

FOR LEASE

ZEAL LOFTS RETAIL

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



ADDRESS

3185 N Williams Avenue | Portland, OR 97227
N Williams between Monroe & Fargo

AVAILABLE SPACE

1,527–2,587 SF

LEASE RATES

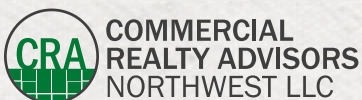
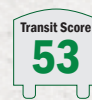
Please call for details

TRAFFIC COUNTS

N Williams Ave | 11,633 ADT ('22)

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.
- Completion early fall 2023.



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ZEAL LOFTS RETAIL

3185 N WILLIAMS AVE

PORTLAND, OR



SITE

COMPLETED PROJECTS



11,909 ADT (22)

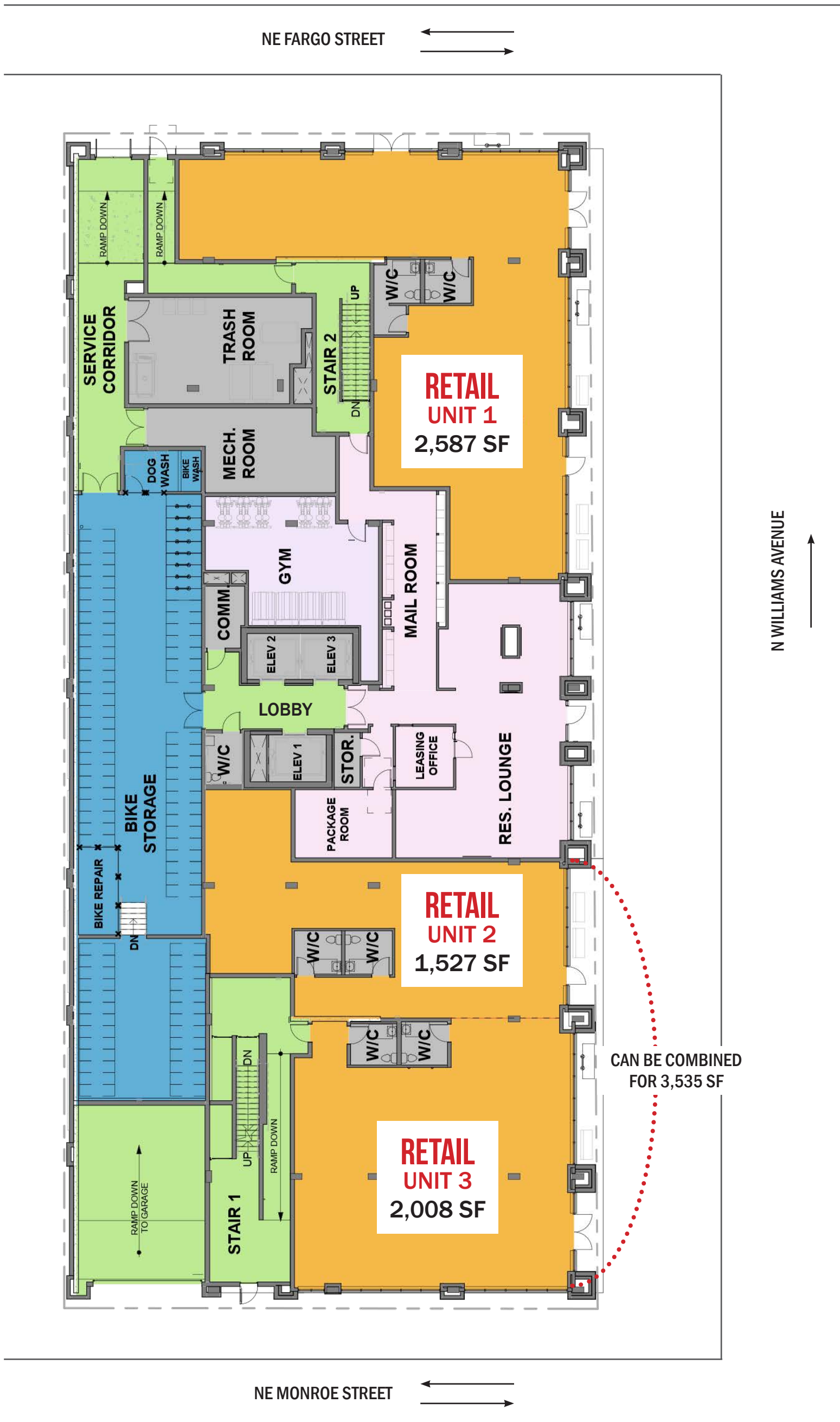
14,129 ADT (22)

11,127 ADT (22)

6,349 ADT (22)

