

The Canyons Alley

UNIQUE PEDESTRIAN ALLEY
IN THE HEART OF
THE WILLIAMS CORRIDOR

FOR LEASE



Walk Score

93

Bike Score

100

Transit Score

53

ADDRESS

3450 N Williams Avenue, Portland, Oregon 97227
N Williams & Ivy

AVAILABLE SPACE

504 RSF - 2,855 RSF

LEASE RATES

Retail 3-4 (504 SF):

- Shorter term (6 months to 1 year): \$1,600/Month all-in (plus utilities)
- Longer term (3 to 5 years): \$35/SF/YR, plus NNN (\$6.50/SF/YR), \$9/SF/YR for exclusive patio area (125 SF) and utilities (Total = \$1,836.75/Month + utilities)

Retail 12-15, 17: \$32-34/SF NNN

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!
- The ground floor features a combination of storefront retail fronting Williams and Ivy ranging from 677 - 2,855 RSF and unique affordable micro-retail storefronts for 504 RSF 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 like-minded businesses.
- Located in the established N. Williams District with a vibrant mix of dense residential, creative office and bustling retail and food/beverage.
- Chase Bank, CycleBar, Hamono Sushi (opening soon!). Other tenants include GC Wines, Lagom, Stoke Physical Therapy, Ordinary People, Allison Rosecast-Florist Tattoo, Ruysch and Matsis Smith Salon.
- Nearby retail includes New Seasons Market, Happy Cup, OnPoint Credit Union, Mud Bay, Unitus Credit Union and more.
- Available now!



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THE CANYONS ALLEY

3450 N WILLIAMS AVE

PORTLAND, OR



- THE WILMORE 75 UNITS + RETAIL
- PELTON APARTMENTS 265 UNITS + RETAIL
- THE MASON WILLIAMS 76 UNITS + RETAIL
- 4039 N VANCOUVER PROPOSED OFFICE OVER RETAIL
- PARALLAX 64 UNITS + RETAIL
- 3928 N WILLIAMS PROPOSED RENOVATION NEW OFFICE/RESIDENTIAL/RETAIL
- 3818 N VANCOUVER PROPOSED 2 STORY OFFICE
- WILLIAMS 37 UNDER CONSTRUCTION MIXED-USE 30 UNITS
- ARETE 4 STORY + RETAIL
- RADIATOR BLDG 35,000 SF OFFICE + RETAIL
- ONE NORTH 116,000 SF OFFICE + RETAIL 200 EMPLOYEES
- CARBON 12 14 CONDO UNITS + RETAIL
- THE CANYONS 70 UNITS + RETAIL
- 3240 N WILLIAMS PROPOSED 12 UNITS + RETAIL
- VC FARGO UNDER CONSTRUCTION 7 STORY + RETAIL
- ZEAL LOFTS UNDER CONSTRUCTION 215 UNITS + RETAIL
- THE CENTURY AT NORTH COOK 104 UNITS
- THE PEOPLE'S PIG

SITE

COMPLETED PROJECTS



6-349 ADT (22)
11-127 ADT (22)
14-129 ADT (22)
11-633 ADT (22)
11-909 ADT (22)

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 MILKING 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

