


PORTLAND FOOD HALL BUILDING

Downtown Investment Property

827 SW 2ND AVE, PORTLAND, OR 97204

 Kidder
Mathews



\$1.5M

SALE PRICE

9.59%

TODAY

\$194

PER SF

7,731

SQUARE FEET

INVESTMENT OVERVIEW

This offering provides an **INVESTOR** the opportunity to purchase the historical Michael G. Building, an iconic structure in the middle of Portland's downtown food scene and home to one of the city's most thriving food halls, *The Portland Food Hall*. Fully leased by popular restaurant/bar operators who provide an array of delicious food and beverage options at street level, together with a beautifully furnished top floor office (which can be used by the Buyer or leased for additional income), the building provides an immediate and attractive income stream for a hungry investor or an **OWNER-USER** of the 2nd floor office.



PROPERTY DETAILS

| | |
|------------------------|--|
| THE MICHAEL G BUILDING | 827 SW 2nd Ave Portland, OR 97204 |
| PRICE | \$1,500,000 |
| PRICE PER SF | \$194 |
| APPROX. SF | 7,731 SF |
| LAND AREA | 3,197 SF |
| YEAR BUILT | 1898 |
| YEARS UPDATED | 1985 & 2015 |
| CONFIGURATION | 2 floors with basement |
| STRUCTURE | Brick and beam augmented with steel bracing components |
| ELEVATOR | One (1) hydraulic elevator services the 1st and 2nd floors |
| SUBMARKET | Portland Central Business District |
| EXPOSURE | Mid-block facing east onto SW 2nd Ave |
| YEAR BUILT / RENOVATED | 1898 / 1985 & 2015 |
| ZONING | CX - Central Commercial |
| PROPERTY ID | R245984 |

BUILDING HIGHLIGHTS

The Michael G building was originally constructed in 1898 for the purpose of serving as a boarding house and hotel before eventually transitioning into commercial retail functions years later. With a full building update having been completed in 1985 and again in 2015, the building now enjoys updated systems, structural enhancements, and an interior that includes exposed brick and beam work, sandblasted timbers, and an overall warm and inviting atmosphere that attracts thousands of patrons to its food hall operation each year.

BUILDING CONFIGURATION

Ground & Mezzanine

Fully leased Food Hall with (6) total operators, including a full bar and seating on ground floor, with additional seating in an expansive mezzanine area which looks out and over the entire food hall.

Top Floor

Beautifully finished office space with 12' ceiling heights, all new commercial grade lighting, full kitchen/break area, and an abundance of light throughout as a result of tall operable window configurations and two prominent light wells. Space is also elevator served with two bathrooms and a shower.

Basement

Area accommodating storage, trash, grease trap, and utility demarcation functions.

INVESTMENT SUMMARY



TENANT RENT ROLL - TODAY

| Tenant | RSF | Lease Exp | Monthly | Yearly |
|----------------------------|--------------|-----------|--------------------|---------------------|
| RETAIL | | | | |
| Milk + T | 90 | 12/31/24 | \$500.00 | \$6,000.00 |
| Kizuki | 1,451 | 4/30/27 | \$2,956.00 | \$35,472.00 |
| Kizuki Bar | 373 | 4/30/27 | \$1,000.00 | \$12,000.00 |
| Magico | 1,343 | 12/31/24 | \$1,800.00 | \$21,600.00 |
| Whole Bowl | 287 | | \$200.00 | \$2,400.00 |
| Chuki's Grill Hawaiian BBQ | 1,111 | 12/31/25 | \$1,700.00 | \$20,400.00 |
| PDX Coffee Club | 287 | MTM | \$500.00 | \$6,000.00 |
| TOTAL RETAIL INCOME | 4,940 | | \$8,656.00 | \$103,872.00 |
| OFFICE | | | | |
| *Lizard Monitoring (1/3) | 930 | MTM | \$2,090.00 | \$25,080.00 |
| *Cable Hill Market, LLC | 1,861 | 4/30/26 | \$2,000.00 | \$24,000.00 |
| TOTAL OFFICE INCOME | 2,791 | | \$4,090.00 | \$49,080.00 |
| TOTAL RENTAL INCOME | 7,731 | | \$12,746.00 | \$152,952.00 |

*Leases can be terminated if buyer wishes to occupy the top floor office as an owner-user.



