

Located in the Best Neighborhood in Portland... the Central Eastside



For Sale: **\$3,000,000**

Lease: \$12,500 per month NNN

Former Hair of the Dog Brewing Building. 10,000 sf Warehouse/Retail-Restaurant Space.

61 SE Yamhill St, Portland, OR 97214

Here is a beverage/food amenity rich industrial building in the bustling and vibrant Central Eastside that for many years was home to the ground breaking and much revered Hair of the Dog Brewery. While set up as a brewery with all the infrastructure and brewing equipment it could be repositioned and used for a variety of food/beverage manufacturing and retail/tasting room operations... Distillery? Cider? Kombucha? Urban Winery?

- 3000 SF retail/tasting/potential restaurant fully hvac front space with type 1 hood, grease interceptor, 6 burner grill, dishwasher, deep fryer, griddle, drinks bar & seating area for up to 99 patrons.
- 7000 SF insulated production warehouse area with 2 large grade loading doors, floor drains, 500 amps of 3 phase power, 18' ceilings, skylights, small office and new roof in 2023.
- Accessible location on SE Water/Yamhill. First Building you see coming off I-5/Central Eastside off ramp. Plus blocks from proposed Live Nation 3000 person concert venue.



Todd DeNeffe

Central Eastside Industrial Council
Board Member/Co-Chair of
Land Use Committee



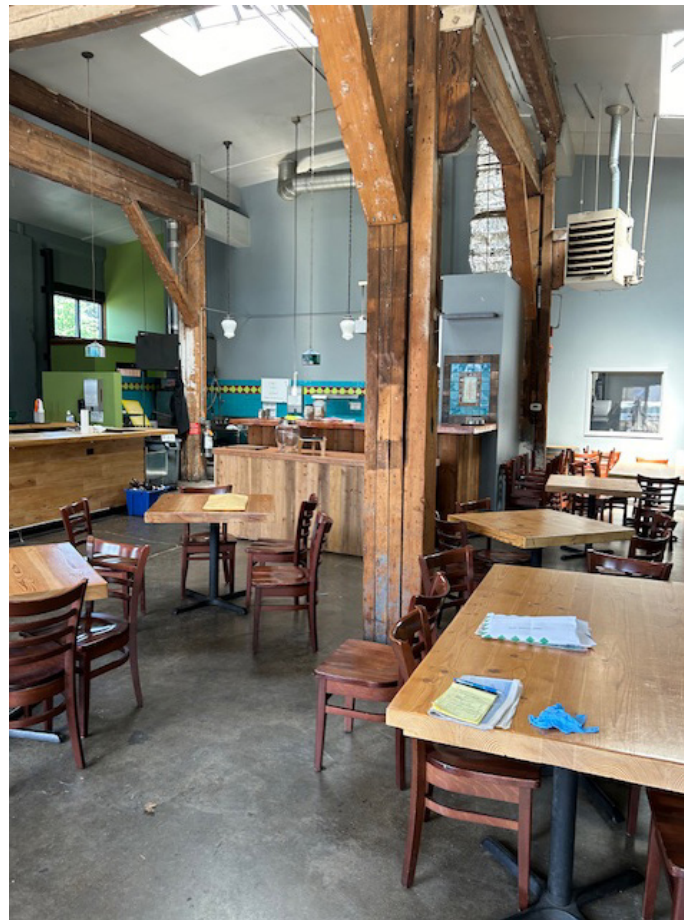
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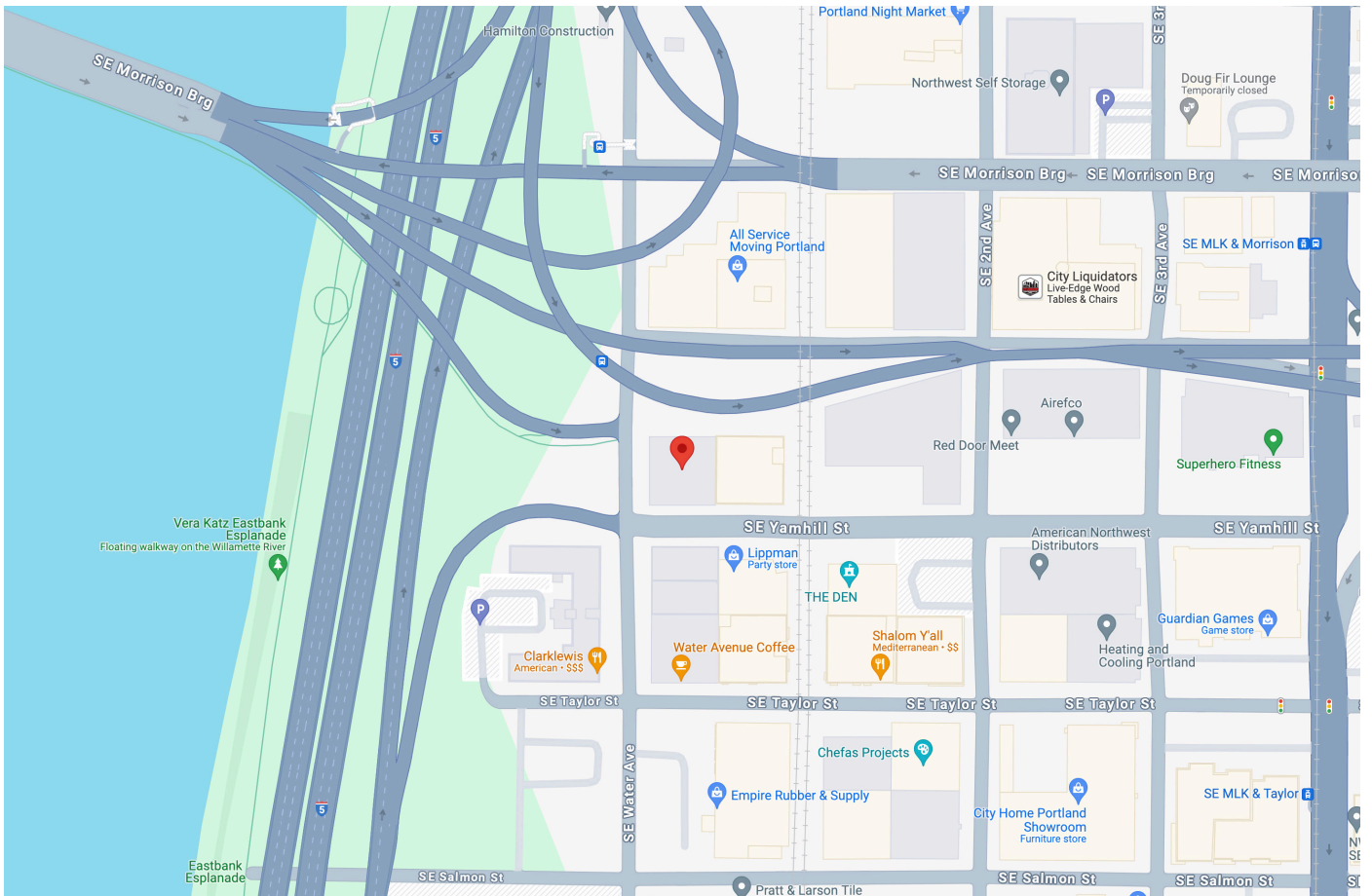




