

OFFERING MEMORANDUM

INVESTMENT OR OWNER-USER OPPORTUNITY

*Rare Portland Waterfront
Property with Tremendous
Future Upside Potential*

Downtown Portland

SUBJECT
PROPERTY

OREGON
CONVENTION
CENTER

MODA
CENTER

Willamette River

900 N THUNDERBIRD WAY, PORTLAND, OR

km Kidder
Mathews

TABLE OF CONTENTS

01

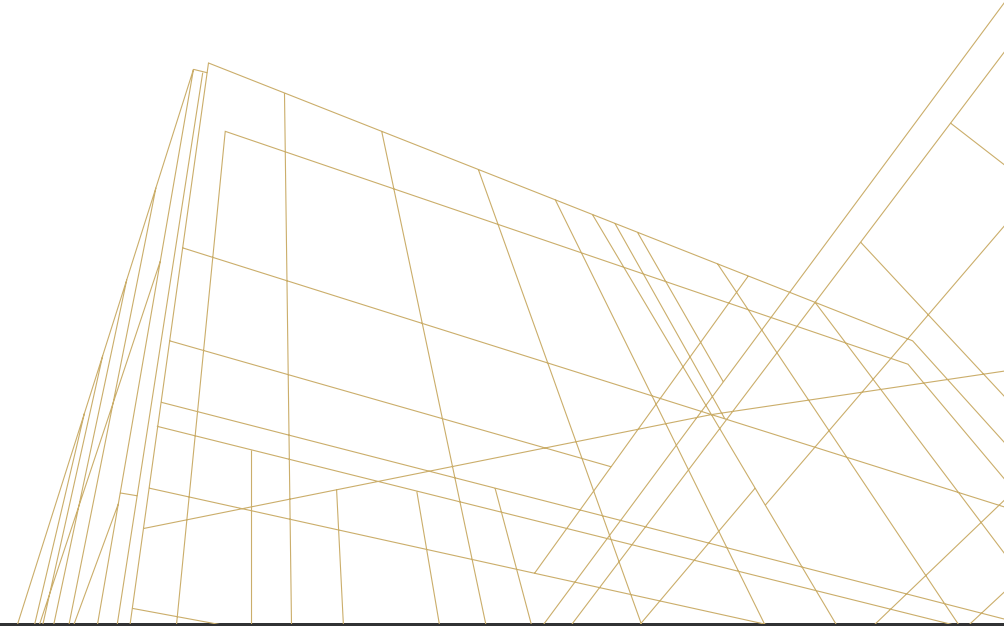
EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

LONG TERM VISION/
UPSIDE POTENTIAL



Exclusively listed by

STEVEN KLEIN

Executive Vice President

503.221.2260

steven.klein@kidder.com

PETER STALICK

Executive Vice President

503.221.2272

peter.stalick@kidder.com

BRENDAN MURPHY

Vice President

503.721.2705

brendan.murphy@kidder.com

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

Kidder Mathews is pleased to present this once in a lifetime investment or owner-user opportunity on Portland's Waterfront with views of Downtown and located across the street from The MODA Center and walking distance to Light

This property has tremendous future upside potential development for mixed-use with connectivity to The Rose Quarter, adjacency to Light Rail and with outstanding views of the Portland skyline and Willamette River. The property is currently zoned industrial (IG1) but is surrounded by CXd zoned (mixed use) zoned property making this prime opportunity for a potential zone change.

The property line runs out into the Willamette River allowing for waterfront development extending outward over the river with dock access. This is quite unique along the Willamette River to own riverfront property fee simple. With Tom McCall Waterfront park on the Westside and the I-5 Freeway on the east side, there are very few waterfront properties available with a direct view back at the Portland City Center skyline. This property offers these amazing views and also sits next to the Moda Center which provides mass transit (light rail), restaurants, hotels and amenities nearby within walking distance. This is a great opportunity for an investor or owner-user buyer.



ADDRESS	900 N Thunderbird Way, Portland, OR
TAX LOT SIZE	3.18 AC
INCOME	\$75,000 per year NNN income from billboard
ZONING	IG1 (General Industrial 1) in the Central City Plan District. Property is spot zoned Industrial based on its current and historic use but is surrounded on all sides by commercial mixed use zoning CXdg providing a great argument for an upzone upon redevelopment in the future. Property is in federal Opportunity Zone.
OPPORTUNITY	Owner-user opportunity with some income and future upside potential
SALE PRICE	\$4,900,000 (\$35.37 PSF based on 3.18 acre site)

PROPERTY HIGHLIGHTS

3.18 acre tax lot located on the Willamette River.

Located near Albina Vision Trust's long term master planned redevelopment of the 100 acres surrounding this property.

Opportunity for expansion of land with neighboring parcels owned by Union Pacific and utilized by Tenant.