INCOME & EXPENSE SUMMARY

| Income | SF | \$/Year | \$/SF |
|---------------------------------|--------------|---------------------|----------------|
| Current Rent | 7,731 | \$152,952 | \$19.78 |
| NNN Reimbursements | | \$82,800 | \$10.71 |
| Effective Gross Income | | \$235,752 | \$30.49 |
| Operating Expenses | | Annual | \$/SF |
| Real Estate Taxes | | \$22,774.40 | \$2.95 |
| Insurance | | \$7,427.00 | \$0.96 |
| Repairs & Maintenance | | \$4,500.00 | \$0.58 |
| Fire, Life Safety | | \$3,126.20 | \$0.40 |
| Electric | | \$15,600.00 | \$2.02 |
| Gas | | \$12,000.00 | \$1.55 |
| Water | | \$12,000.00 | \$1.55 |
| Janitorial | | \$7,200.00 | \$0.93 |
| Trash | | \$7,200.00 | \$0.93 |
| Total Operating Expenses | | \$91,827.60 | \$11.88 |
| NOI | | \$143,924.40 | \$18.62 |
| Price | | \$1,500,000 | |
| Price/SF | | \$194 | |
| Cap Rate | | 9.59% | |

FOOD HALL OPERATORS

Substitutions
BACON \$2
MUSTARD FREE \$2
NO PEPPERONI \$2
NO SAUSAGE \$2
NO SPICY \$2

Sides
MASHED POTATO \$2.99
MASHED POTATO \$2.99
MASHED POTATO \$2.99
MASHED POTATO \$2.99
MASHED POTATO \$2.99

Sandwiches
SPEZARD GRINDER \$15
GAMBIZAN PIZZON \$11
PESTO CHICKEN \$17
CRISPY CHICKEN RAMPAGE \$15
CHICKEN SALAD \$17
ULTIMATE GRILLED CHEESE \$10

Open Wide DEL

Salad & Wrap
SALAD \$10
WRAP \$10

Wings
WINGS \$10







Drinks
DRINKS \$2

WE CATER!!!
PARTIES
OFFICE MEETINGS
PLATTERS



Service counter area with a staff member working behind the counter. A Coca-Cola vending machine is visible on the right. The counter features a menu board and a sign that reads "WE CATER!!! PARTIES OFFICE MEETINGS PLATTERS".

FOOD HALL OPERATORS

| | | | | | |
|---|---|--|---|---|---|
|  |  |  |  |  |  |
| <p>MILK + T</p> | <p>KIZUKI RESTAURANT</p> | <p>MI PUEBLITO MAGICO</p> | <p>CHUKI'S GRILL HAWAIIAN BBQ</p> | <p>KIZUKI BAR</p> | <p>PDX COFFEE CLUB</p> |
| <p>Boba, pearls, tapioca, and bubble teas.</p> | <p>Ramen & Izakaya - Authentic Tokyo style Japanese Ramen. Ready for real Ramen? Kizuki is a small national chain of ramen shops straight out of Japan. Every dish is meticulously made, according to age-old recipes, and this highly successful business is the cornerstone of the food hall.</p> | <p>Traditional Mexican fare. A family-owned restaurant that offers delicious traditional Mexican fare, plus some stand out specialties. In just a short time, this little cafe has cultivated a loyal following among the local lunch crowd.</p> | <p>Chuki's Grill Hawaiian BBQ specialized in delicious selections of plate lunches and other Hawaiian inspired foods using fresh ingredients prepared daily from delicious recipes.</p> | <p>Full service bar open until 9pm.</p> | <p>PDX Coffee Club was founded to bring those with a shared passion for coffee in the city of Portland and beyond together.</p> |

