

The Canyons Alley

UNIQUE PEDESTRIAN ALLEY
IN THE HEART OF
THE WILLIAMS CORRIDOR
FOR LEASE

Walk Score
94

Bike Score
100

Transit Score
52



ADDRESS

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

AVAILABLE SPACE & LEASE RATES

LEASE TERM:	1 YEAR	2 YEAR	3 YEAR
Micro Retail/Café/Bar 1 - 652 RSF	Call for details		
Micro Retail/Café/Bar 2 - 629 RSF	Call for details		
Micro Retail 6 - 629 RSF	\$1,600/mo	\$1,550/mo	\$1,500/mo
Micro Retail 7 - 673 RSF + 200 SF Open Mezzanine	\$1,850/mo	\$1,800/mo	\$1,750/mo
Micro Retail 8 - 415 RSF + 143 SF Open Mezzanine	\$1,100/mo	\$1,050/mo	\$1,000/mo
Retail 14 - 822 RSF	\$1,950/mo	\$1,900/mo	\$1,850/mo
Retail 17 - 1,452 RSF	Call for details		

- Above rents are for "as is" condition modified gross. Tenant responsible for utilities.
- Rent Increase: 3% annual increase for lease term longer than 1 year.
- Landlord offering one month of free rent per year of term.

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 storefront retail fronting Williams and unique affordable micro-retail storefronts 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 likeminded businesses.
- Located in the established N. Williams District with a vibrant mix of dense residential, creative office and bustling retail and food/beverage.
- Join Chase Bank, CycleBar, eMoto, Lagom, Portmauteau Flowers, Allison Rosecast-Florist Tattoo, Matsis Smith Salon, Presso and Spring Wellness.
- Nearby retail includes New Seasons Market, OnPoint Credit Union, Mud Bay, Unitus Credit Union, Jinju (coming soon) and more.
- Most spaces are now in move-in ready condition with HVAC, electrical outlets, lighting, walls primed (ready for Tenant's paint), etc.! Units 1 & 2 are partially built-out but not in move-in ready condition. Retail 7 includes stunning, modern micro office/service space that includes open-air mezzanine, small kitchenette/prep area with additional hand sink/prep area.**