Site includes a private deepwater dock which supports large vessels, including Panamax, Handymax, and cruise line vessels. This is one of only a few private deepwater docks incorporated into the Columbia River network which supports Port of Portland, Port of Vancouver and Port of Longview.

Site includes one of the largest billboards in the City of Portland leased to Lamar Advertising which faces the Moda Center and Portland's Central Eastside.

The grain silos/transload facilities onsite were operational until 2019 and includes lots of equipment/metals which will help off-set future demolition costs.

Entire property could be made available for owner-user including 4,000 SF shop/warehouse, yard area and dock.



PROPERTY OVERVIEW

Northeast Portland

PORTLAND

SUBJECT PROPERTY

MODA CENTER

OREGON CONVENTION CENTER

Pearl District

Old Town

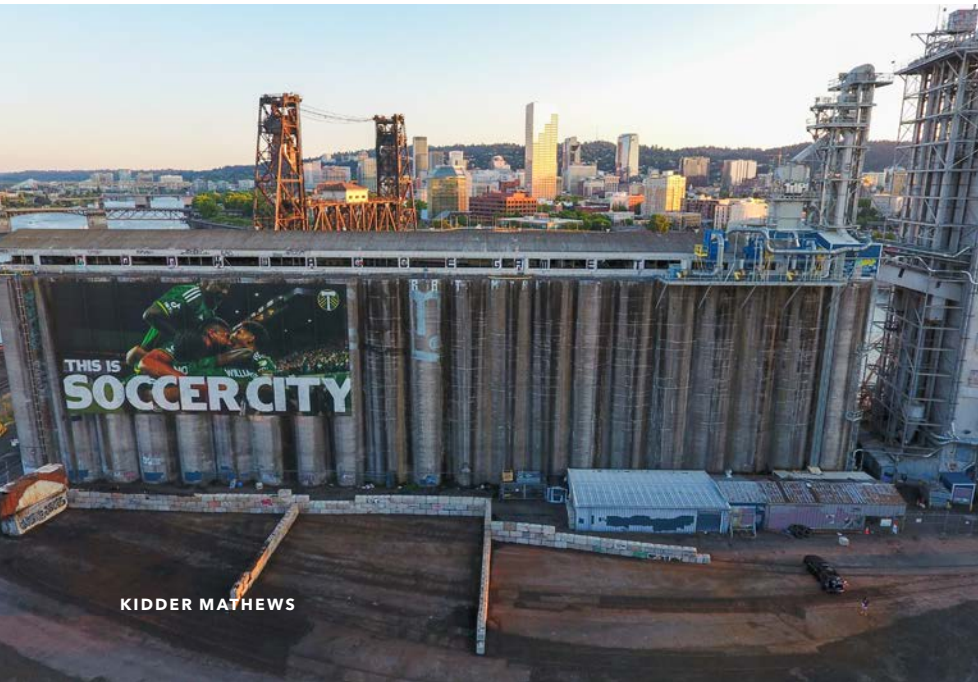
Willamette River

Downtown Portland

Eastside Portland



PROPERTY OVERVIEW



KIDDER MATHEWS



LONG TERM VISION/UPSIDE POTENTIAL

Opportunity to be a partner in a long term redevelopment of this neighborhood

This property is located near Albina Neighborhood master plan being spearheaded by Albina Vision Trust to completely re-imagine the Albina Neighborhood in which this Property is located surrounding The Rose Quarter and Moda Center. Discover more at albinavisioninc.com