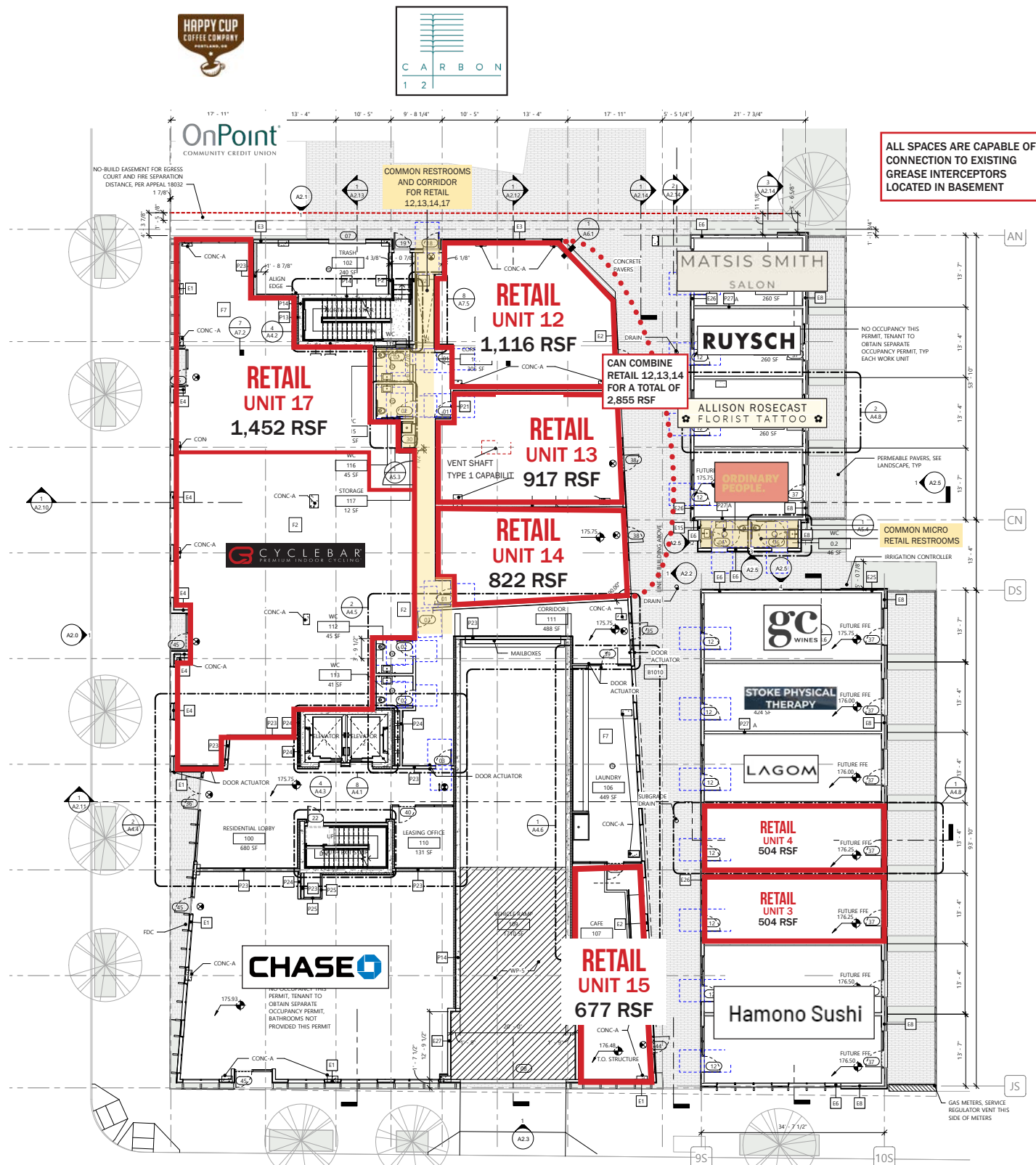
NE MORRIS ST

DAWSON PARK



NEW SEASONS
MARKET

N WILLIAMS AVENUE

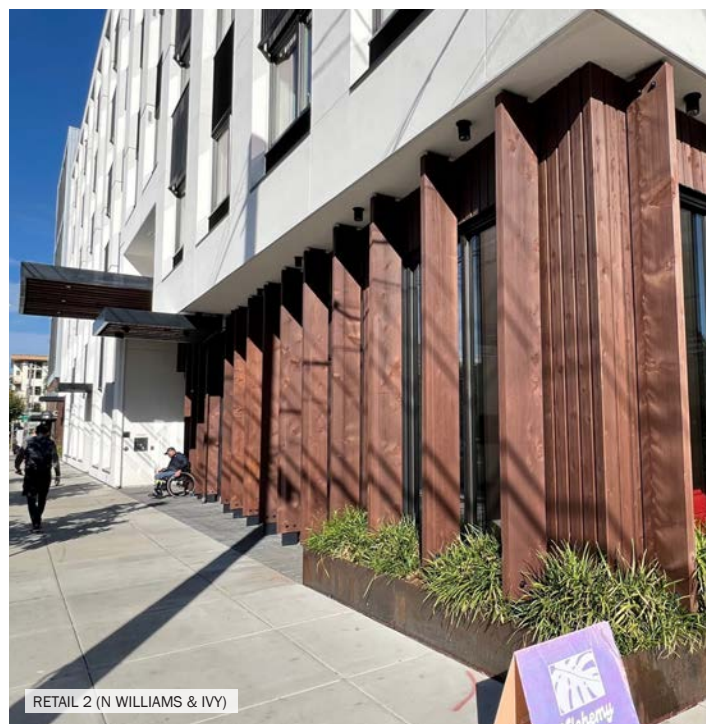


NE IVY STREET

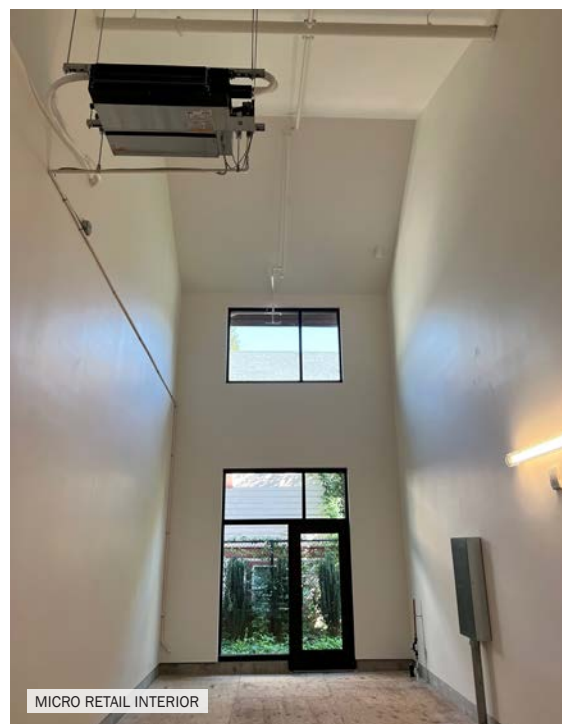




RETAIL 1 FRONTING N WILLIAMS



RETAIL 2 (N WILLIAMS & IVY)



