

For More Information Please Contact:

GARY GRIFF 503 279 1756

JIM LEWIS 503 279 1743

ANNE HECHT 503 504 1841









♣ Chateau Mississippi

OFFERING MEMORANDUM DISCLAIMER

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in Chateau Mississippi located at 3900-3940 N Mississippi Avenue & 847-865 N Failing Street, Portland, OR 97227 (the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of Holland Investments AK, LLC (Owner/Landlord). or its exclusive broker. Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Owner/Landlord. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Owner/Landlord guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations. projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Owner/ Landlord guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Owner/Landlord. Owner/Landlord expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Owner/ Landlord shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Owner/Landlord and any conditions to Owner/Landlord's obligations thereunder have been satisfied or waived. Owner/Landlord has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Owner/Landlord. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Owner/ Landlord and all parties approved by Owner/Landlord and may be used only by parties approved by Owner/Landlord. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

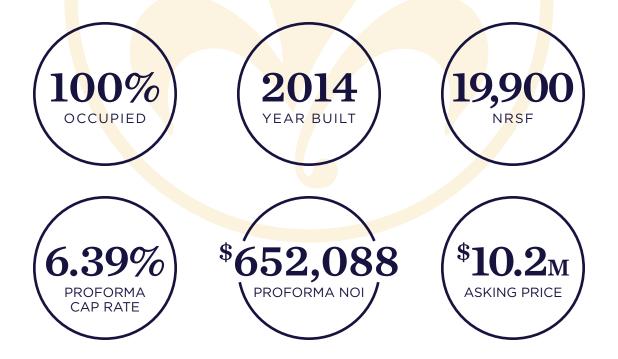
♣ Executive Summary

MULTI-TENANT RETAIL OFFERING | 3900 N Mississippi Ave, Portland, OR

Chateau Mississippi represents an opportunity to acquire the premier retail asset in the coveted Mississippi District on Portland's eastside.

Located at the center of this vibrant shopping district, Chateau Mississippi includes 19,900 NRSF demised for 12 tenants. Unique property features include a festive plaza, which accommodates seasonal outdoor dining, and second floor balconies overlooking the streetscape.

The irreplaceable central location and distinctive features make this asset the top choice for tenants looking to locate on Mississippi Ave. Chateau Mississippi offers investors a multi-tenant, net leased asset with a diversified tenant base in a premier location providing stable, long-term investment income.











♣ Investment Highlights

MULTI-TENANT RETAIL OFFERING | 3900 N Mississippi Ave, Portland, OR

- Premier Retail on Mississippi Avenue
- Central Location serves as a 'Town Center' to Mississippi Ave
- Charming central Plaza / Courtyard
- UCHU, Kooks, Churn, Mee Sen & Stem all offer outdoor patio & off-street dining
- 2nd story mezzanines with balconies in 5 Suites offering views of the streetscape
- 100% Occupied with 12 of 12 Total Suites Leased
- Complimentary mix of local tenants
- Diversified rent roll including strong local tenants and personal guarantees
- Five (5) recent Lease Renewals + One (1) New Lease
- All Leases include Annual Rent Increases
- ±6,200 Average Daily Vehicle Traffic + abundant Foot Traffic



195,425
RESIDENTS WITHIN A 3 MILE RADIUS



4.3

AVERAGE YEARS
REMAINING ON LEASE



6.39%

PROFORMA CAP RATE ON \$10.2M SALE PRICE









A Site & Tenant Overview

CHATEAU MISSISSIPPI RETAIL CENTER



UCHU is a highly rated sushi restaurant that also offers fried chicken, vegetarian and vegan option with a full bar and table seating on two floors accented by a stunning fish tank!



Newly opened, Kooks, is a neighborhood sports bar offering burgers and other bar fare - with sports TV and other games for its patrons. *Tenant occupies a double space.



Churn Cafe & Crêperie offers crepes, sweet and savory breakfast items, desserts, specialty coffee, teas, matcha and cocktails all day!



Mee Sen Thai offers and abundance of traditional Thai street food dishes in addition to specialty cocktails.



Stem Wine Bar is an approachable cafe and wine bar offering wines of Oregon and France. They also offer specialty coffees and do private events.



PDXchange is an urban inspired Portland gift shop focusing on products from the artist community, women-owned and fair-trade resources.



Mint Gallery Records pride themselves on buying and selling thousands of audio options - being known for paying extremely fair prices for vinyl, CD, tape and memorabilia.



A highly specialized shop Rock.Paper.Scissor is a leader in unique greeting cards, stationery and wrapping essentials. Known for a nice offering of quality local artisans finest work.