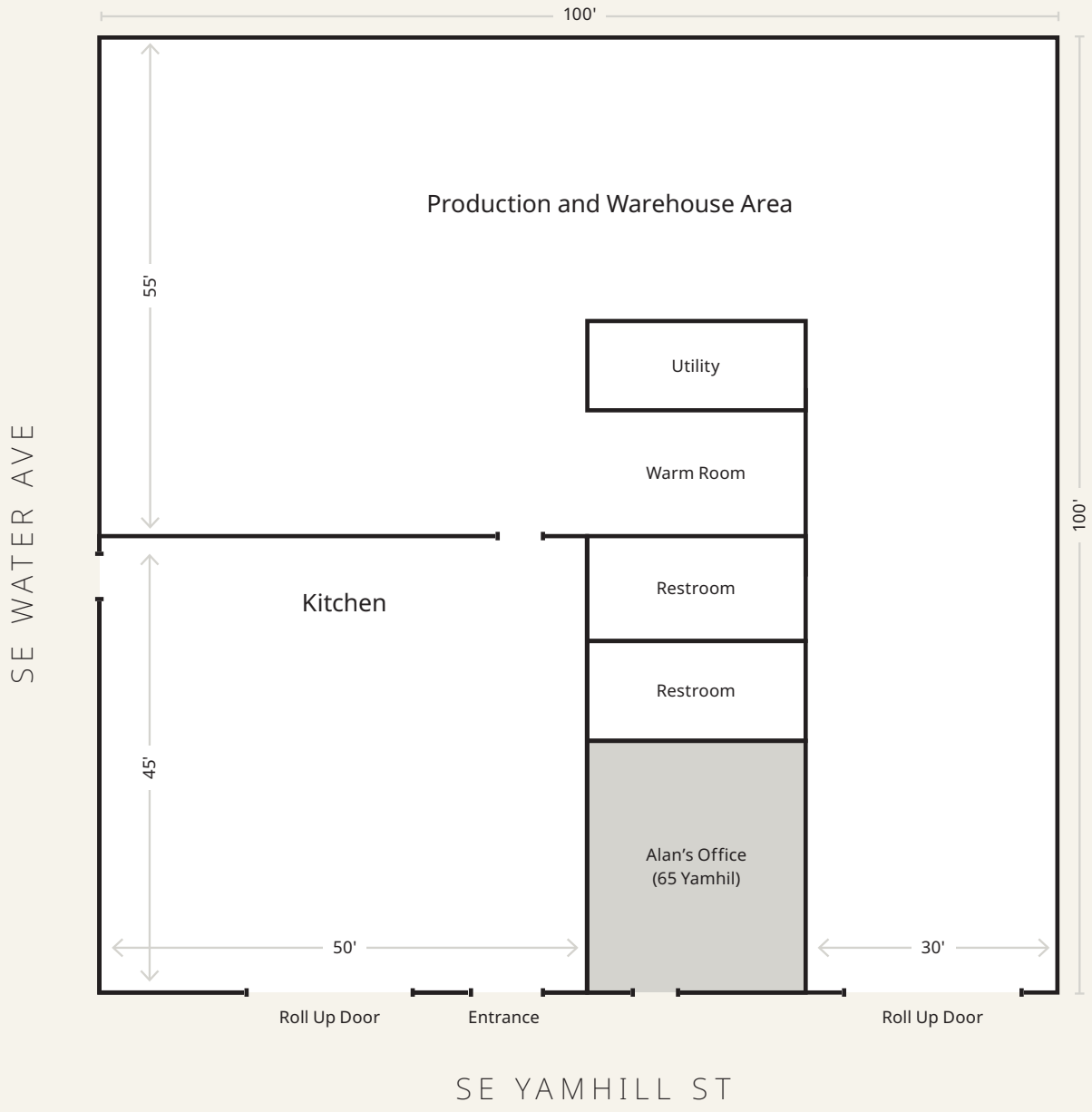
Brewery equipment to be negotiated as part of a sale or lease.