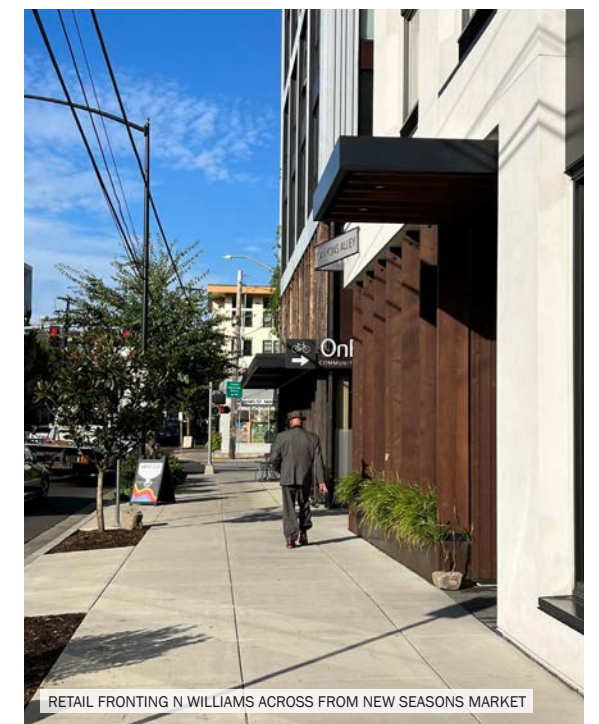
MICRO RETAIL INTERIOR



CANYONS ALLEY



CANYONS ALLEY



RETAIL FRONTING N WILLIAMS ACROSS FROM NEW SEASONS MARKET

THE CANYONS ALLEY

3450 N WILLIAMS AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

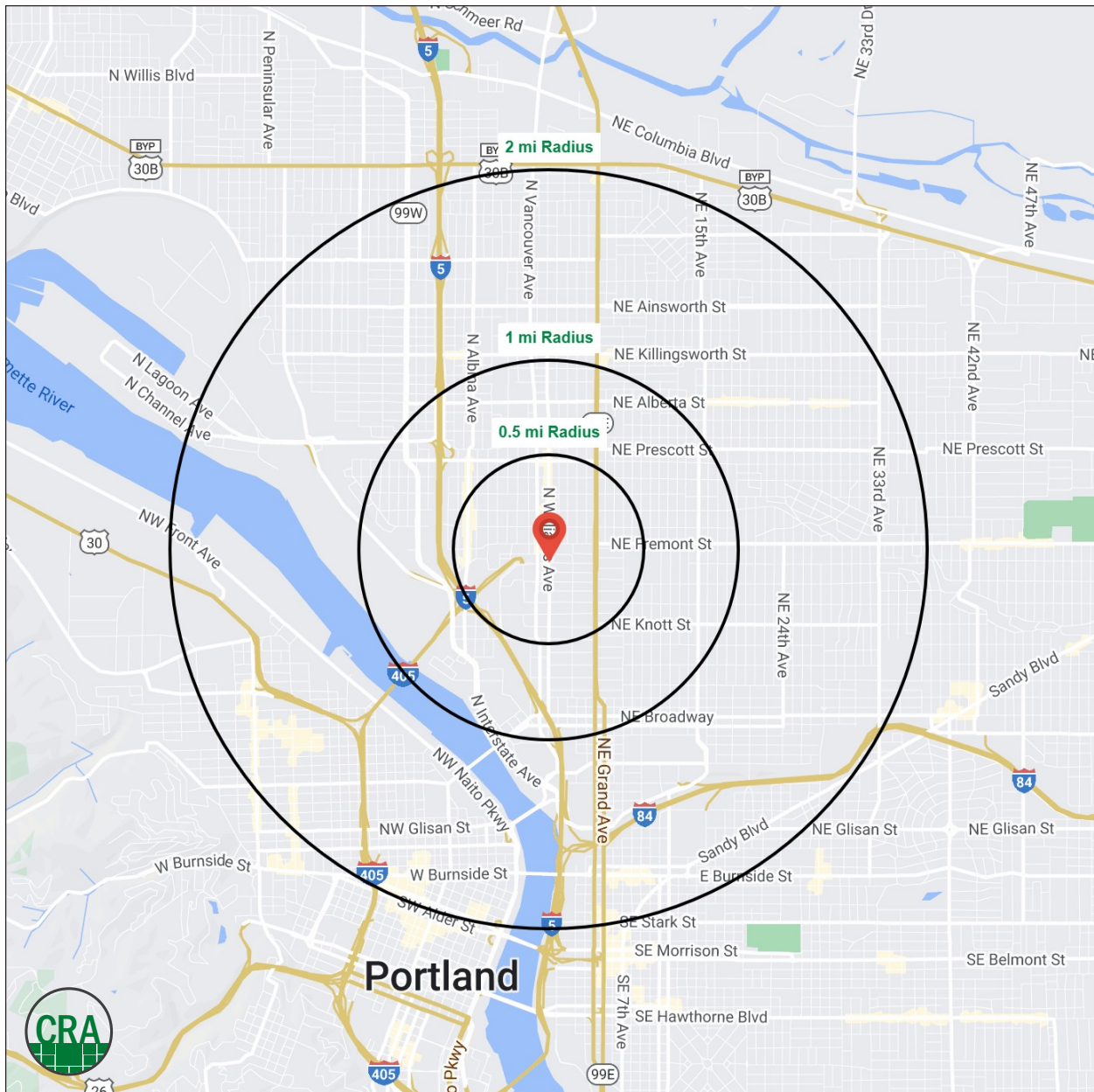
Source: Regis - SitesUSA (2023)	½ MILE	1 MILE	2 MILE
Estimated Population 2023	10,209	29,527	114,406
Projected Population 2028	11,563	31,311	121,532
Average HH Income	\$150,617	\$148,877	\$137,940
Median Home Value	\$543,678	\$603,487	\$608,847
Daytime Demographics 16+	10,866	24,995	138,152
Some College or Higher	89.1%	84.9%	86.5%

\$603,487

Median Home Value
1 MILE RADIUS

35.0

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5477/-122.6665

3450 N Williams Ave Portland, OR 97227	0.5 mi radius	1 mi radius	2 mi radius
Population			
2023 Estimated Population	10,209	29,527	114,406
2028 Projected Population	11,563	31,311	121,532
2020 Census Population	9,889	29,536	113,613
2010 Census Population	5,837	21,710	88,433
Projected Annual Growth 2023 to 2028	2.7%	1.2%	1.2%
Historical Annual Growth 2010 to 2023	5.8%	2.8%	2.3%
2023 Median Age	33.5	35.0	37.2
Households			
2023 Estimated Households	4,541	13,130	57,385
2028 Projected Households	5,208	14,088	61,421
2020 Census Households	4,339	12,942	56,367
2010 Census Households	2,547	9,577	42,260
