



ARCOA = BLDG =



VIEW AGREEMENT
FOR COMPLETE DETAILS

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1111 NE FLANDERS STREET, SUITE 201 | PORTLAND, OR 97232 | LICENSED IN OREGON, WASHINGTON, AND TEXAS

Ethos Commercial Advisors LLC, an Oregon limited liability company (the "Agent"), has been engaged as the exclusive sales representative for the sale of Arcoa (the "Property") or Ownership (the "Seller"). The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions, and limitations of the Confidentiality Agreement furnished by the Agent prior to the delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed material, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf. © 2025 Ethos Commercial Advisors LLC. All Rights Reserved.





ethos FOR LEASE
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Oregon's
MARKET
CHOICE
Come see what
OREGON
GREEN FOR YOU

ARCOA BUILDING

1006
ARCOA BUILDING
SalonCentric
Beyoncé
pure
CUSTOMER PARKING

TO
5
LEFT LANE





17.98% pro
forma cap rate

155% upside
in NOI

Landlord right
to terminate
dispensary lease

High-traffic,
high-visibility
location

32-stall
parking lot

Value-Add Office and Surplus Lot with Development Potential

Ethos Commercial Advisors is proud to present the opportunity to purchase the Arcoa Building and surrounding land. An investor can secure approximately 23,688 SF of creative office and retail together with a prime site to build a new, approximately 61,486 SF project. The property is located in one of Portland's Opportunity Zones with convenient access to necessary transportation and amenities.

Apartment rents are once again on the rise in Portland and, primarily due to the Inclusionary Zoning requirements that took effect in 2017, new project starts have decreased significantly. Savvy developers who can navigate the new rules and deliver units in close-in locations will meet with very little competition over the next few years. This decrease in new apartment supply creates an opportunity for active developers to capitalize on a supply / demand imbalance.

There is also tremendous value in the existing building. Well-maintained buildings with such significant value-add potential have become rare in Portland. Historic charm, attractive facades and common areas, and high-quality tenant improvements at the Arcoa Building create a strong foundation on which both long and short-term investment strategies can be built. Experienced investors will find numerous opportunities to add value and capture untapped potential income.

Amenity-rich neighborhoods like the Central Eastside with superior access to transit allow owners to attract and retain quality tenants. With dozens of acclaimed restaurants and bars within just a few blocks of the property and the streetcar and two bus lines within two blocks, the location of the Arcoa Building has become one of the most coveted in the city for both incoming and existing tenants. The property has also benefited from attentive local ownership and has been filled with a synergistic mix of progressive tenants.

PROPERTY SUMMARY

OFFERING PRICE..... \$2,100,000

PRICE/SF \$89

PROFORMA CAP RATE..... 17.98%

IN-PLACE CAP RATE 6.46%

Address: 1006 SE Grand Avenue
Portland, OR 97214

Building SF: 23,688

Year Built: 1907

Property ID: R233839

Proforma NOI: \$377,533

Percent Leased: 52%

Parking Spaces: 32

Lot Dimensions: 100' x 190' (approx.)

Lot SF: 19,000 (approx.)

