPACE



ADDRESS

3808 N Williams in Portland, OR

AVAILABLE SPACE/RATES

SUITE 132: Approximate 724 RSF, 543 ground floor/ 181 mezzanine. \$1,900/ mo. Gross plus \$50 per month contribution towards trash/ recycling & common area utilities.

BIKE COUNTS

N Williams Ave | 4,300 Average Daily Riders

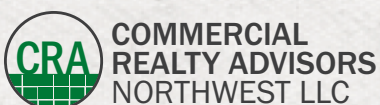
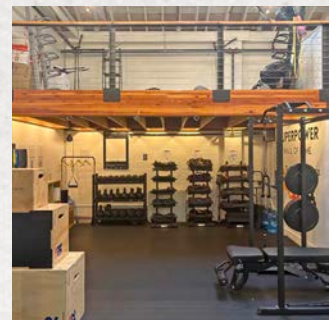
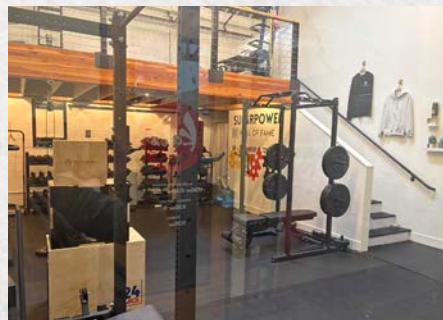
TRAFFIC COUNTS

N Williams Ave | 14,207 ADT ('25)



HIGHLIGHTS

- This close-in, central North Portland location is situated in the heart of thriving North Williams neighborhood.
- Iconic, character-rich, vintage warehouse building featuring high wooden bow truss ceilings.
- Great co-tenancy with established building tenants: eem, Kayo's Ramen Bar, EaT Oyster Bar, Superpower Studios, Alchemy, SpielWerk Toys, Mamma Khouris and Circle Round.
- Signage opportunities at the N Williams and N Failing entries.
- Available now!



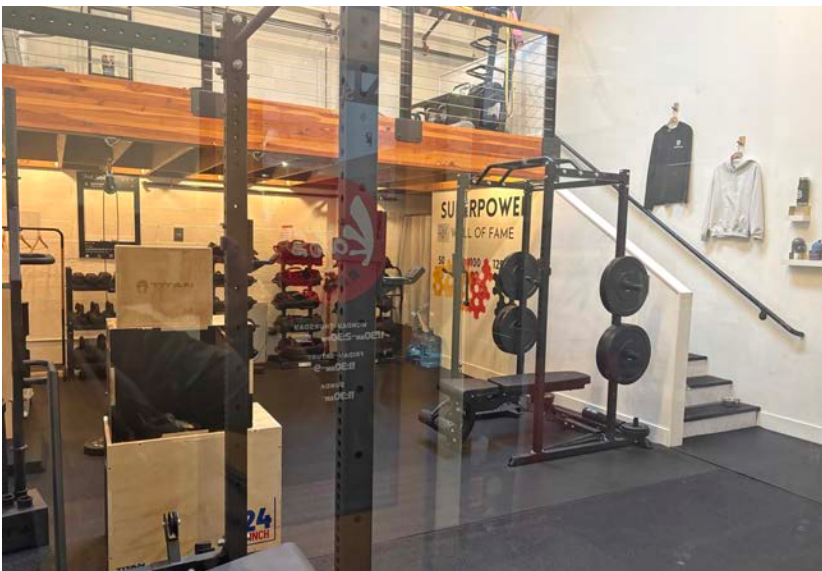
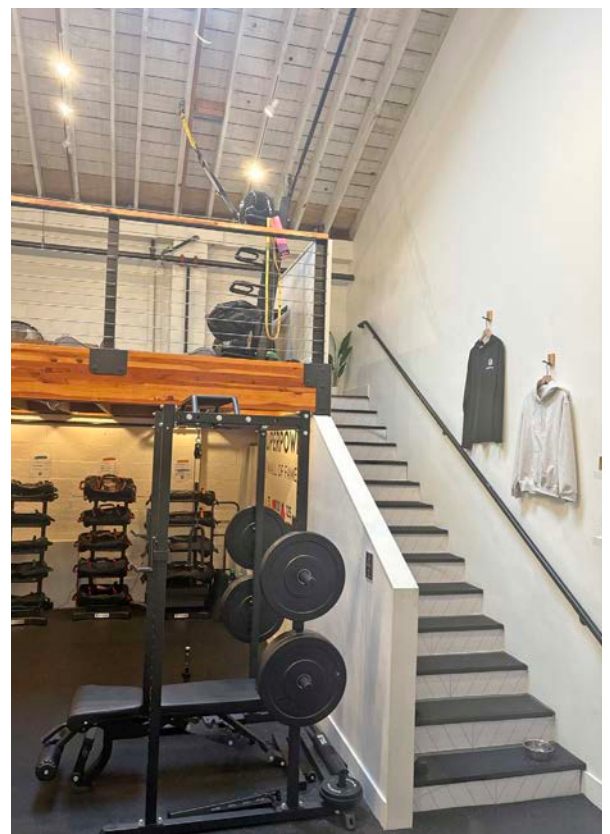
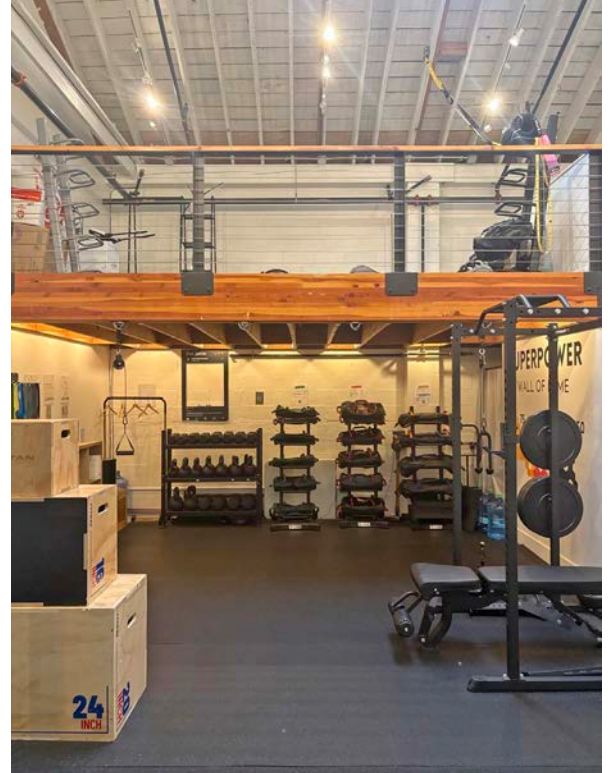
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PHOTOS

