

PORT OF KALAMA INTRODUCES



NOW PRE-LEASING
RESTAURANT + DISTILLERY SPACE



OPENING FALL 2023 // PORT OF KALAMA WATERFRONT



GROW YOUR FOOTPRINT ON THE SHORE OF THE COLUMBIA RIVER!

Situated on the bank of the Columbia River, the 32,747 square foot Mountain Timber Market will draw visitors from across the region to shop handcrafted goods, enjoy a variety of cuisines and attend events at the gathering spaces. The Port of Kalama waterfront saw over 250,000 visitors in 2021 and continues to grow. Even better, a new cruise ship dock is on schedule to bring an additional 20,000+ tourists to Kalama in 2023!

Distillery space on the first floor awaits the perfect pairing, while two second floor restaurant spaces are ready for anchors; particularly those who offer the best steak, seafood and Italian in our region.

BACKGROUND

The name and design of the Mountain Timber Market are an ode to the history of Kalama and the original Mountain Timber Company from the early 1900's. Built in 1909, the original plans were launched by Willard Case, who was already operating

a logging and milling operation in Rainier, Oregon. Case began eyeing the rich forests across the river in Kalama, Washington and set out to expand his operations. Before construction of the Kalama site was complete in 1909, a wealthy group of capitalists—who had formed a business called the Mountain Timber Company—purchased the mill. The mill flourished until the success abruptly came to an end one night (in July 1914) when a fire burned the mill to the ground. Luckily no lives were lost, but the Mountain Timber Company never recovered.

Today, over one hundred years later, the Port has taken on the spirit of growing success by creating the new Mountain Timber Market. Located not far from the original Mountain Timber Company, the market—designed to be a business incubator for aspiring entrepreneurs—will draw visitors from across the region to shop, enjoy extraordinary cuisines and create memories.

What brings people to Kalama?

- Heavily-visited parks (10 acres)
- Paved riverfront walking paths & beach access
- 222-slip marina w/ free boat launch
- 700 ft. public guest dock space
- Amphitheater for concerts, weddings and more
- Interpretive Center w/ steam locomotive
- McMenamins Kalama Harbor Lodge

Distillery & Restaurant features

- Allowed uses: restaurant, taphouse, brewery, distillery, pub, wine sales / tasting
- Port of Kalama park & waterfront views
- High visibility / easy access from Interstate 5
- Electric vehicle charging stations