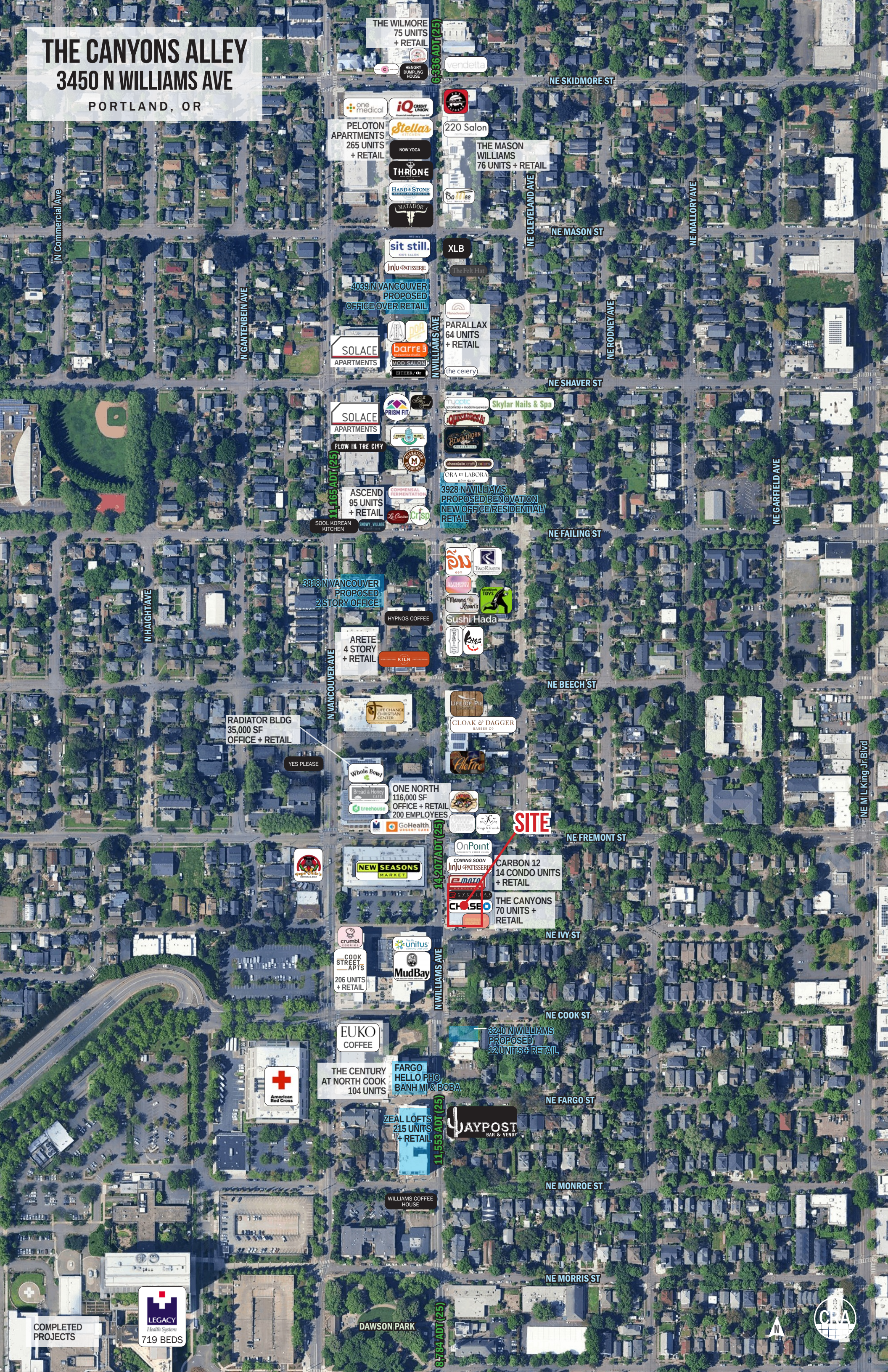


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THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR



THE WILMORE
75 UNITS
+ RETAIL
6-336 ADT (25)

PELTON
APARTMENTS
265 UNITS
+ RETAIL
one medical
iQ CREDIT UNION
Stellas
NOW YOGA
THRONE
HAND + STONE
MATADOR

220 Salon
THE MASON
WILLIAMS
76 UNITS + RETAIL
Ba7tee

SOLACE
APARTMENTS
4039 N VANCOUVER
PROPOSED
OFFICE OVER RETAIL
sit still.
Jinju PATISSERIE
SOLACE
APARTMENTS
PRISM FIT
FLOW IN THE CITY
ASCEND
95 UNITS
+ RETAIL
SOOL KOREAN
KITCHEN
SNOW VILLAGE
COMMENSAL
CATERING
L.C. CAFE
Crisp

XLB
The Felt Hat
PARALLAX
64 UNITS
+ RETAIL
the ceirey

SOLACE
APARTMENTS
3818 N VANCOUVER
PROPOSED
2 STORY OFFICE
ARETE
4 STORY
+ RETAIL
HYPNOS COFFEE
LIFE CHANCE
CHRISTIAN
CENTER
Whole Bowl
Bread & Honey
treehouse
GoHealth
URGENT CARE

NE SHAFER ST
Skylar Nails & Spa
BLACK THORN
CATERING
ORA ET LABOR
3928 N WILLIAMS
PROPOSED RENOVATION
NEW OFFICE/RESIDENTIAL/
RETAIL

RADIATOR BLDG
35,000 SF
OFFICE + RETAIL
YES PLEASE
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

NE FAILING ST
SUSHI HADA
CLOAK & DAGGER
Aletre
OnPoint
COMING SOON
Jinju PATISSERIE
CRISO

ARETE
4 STORY
+ RETAIL
HYPNOS COFFEE
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+ RETAIL
WILLIAMS COFFEE
HOUSE
DAWSON PARK

NE FREMONT ST
CARBON 12
14 CONDO UNITS
+ RETAIL
THE CANYONS
70 UNITS +
RETAIL
NE IVY ST
NE COOK ST
3240 N WILLIAMS
PROPOSED
12 UNITS + RETAIL
NE FARGO ST
NE MONROE ST
NE MORRIS ST