HUB BUILDING

3808 N WILLIAMS ST
PORTLAND, OR



HUB BUILDING
3808 N WILLIAMS AVE
PORTLAND, OR

THE WILMORE
75 UNITS
+ RETAIL

PELTON
APARTMENTS
265 UNITS
+ RETAIL

SOLACE
APARTMENTS

SOLACE
APARTMENTS

ASCEND
95 UNITS
+ RETAIL

3818 N VANCOUVER
PROPOSED
2 STORY OFFICE

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL

ONE NORTH
116,000 SF
OFFICE + RETAIL
200 EMPLOYEES

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

DAWSON PARK

6-336 ADT (25)

11-165 ADT (25)

14-207 ADT (25)

11-553 ADT (25)

8-784 ADT (25)

one medical

iQ CREDIT UNION

Stellas

THRONE

HAND + STONE

MATADOR

sit still.

Jinju PATISSERIE

4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL

PRISM FIT

Lua

FLOW IN THE CITY

SOOL KOREAN
KITCHEN

ARETE
4 STORY
+ RETAIL

LIFE CHANCE
CHRISTIAN
CENTER

Whole Bowl

Bread & Honey
Bakery

treehouse

GoHealth
URGENT CARE

crumbl

unitus

MudBay

FARGO

HELLO PHO,
BANH MI & BOBA

ZEAL LOFTS

WILLIAMS COFFEE
HOUSE

DAWSON PARK

endetta

220 Salon

THE MASON
WILLIAMS
76 UNITS + RETAIL

XLB

PARALLAX
64 UNITS
+ RETAIL

the ceirey

Skylar Nails & Spa

BLACKTHORN
CATERING

ORA ET LABOR

3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/
RETAIL

SITE

Two Rivers

Manana Kiosk