Projected Annual Growth 2023 to 2028	2.9%	1.5%	1.4%
Historical Annual Growth 2010 to 2023	6.0%	2.9%	2.8%
Race and Ethnicity			
2023 Estimated White	63.8%	68.3%	73.1%
2023 Estimated Black or African American	16.0%	13.3%	8.6%
2023 Estimated Asian or Pacific Islander	4.8%	4.5%	5.5%
2023 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
2023 Estimated Other Races	14.4%	13.0%	12.0%
2023 Estimated Hispanic	10.3%	11.4%	11.4%
Income			
2023 Estimated Average Household Income	\$150,617	\$148,877	\$137,940
2023 Estimated Median Household Income	\$96,431	\$100,711	\$100,352
2023 Estimated Per Capita Income	\$67,281	\$66,569	\$69,674
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	0.7%	0.9%
2023 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.0%	2.1%
2023 Estimated High School Graduate	8.6%	12.4%	10.5%
2023 Estimated Some College	11.8%	13.8%	15.8%
2023 Estimated Associates Degree Only	4.9%	4.9%	5.1%
2023 Estimated Bachelors Degree Only	42.2%	38.6%	39.2%
2023 Estimated Graduate Degree	30.1%	27.5%	26.3%
Business			
2023 Estimated Total Businesses	754	2,107	11,694
2023 Estimated Total Employees	9,060	18,848	110,477
2023 Estimated Employee Population per Business	12.0	8.9	9.4
2023 Estimated Residential Population per Business	13.5	14.0	9.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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