COOK STREET
APTS
206 UNITS
+ RETAIL
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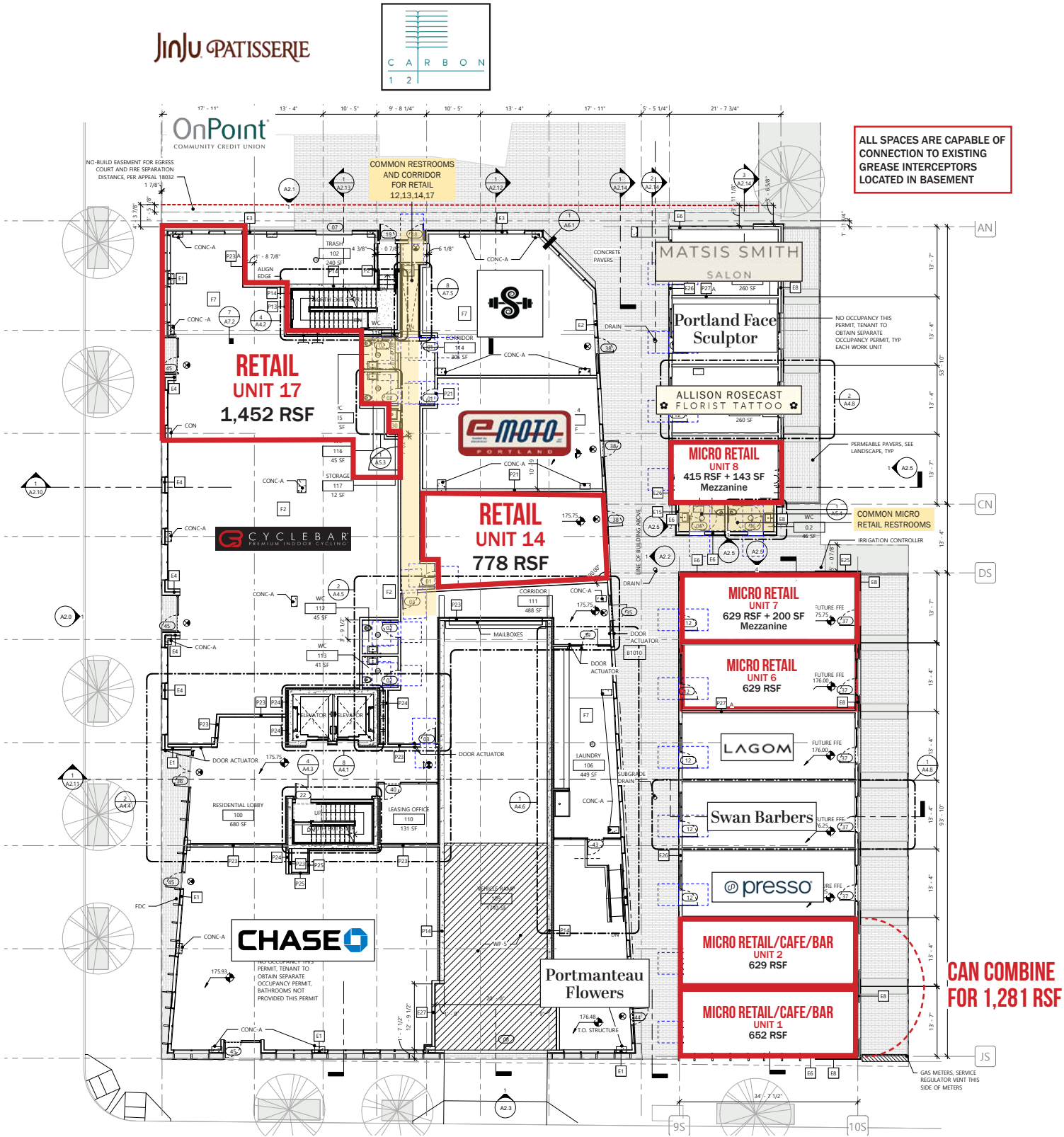
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SITE PLAN

THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR

NEW SEASONS
MARKET

N WILLIAMS AVENUE



NE IVY STREET

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

EXTERIOR PHOTOS

THE CANYONS ALLEY
3450 N WILLIAMS AVE
PORTLAND, OR



INTERIOR PHOTOS

THE CANYONS ALLEY
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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%

\$637,669

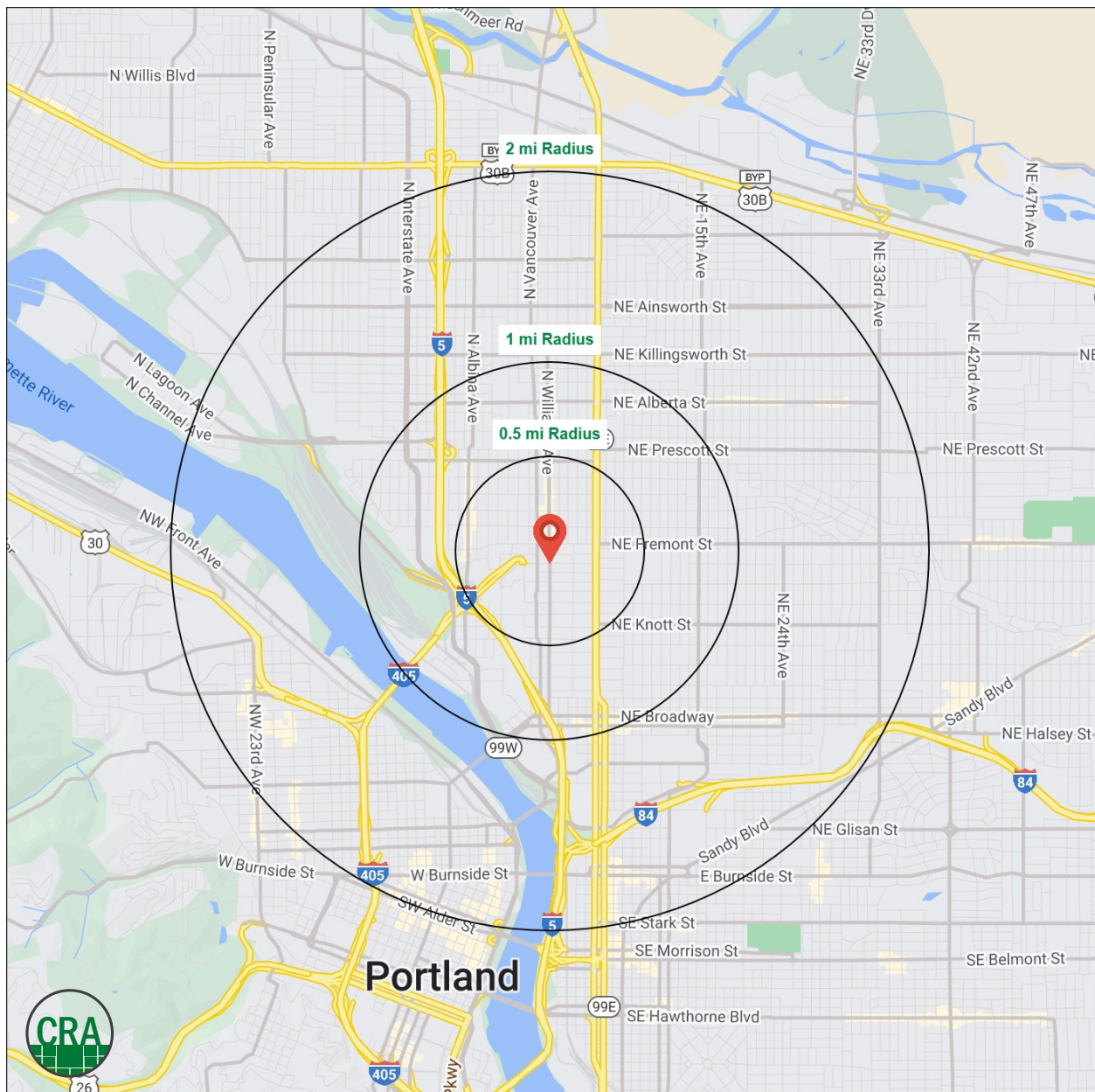
Median Home Value

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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