Local banking done right, Trailhead Credit Union boasts high interest rates for savings, robust rewards and ATM fee refunds! 3 local branches + shared credit union access across the U.S.

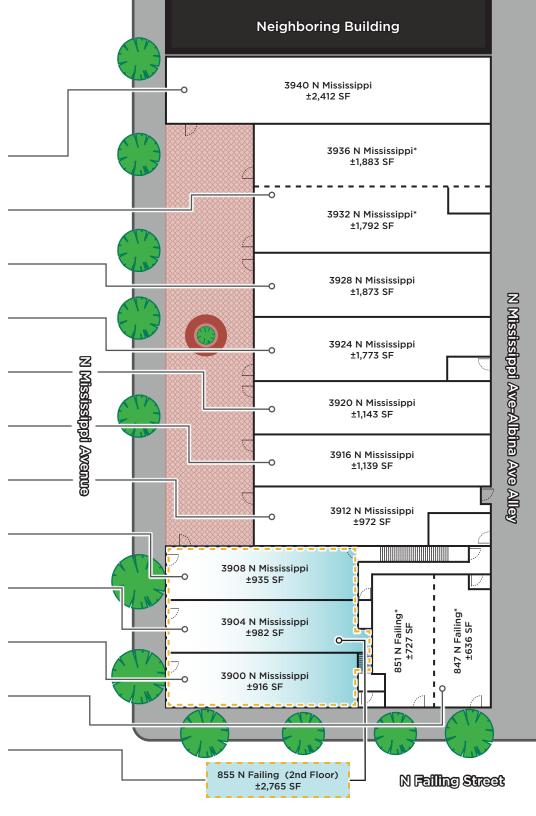
tigersdenvintage

One of two Portland retail locations (N Mississippi Ave and SE Division Street), Tigers Den Vintage is known for a variety of carefully curated vintage and modern clothing choices.



Mississippi Nails & Spa is a longstanding tenant, specializing in manicure, pedicure, skincare and natural nail care without the use of chemicals. *Tenant occupies a double space.

220 Salon is a chic Portland salon specializes in the subtly of fabulous and sustainable hair styles for each unique client. *Tenant occupies the only 2nd story suite.



















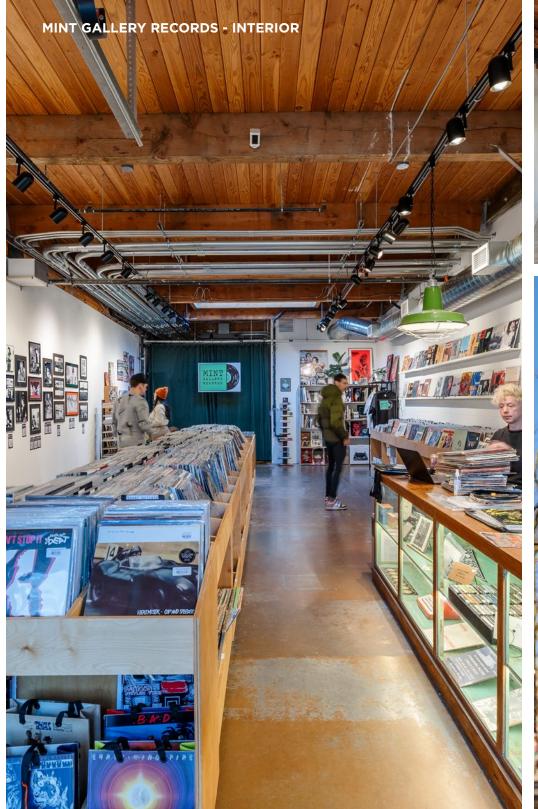




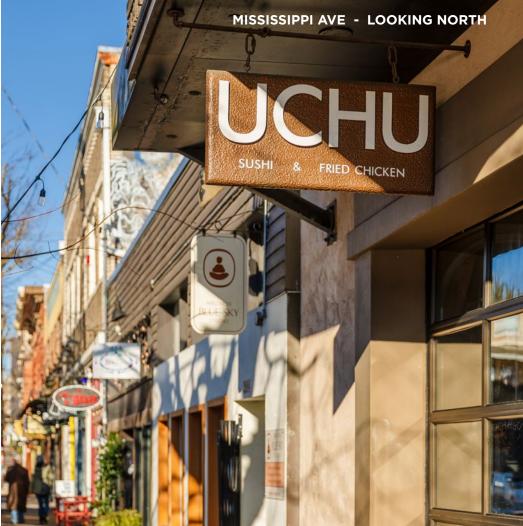












♦ Neighborhood Details

AN ECLECTIC HUB OF UNIQUE LOCAL FAVORITES

Mississippi Avenue is as fun to visit, work and live as it is to spell. Touted as Portland's most dog-friendly street, Mississippi Ave offers a large variety of shopping, bars, restaurants and renowned entertainment. Located in North Portland, Mississippi Avenue is easily reached by car, MAX light rail line or Trimet bus services. It is noted as both a cyclist and walkers paradise and is located approximately 2 miles from both downtown Portland and Close-In Eastside / Lloyd District.