Sushi Hada

CLOAK & DAGGER

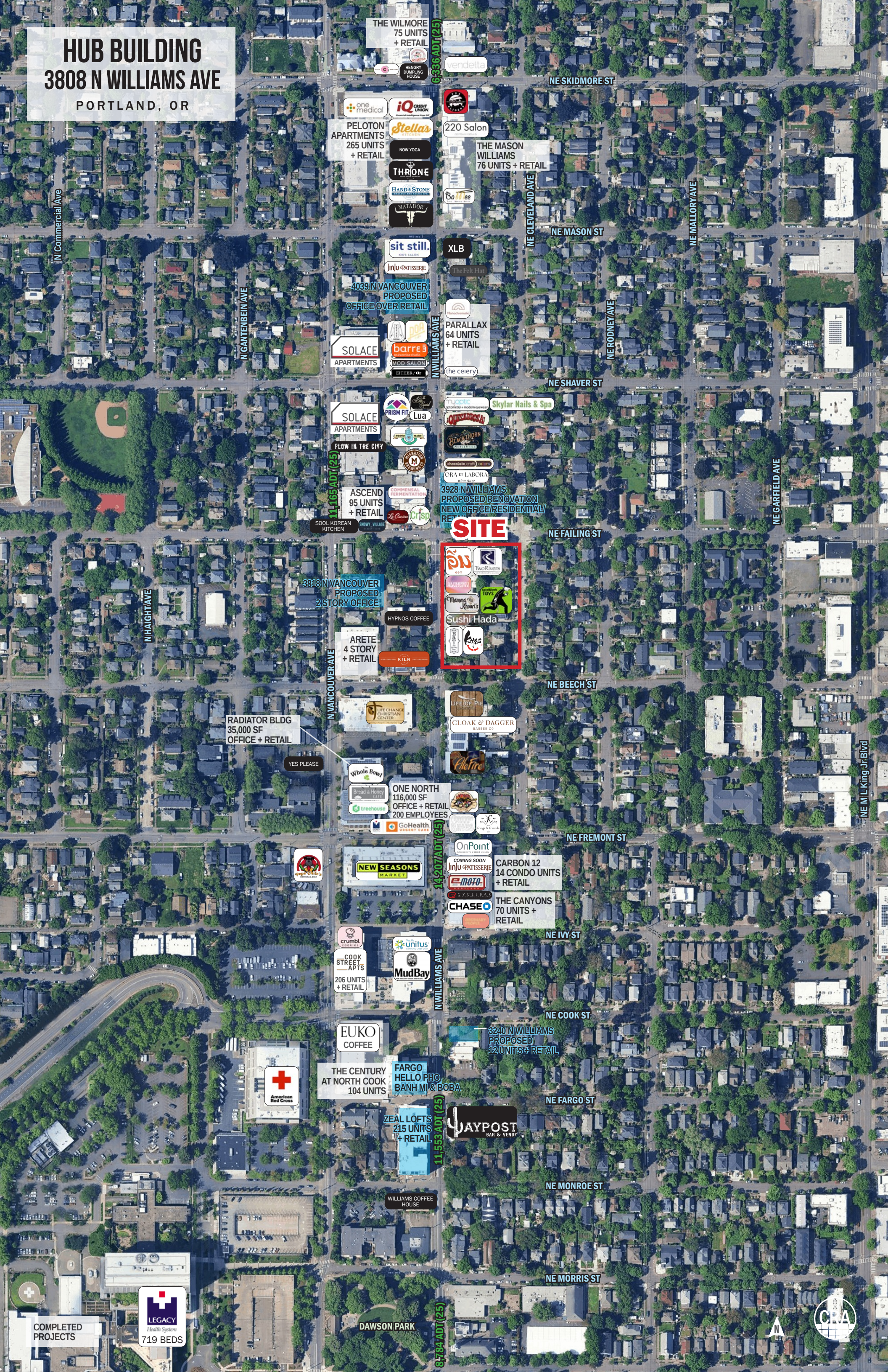
OnPoint

CARBON 12
14 CONDO UNITS
+ RETAIL

THE CANYONS
70 UNITS +
RETAIL

3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL

JAYPOST
BAR & VENUE





DEMOGRAPHIC SUMMARY

HUB BUILDING

3808 N WILLIAMS ST

PORTLAND, OR

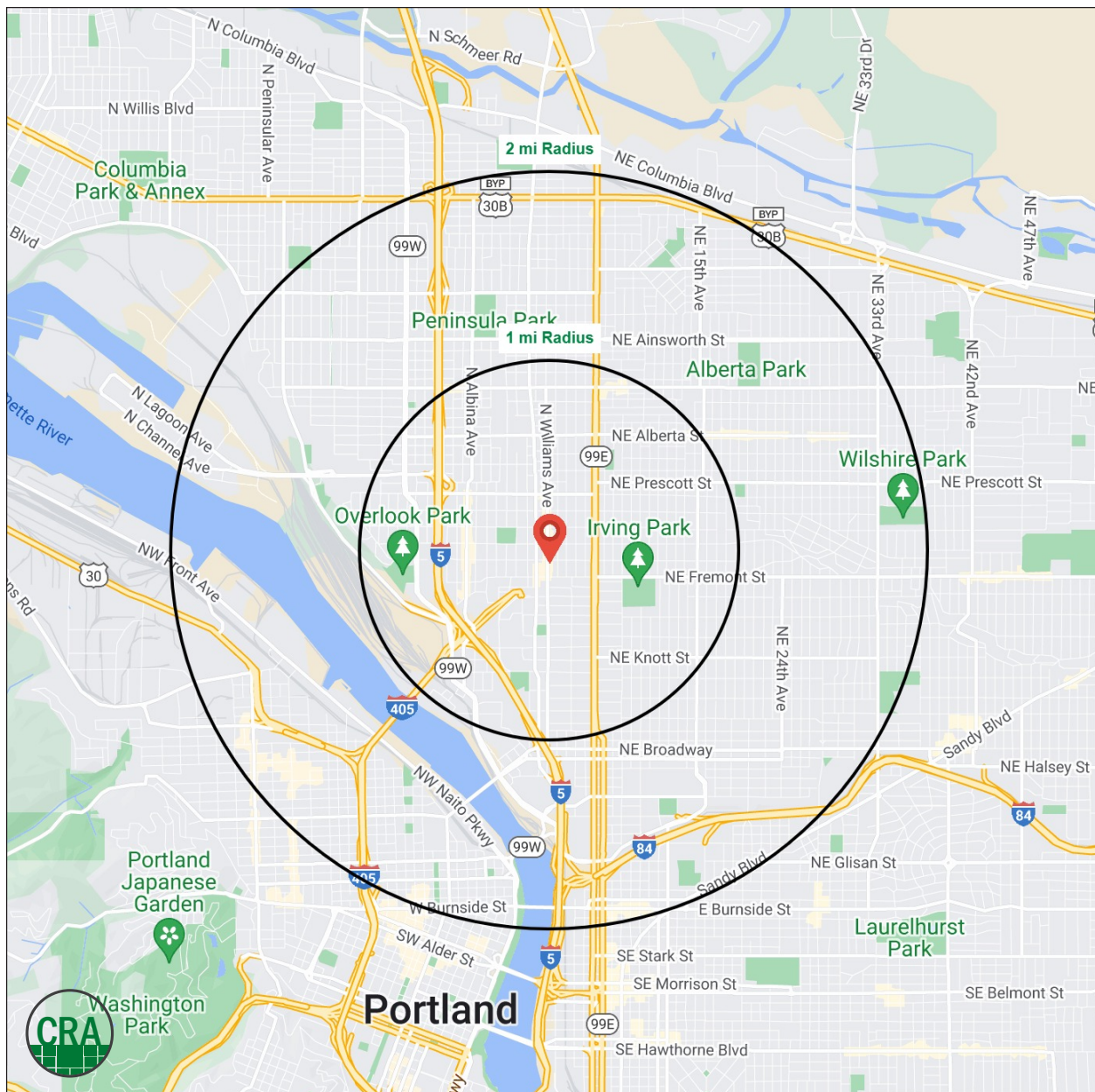
Source: Regis - SitesUSA (2026)	1 MILE	2 MILE
Estimated Population 2026	30,074	118,408
Estimated Households	14,308	58,912
Average HH Income	\$147,584	\$142,378
Median Home Value	\$695,247	\$684,330
Daytime Demographics 16+	26,863	126,002
Some College or Higher	81.5%	83.8%

\$147,584

Average Household Income
1 MILE RADIUS

36

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: 45.5502/-122.6664

3808 N Williams Ave Portland, OR 97227	1 mi radius	2 mi radius
Population		
2026 Estimated Population	30,074	118,408
2031 Projected Population	30,654	119,759
2020 Census Population	30,920	110,585
2010 Census Population	23,064	86,523
Projected Annual Growth 2026 to 2031	0.4%	0.2%
Historical Annual Growth 2010 to 2026	1.9%	2.3%
2026 Median Age	36.0	38.1
Households		
2026 Estimated Households	14,308	58,912
2031 Projected Households	14,570	60,209
2020 Census Households	13,363	53,446