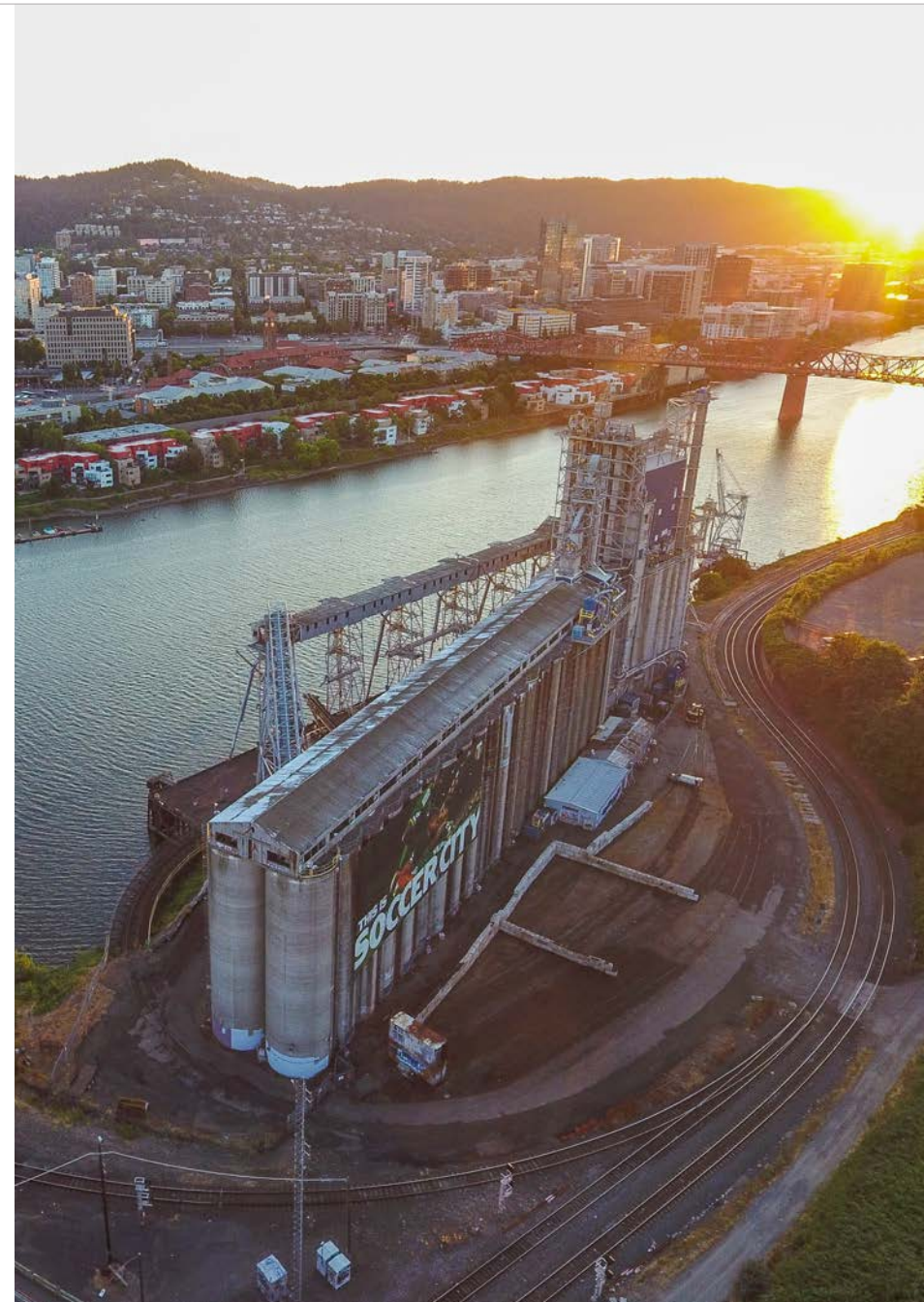
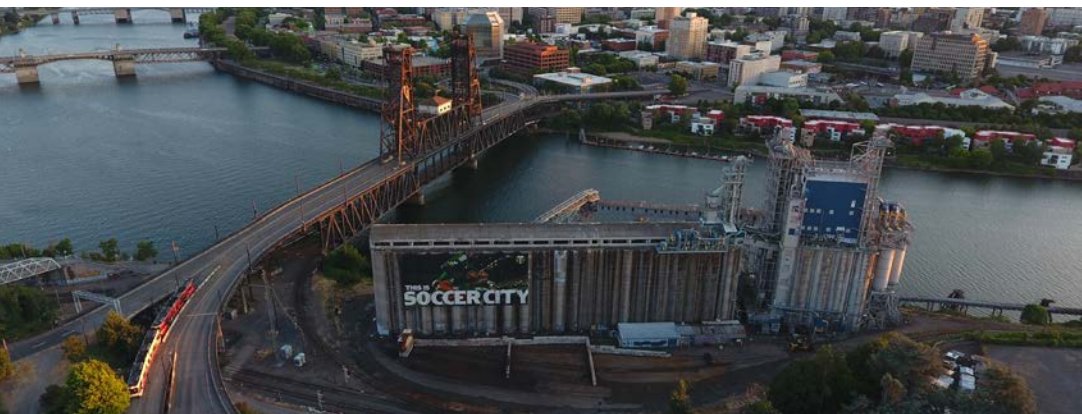
Albina Vision Trust (AVT) agreed in February of 2024 to purchase the over 10 acre Portland Public Schools site just north of The Rose Quarter to kick off this project.

AVT was awarded \$488M in federal funding toward their plan in March of 2024 helping to kick off the project. Article link [here](#).

This 900 Thunderbird Way property is strategically located as one of the only properties with direct waterfront access in this area.

Major opportunity to become a partner in Albina Vision Trust's long term master plan for the Albina neighborhood.

The highest and best use of this property is a master planned development along the waterfront.



Exclusively listed by

STEVEN KLEIN

Executive Vice President
503.221.2260
steven.klein@kidder.com

PETER STALICK

Executive Vice President
503.221.2272
peter.stalick@kidder.com

BRENDAN MURPHY

Vice President
503.721.2705
brendan.murphy@kidder.com

KIDDER.COM