- Four (4) Bbl Brew Haus
- Mash Tun
- Kettle
- Hop Back
- Whirlpool
- Heat Exchanger
- Boiler
- Grain Silo with Mill
- Augers and Weight Bin
- 20Bbl Uni-tanks
- Two (2)Bbl Horizontal Tanks
- One 30Bbl Horizontal Tank
- Four (4)20Bbl/Serving Tanks
- One 3.5 Bbl
- One 7 Bbl Grundy Tanks Glycol Chiller
- 12' x 12' Walk in Cooler

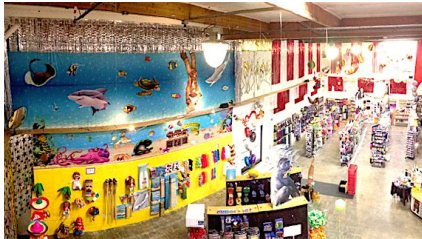




Building Layout



Cool Neighbors



Cargo
The most Eclectic Store in Portland.



The Lippman Co.
The best Party and Costume Store in Portland.



Clark Lewis Restaurant

A FEW FACTS AND ATTRACTIONS ABOUT THE CENTRAL EASTSIDE

- Home to over 1,200 businesses and over 20,000 employees.
- Added over 3,000 jobs and 200 businesses in the last 7 years far exceeding city projections.
- 4,500 residential units have been built since 2013 with over 1,000 new units under construction or planned.
- Over a million square feet of renovated or new creative office space has been created in the last decade.
- \$1.2 billion of new development completed since 2015 with \$500 million of new construction underway or in planning/permitting.
- The lowest office/industrial vacancy rate in the Central City.
- An Opportunity Zone, Enterprise Zone and an Urban Renewal Area all providing substantial tax savings and investment dollars for businesses or new development.
- The fastest increasing property values in Portland over the last 15 years.
- The approval of Oregon Museum of Science and Industry's (OMSI) masterplan encompassing 15 acres that has the potential to add 2 million square feet of new educational, living and working spaces; representing hundreds of millions of dollars in new investment and a quarter mile of restored and accessible riverfront.
- Over 20 full building murals by some of Portland's most creative visual artists. The Central Eastside is now considered a Mural District.
- Home to a variety of art, music and cultural venues. Attractions with two recent inspiring and important commitments by nationally renown organizations: Literary Arts and National Native American Arts Center for new expanded facilities.
- Excellent and varied transportation infrastructure with light rail, trolley, bus, bike and pedestrian options all coming together to provide the best accessibility in the city.