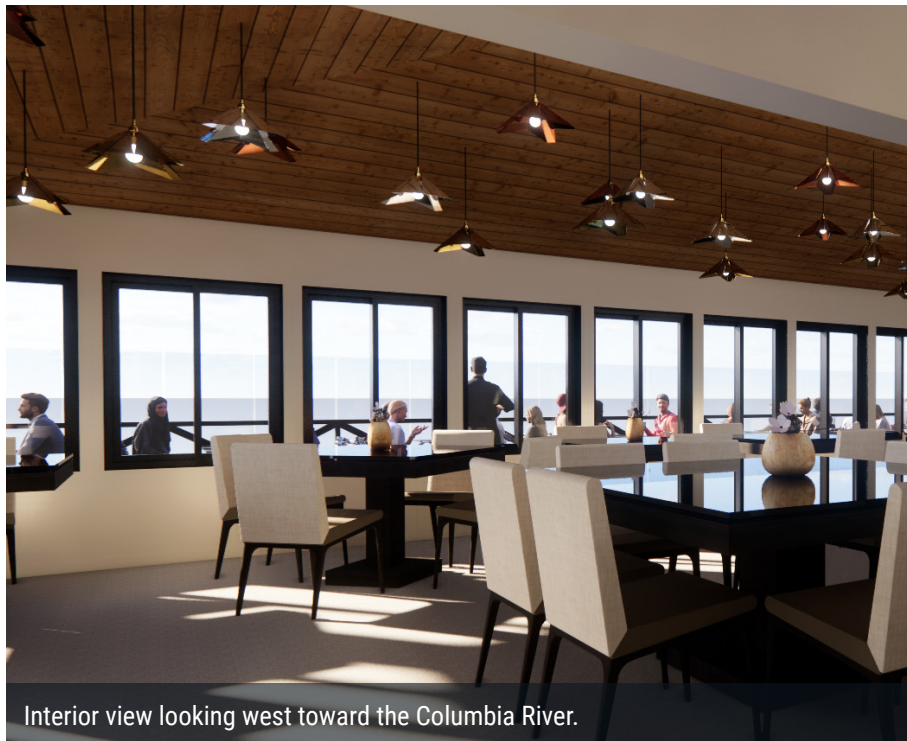
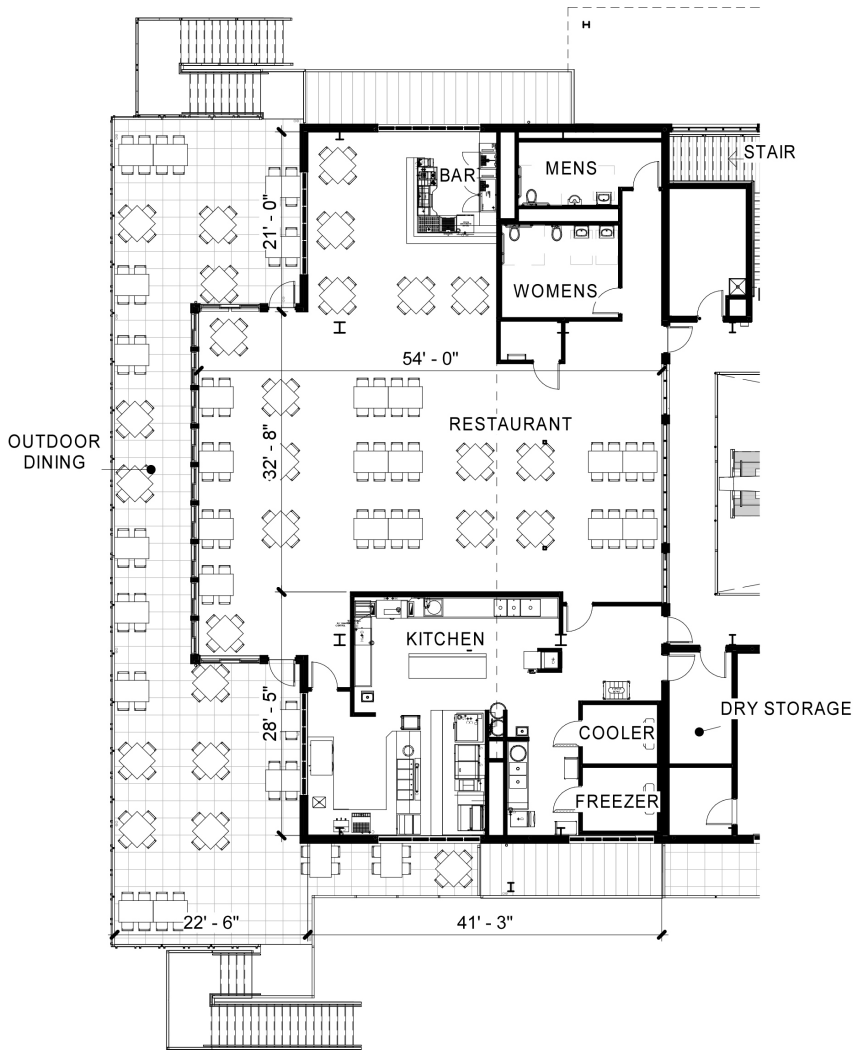
Population (Q3 2021)

- Within a 10-minute drive: 24,490 people
- Within a 15-minute drive: 79,328 people
- Avg. HH income in Regional Trade Area: \$101,793 (2019)



RESTAURANT SPACE 'A'

5,802 SF (Interior: 3,752 SF; Patio: 1,690 SF; Stairs: 360 SF)



Interior view looking west toward the Columbia River.