The Portland Food Hall
www.PortlandFoodHall.org

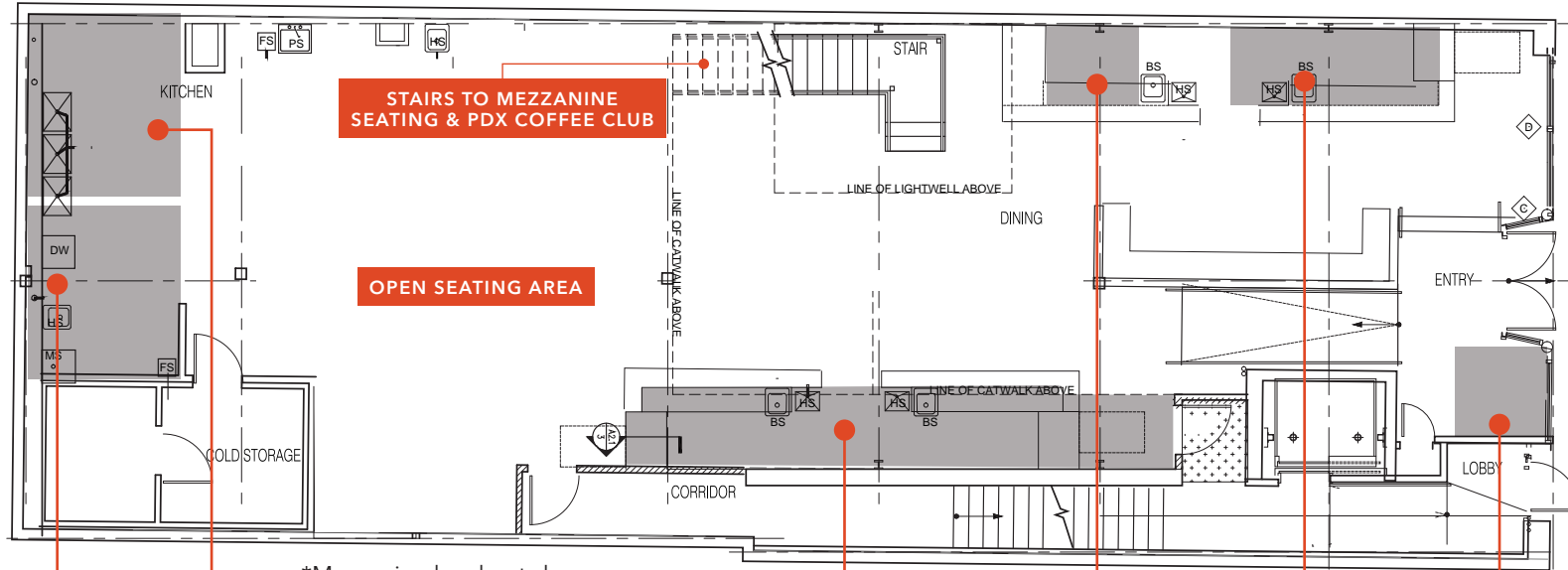
FLOOR PLANS



FLOOR PLANS

GROUND FLOOR (FOOD HALL)

827



*Mezzanine level not show.