2010 Census Households	9,992	40,210
Projected Annual Growth 2026 to 2031	0.4%	0.4%
Historical Annual Growth 2010 to 2026	2.7%	2.9%
Race and Ethnicity		
2026 Estimated White	68.1%	71.8%
2026 Estimated Black or African American	13.3%	9.2%
2026 Estimated Asian or Pacific Islander	5.1%	6.0%
2026 Estimated American Indian or Native Alaskan	0.8%	0.9%
2026 Estimated Other Races	12.6%	12.2%
2026 Estimated Hispanic	11.1%	11.1%
Income		
2026 Estimated Average Household Income	\$147,584	\$142,378
2026 Estimated Median Household Income	\$104,411	\$106,968
2026 Estimated Per Capita Income	\$70,597	\$71,263
Education (Age 25+)		
2026 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	3.9%	2.6%
2026 Estimated High School Graduate	13.9%	12.3%
2026 Estimated Some College	13.7%	15.3%
2026 Estimated Associates Degree Only	4.7%	5.5%
2026 Estimated Bachelors Degree Only	37.5%	37.2%
2026 Estimated Graduate Degree	25.5%	25.9%
Business		
2026 Estimated Total Businesses	2,341	9,820
2026 Estimated Total Employees	19,753	94,943
2026 Estimated Employee Population per Business	8.4	9.7
2026 Estimated Residential Population per Business	12.8	12.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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