HIGHLIGHTS:

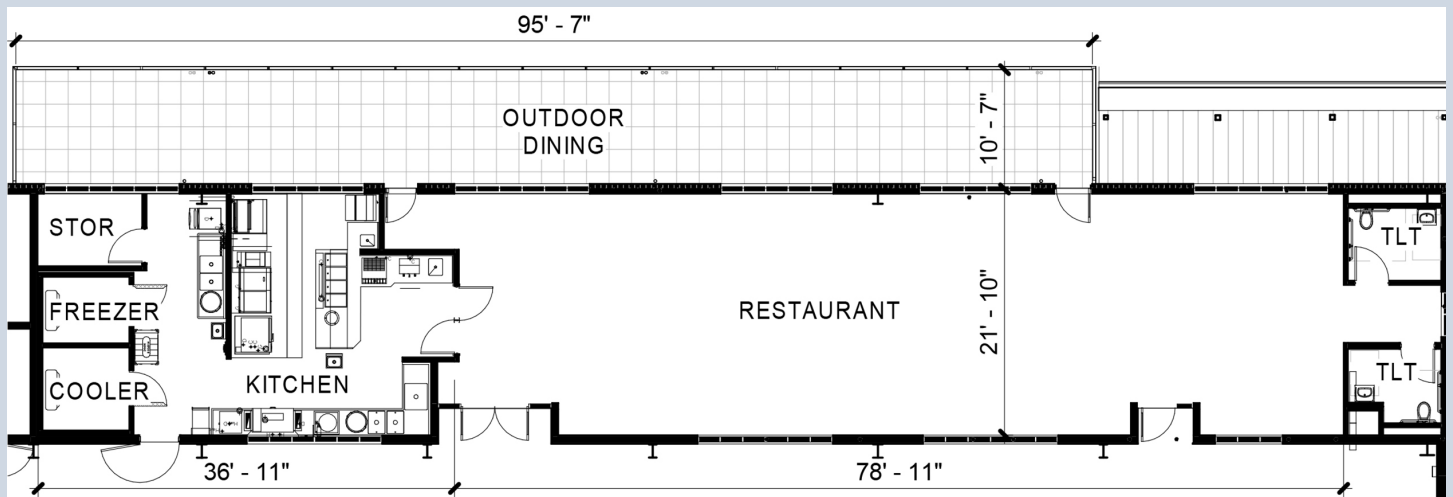
- 5,802 SF of restaurant space
- Columbia River and park views
- Open air patio seating w/ wind break
- 32 ft. vaulted ceilings
- Restaurant / bar use
- Ready for build out
- Visible from Interstate 5
- Can be leased together with Restaurant B and/or the Distillery

RESTAURANT SPACE 'B'

3,444 SF (Interior: 2,477 SF; Patio: 967 SF)

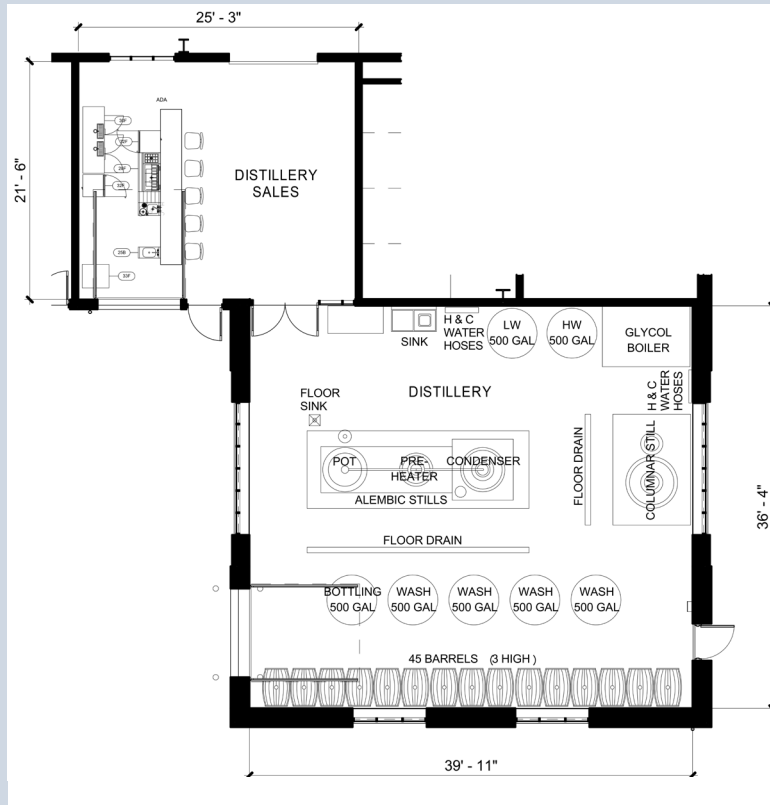
HIGHLIGHTS:

- 3,444 SF of restaurant space
- Columbia River + park views
- Open air patio seating
- 15 ft. vaulted ceilings
- Restaurant / bar use
- Ready for full build out
- Can be leased together with Restaurant A and/or the distillery



DISTILLERY & TASTING ROOM

2,149 SF (Interior: 1,575 SF; Sales: 574 SF; Patio: NEG)



HIGHLIGHTS:

- 2,149 SF of distillery space
- Columbia River + park views
- Open air patio seating
- 38' vaulted ceilings
- Unique skylights
- Tap house, brewery, distillery, pub, wine sales / tasting
- Ready for build out

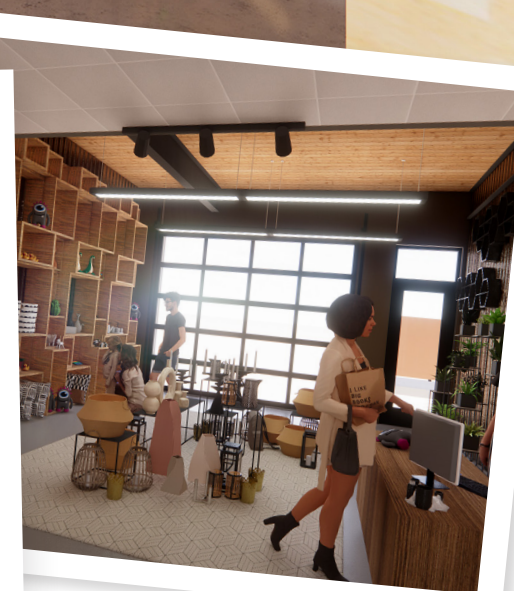


Vaulted ceilings, generous amounts of natural light and a roll-up door can be found in the distillery space.

MORE ABOUT THE MARKET

The Mountain Timber Market is an I-5 stop you won't want to miss!

Whether traveling from Portland to Seattle, or meeting up with friends and family to celebrate a special occasion, the Mountain Timber Market is destined to become the stop everyone is going to make!



MARKET CENTERPIECE: THE LELOOSKA TOTEM POLE

A historic 140' totem pole carved out of a 700-year old Western Cedar by Local Native American craftsman, Chief Don Lelooska, is being restored and will hang horizontally inside the Market for a new generation of visitors.

EVENT SPACE

Two second floor event spaces, with sweeping park and river views, will be available for corporate meetings, parties, wedding receptions, special events and gatherings of all kinds.

FIRST FLOOR RETAIL / RESTAURANTS

Entrepreneurs who have completed a Port-sponsored education series by SCORE (an arm of the Small Business Administration) will fill first floor spaces with quality artisans, artists, a florist, bakery and more.

LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



SCHEDULE A SITE TOUR

Discover the beauty of the Port of Kalama waterfront!



TOUR THE NEW

MOUNTAIN TIMBER MARKET

Currently under construction at the Port of Kalama waterfront, the Mountain Timber Market is set to welcome tens of thousands of people from all around the region this Fall. Schedule your personalized tour by calling:

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