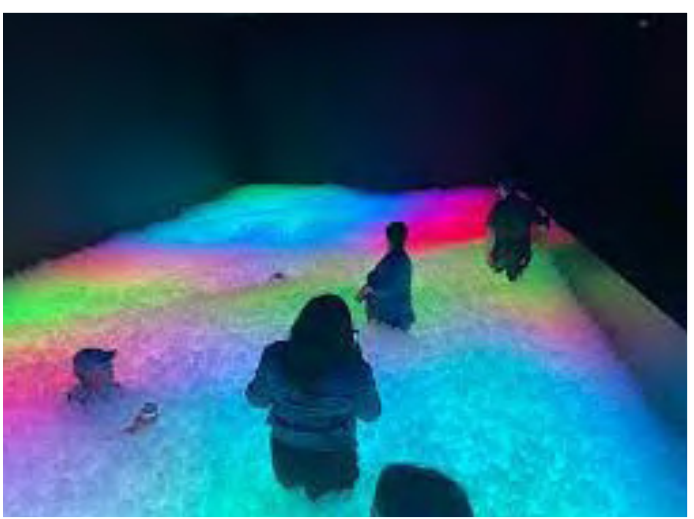
COMING SOON
OR JUST OPENING

IN THE
CENTRAL EASTSIDE



SOHO HOUSE

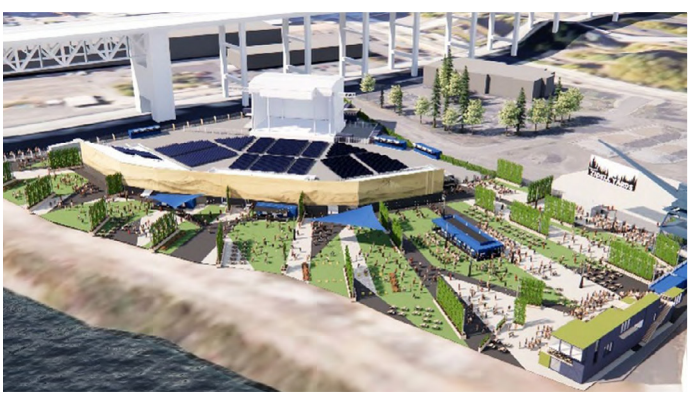
Soho House Opening in 2023. Soho House is one of the hottest hospitality brands in the World over the last 20 years. Soho House is a place for a diverse membership to connect, grow, have fun, and make an impact. Mixing co-working, health/wellness and world class food and beverage options; all with a flavor of eclectic art, culture and design from around the world but with a Portland Oregon vibe and feel.



HOPSCOTCH

Hopscotch Immersive Art Experience Just Opened!. Hopscotch started in San Antonio and picked Portland and the Central Eastside from over a dozen cities. This is a uniquely curated, permanent experiential art gallery that features distinct interactive installations created by artists from around the world. They aim to elicit a sense of joy and wonder in the spaces we curate, where guests may participate in a playful manner and explore beyond their day-to-day reality. Hundreds of thousands of visits are projected and reservations are now booked out months!





LIVE NATION

A proposed new 3500 seat live music venue to be curated by the worlds largest and most successful live entertainment company; Live Nation. To be located strategically on vacant land on SE Water Avenue, this first new live music venue in Portland in decades will fill a much needed capacity niche that Portland has lacked that will allow many artists a setting to perform who previously skipped Portland. The positive ripple effects of this development will be to provide thousands of new jobs and millions of dollars in increased business for suppliers/servicers as well for hospitality and food/beverage business both in Portland's downtown and the Central Eastside. The live music entertain pie will just get bigger and much more exciting!!



MORE DEVELOPEMENTS

Two state-of-art thoughtfully designed large mixed use projects are winding their way through design and permitting that will bring over a 1000 new upscale apartment units along with thousands of square feet of activated retail uses. Sandy Pine on SE Sandy will be one of the largest cross laminated timber buildings ever constructed at 12 stories. Bringing over 270 units the design is striking by lauded local architect firm Lever. Ground breaking is slated by the end of the year. The other is a huge 800 unit mixed use project proposed on 5 city blocks at the nexus of the close in eastside's most important and visible intersections at East Burnside/Sandy/12th. There will be up to 15,000 sf of ground level retail and because of the projects size it will create a live/work/play bike and pedestrian oriented "village" never seen in Portland. Development is projected to start in 2024 and together these two projects represent an investment of over \$400 million.



FOR MORE INFORMATION, CONTACT:

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