With arguably some of the best tacos in the city at ¿Por Qué No? to killer brunch at Gravy to sushi and fried chicken at UCHU to Mississippi Marketplace food carts to pizza at Lovely's Fifty, or burgers at Black Seed Burger, Mississippi Avenue is a culmination of Portland's love of great and unique food options.

The neighborhood is quintessential Portland and has been featured in national publications and on several popular TV shows.



North Mississippi Avenue is as a unique experience as Portland has to offer!

DEMOGRAPHICS

2024	1 Mile	2 Mile	3 Mile
Total Population	11,290	52,607	98,315
Growth (2020-2024)	2.2%	1.6%	1.8%
Avg Household Income	\$114,340	\$115,876	\$109,657
Median Age	37.3	39.1	38.5
Median Home Value	\$653,553	\$670,169	\$673,615

SCORE

WALKER'S PARADISE Daily errands don't require a car

TRANSIT SCORE

GOOD TRANSIT Many nearby public transportation options SCORE

BIKER'S PARADISE Daily errands can be accomplished on a bike



♣ Neighborhood Map

































24 66 67 42 20























Additional Mississippi Ave Amenities

APARTMENTS & CONDOS

1 1/6/6/6	1	Revere
-----------	---	--------

Miss & Sippi Apartments

Tupelo Alley

Mississippi Delta

5 The Bijou

6 The Roux

ARTS, ENTERTAINMENT, EDUCATION

The Siren Theater

8 Mississippi Studios

9 Ori Gallery 10 Q Center

Albina Head Start 11

BARS / LOUNGES

12 Rose City Taps

13 The Uncanny

14 StormBreaker Brewing

15 Crow Bar

Bar Bar 16

17 Mendelssohns

18 Moloko

The 1905 19

20 Interurban

21 The Rambler

CAFES

22 Brave Neighbor Coffeehouse

23 Fly Awake Tea House

24 The Fresh Pot

25 Capitola Coffee

26 **Bastion Coffee Roasters**

RESTAURANTS

27 Fried Egg I'm in Love

Little Bloom Lao 28

29 ¿Por Qué No?

30 Waffle City

31 Mississippi Pizza

32 Kate's Ice Cream

33 The Meadow

34 Rangoon Bistro

35 Cubo

36 **Broder Nord**

37 Samurai Blue

38 Bicho's

39 Miss Delta

40 Tartuca

41 Gravy

42 Lovely's Fifty Fifty

43 LuLu's Kitchen

44 Moberi

45 Mississippi Marketplace 46 Prost!

47 Monsoon Thai

SHOPPING & SERVICES

48 Rebuilding Center

49 Black Book Guitars

50 Hard Case Tattoo

Bridge City Comics 51

52 Control Voltage

53 Mama & Hapa's Zero Waste Shop

54 Sloan Boutique

55 Pistils Nurserv

56 ZoomCare

57 Boise Nail & Spa

58 Sunlan Lighting

59 Flutter

Fare Well Tattoo 60

Soda Pop Piercing 61

62 Sage Crystals

63 Pure Salon & Spa

64 Renzo Gracie Jui Jitsu

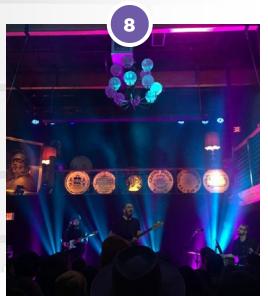
65 Bridgetown Beerhouse

Worn Path 66

67 Salty's Pet Supply

68 Nectar

Paxton Gate









FOR MORE INFORMATION CONTACT:

GARY GRIFF

Senior Director, Capital Markets +1 503 279 1756 gary.griff@cushwake.com

JIM LEWIS

Senior Director, Capital Markets +1 503 279 1743 jim.lewis@cushwake.com

ANNE HECHT

Broker +1 503 504 1841 annehechtcre@outlook.com

The brokers are licensed in Oregon.

Cushman & Wakefield 200 SW Market Street Suite 200 Portland, OR 97201

cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