ZEAL LOFTS RETAIL
3185 N WILLIAMS AVE
PORTLAND, OR

SITE PLAN



ZEAL LOFTS RETAIL

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RENDERINGS



ZEAL LOFTS RETAIL

3185 N WILLIAMS AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

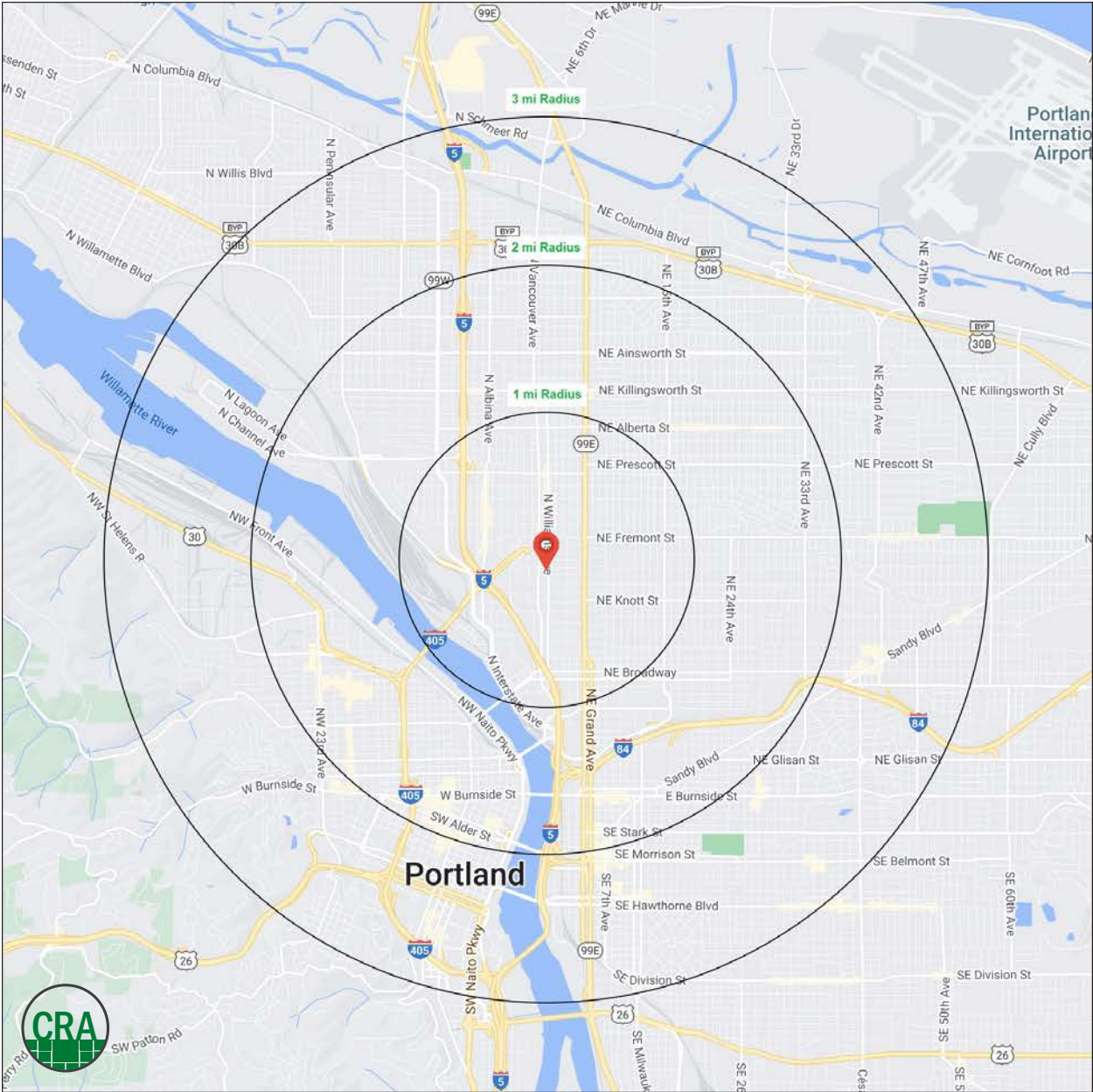
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	28,616	115,676	210,571
Projected Population 2028	30,269	122,717	221,436
Average HH Income	\$148,586	\$134,645	\$134,283
Median Home Value	\$608,823	\$612,865	\$616,029
Daytime Demographics 16+	25,630	150,444	276,249
Some College or Higher	85.0%	86.4%	86.5%

\$148,586

Average Household Income
1 MILE RADIUS

35.2

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: 45.546/-122.6668

Zeal Lofts Retail Portland, OR 97227	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	28,616	115,676	210,571
2028 Projected Population	30,269	122,717	221,436
2020 Census Population	28,600	115,159	210,721
2010 Census Population	20,763	89,547	175,330
Projected Annual Growth 2023 to 2028	1.2%	1.2%	1.0%
Historical Annual Growth 2010 to 2023	2.9%	2.2%	1.5%
2023 Median Age	35.2	37.2	37.6
Households			
2023 Estimated Households	12,902	59,218	106,706
2028 Projected Households	13,795	63,273	113,121
2020 Census Households	12,712	58,365	105,541
2010 Census Households	9,320	43,869	85,263
Projected Annual Growth 2023 to 2028	1.4%	1.4%	1.2%
Historical Annual Growth 2010 to 2023	3.0%	2.7%	1.9%
Race and Ethnicity			
2023 Estimated White	68.7%	73.3%	74.4%
2023 Estimated Black or African American	12.8%	8.3%	6.8%
2023 Estimated Asian or Pacific Islander	4.7%	5.6%	6.3%
2023 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2023 Estimated Other Races	13.0%	12.0%	11.7%
2023 Estimated Hispanic	11.4%	11.5%	10.9%
Income			
2023 Estimated Average Household Income	\$148,586	\$134,645	\$134,283
2023 Estimated Median Household Income	\$100,599	\$98,019	\$99,213
2023 Estimated Per Capita Income	\$67,381	\$69,446	\$68,497
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	0.9%	1.5%
2023 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.1%	1.9%
2023 Estimated High School Graduate	12.2%	10.6%	10.0%
2023 Estimated Some College	13.9%	16.0%	16.6%
2023 Estimated Associates Degree Only	5.0%	5.1%	5.3%
2023 Estimated Bachelors Degree Only	38.8%	39.1%	38.7%
2023 Estimated Graduate Degree	27.5%	26.3%	25.9%
Business			
2023 Estimated Total Businesses	2,074	12,852	23,591
2023 Estimated Total Employees	19,544	122,263	222,034
2023 Estimated Employee Population per Business	9.4	9.5	9.4
2023 Estimated Residential Population per Business	13.8	9.0	8.9

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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