CHUKI'S GRILL
HAWAIIAN BBQ

KIZUKI

MAGICO

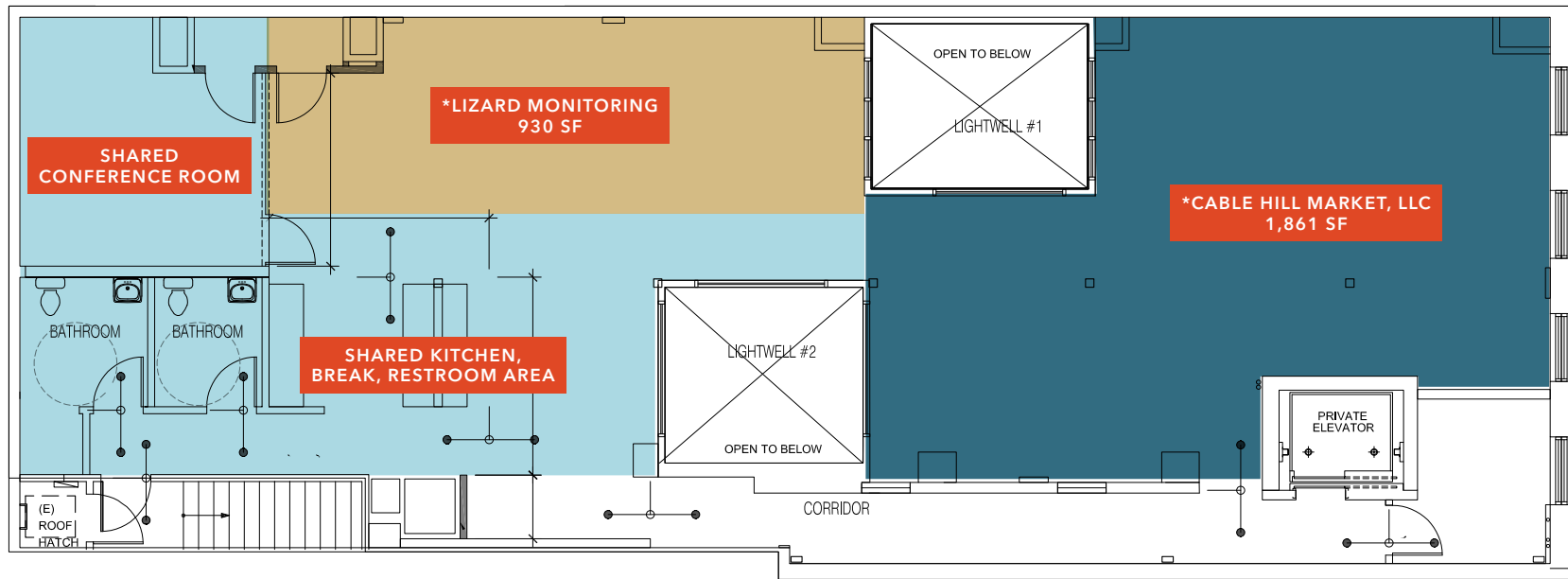
WHOLE BOWL

KIZUKI BAR

MILK + T



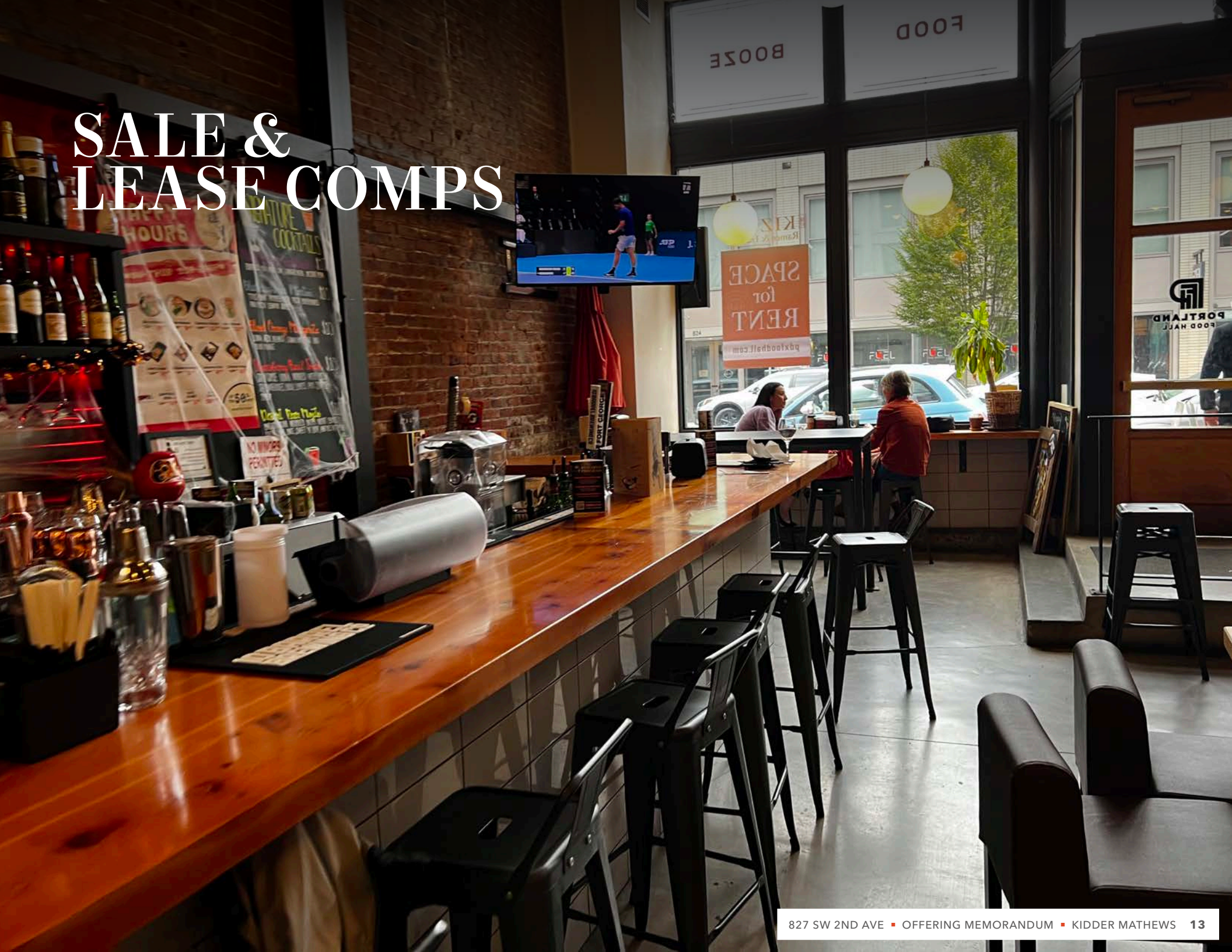
FLOOR PLANS TOP FLOOR (OFFICE)











