

FOR LEASE

URBAN
WORKS

SECOND GENERATION CAFE SPACE

AVAILABLE NOVEMBER 1, 2026

PLEASE DO NOT DISTURB CURRENT TENANT

SPACE | 1,500 SF



3290 N VANCOUVER AVE

CHARLOTTE LARSON | 503.228.3165 | clarson@urbanworksrealestate.com
urbanworksrealestate.com

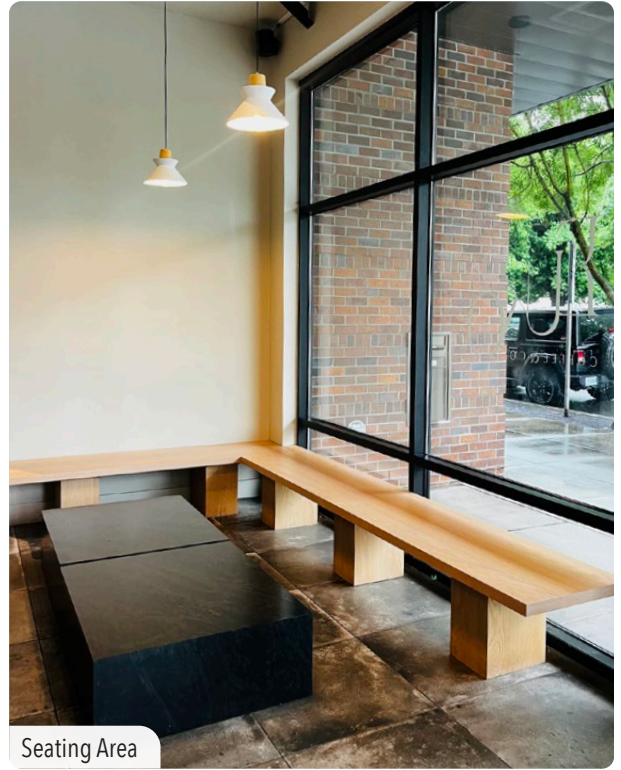
THE CENTURY



Bar Seating



Corner Window Line



Seating Area



Address	Area
3290 N Vancouver Ave	N Williams District
Space	Timing
1,500 SF	November 1, 2026
Uses	
Second Generation Cafe	

Space Features	
• Corner window line	• Grease interceptor
• Beautiful bar area	• Strong traffic counts



NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2026 Population	2,893	9,207	27,389
Total Employees	1,160	9,853	19,256
Total Businesses	109	802	2,037
Median Household Income	\$88,995	\$86,591	\$98,354
Median Age	33.6	33.9	36
Any College	84%	81.3%	80.9%



INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.