*One or both tenant leases can be terminated earlier at the buyer's election.



SALE & LEASE COMPS



SALE & LEASE COMPS

| | Property | Built | Sale Date | Sale Price | Price/SF | Building SF |
|----|---|-------|-----------|-------------|----------|-------------|
| |  <p>THE MICHAEL G BUILDING 827 SW 2nd Ave Portland, OR 97222</p> | 1898 | On Market | \$2,195,000 | \$284 | 7,731 |
| 01 |  <p>1137 SW YAMHILL ST Portland OR 97205</p> | 1938 | 1/24/2022 | \$2,140,000 | \$431 | 4,960 |
| 02 |  <p>6 SW 3RD AVE Portland, OR 97204</p> | 1890 | 1/3/2022 | \$1,000,000 | \$300 | 5,000 |
| 05 |  <p>THE TRIDENT BUILDING 209 SW Broadway Portland, OR 97205</p> | 1917 | 2/16/2021 | \$950,000 | \$283 | 3,354 |
| 04 |  <p>219-223 W BURNSIDE ST Portland, OR 97209</p> | 1926 | 3/11/2022 | \$2,023,007 | \$491 | 4,124 |
| 05 |  <p>THE BENNETT BUILDING 338 NW 6th Ave Portland, OR 97209</p> | 1929 | 9/1/2021 | \$1,500,000 | \$300 | 5,000 |
| 06 |  <p>PEARL GRAPHICS CENTER 31-33 NW 9th Ave Portland, OR 97209</p> | 1930 | 7/18/2022 | \$3,400,000 | \$340 | 10,000 |
| 07 |  <p>1222 SW BROADWAY ST Portland, OR 97205</p> | 1947 | 4/19/2022 | \$1,206,000 | \$294 | 4,1000 |

U.S. COURTHOUSE

ONE MAIN PLACE



SUBJECT PROPERTY



WORLD TRADE CENTER III

WORLD TRADE CENTER I

WORLD TRADE CENTER II

SW SALMON ST

TAYLOR ST

SW 1ST AVE

SW YAMHILL ST

SW MORRISON ST

SW 4TH AVE

SW 3RD AVE

SW ALDER ST

SW WASHINGTON ST

WATERFRONT PARK

SW NAITO PKWY

WILLAMETTE RIVER

LOCATION HIGHLIGHTS

Highly visible location near SW 2nd & Taylor

Adjacent to **Luc Lac**, and directly across the street from **"The Q"** Restaurant

Near an abundance of patrons located in buildings: One Main Place, World Trade Center I, II & III, The County Courthouse, the Portland Police Department, NW Natural, U.S. Courthouse, and the **AC Marriott Hotel** (same block)

One block from nearest **MAX light-rail** stop

Two blocks from **Waterfront Park**

Three blocks from **Hawthorne** and **Morrison** bridges



km Kidder
Mathews

For information contact

KEVIN JOSHI

503.221.2282

kevin.joshi@kidder.com

CLIFF FINNELL

503.221.2295

cliff.finnell@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.