Base Zoning: Central Employment
(EX) EXd

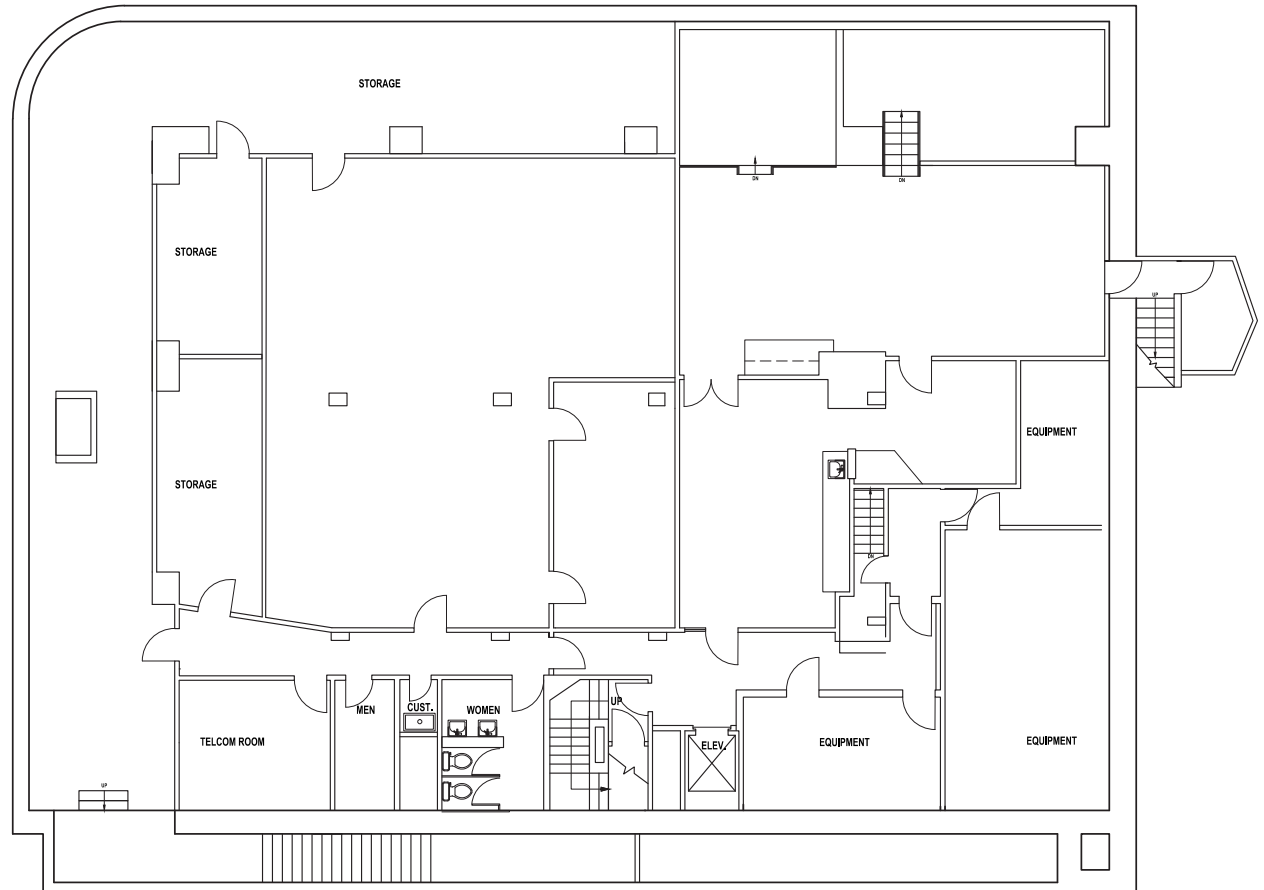
Overlay: Design (d)

Maximum FAR: 6:1

Maximum Height: 100'

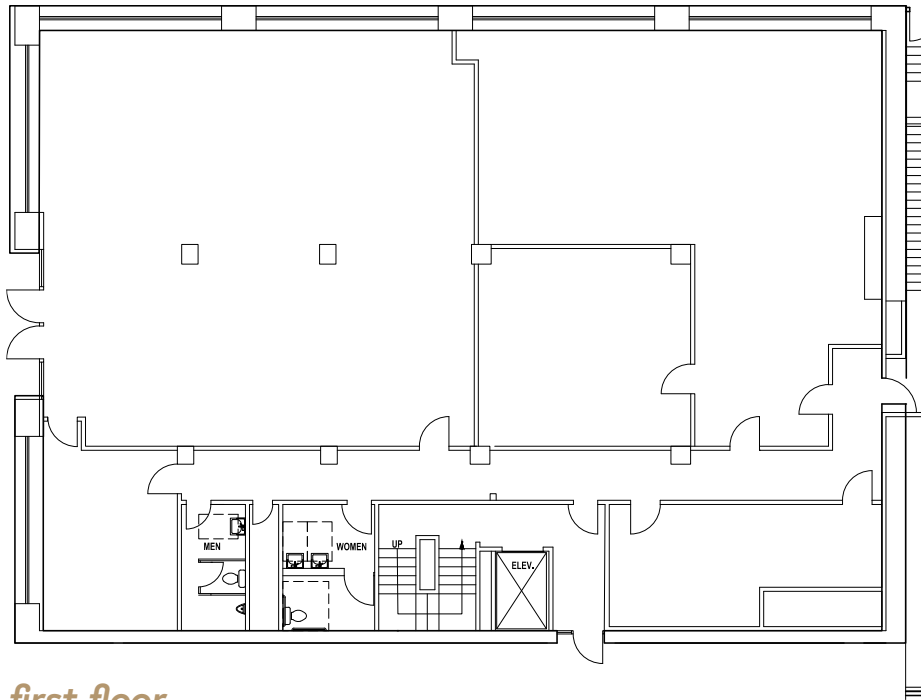
Maximum Density: 114,000 SF

Floor Plans

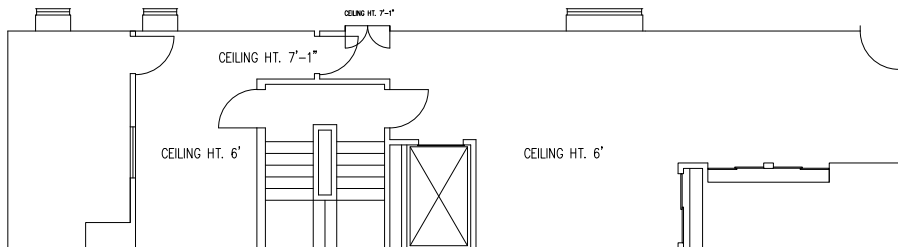


lower level

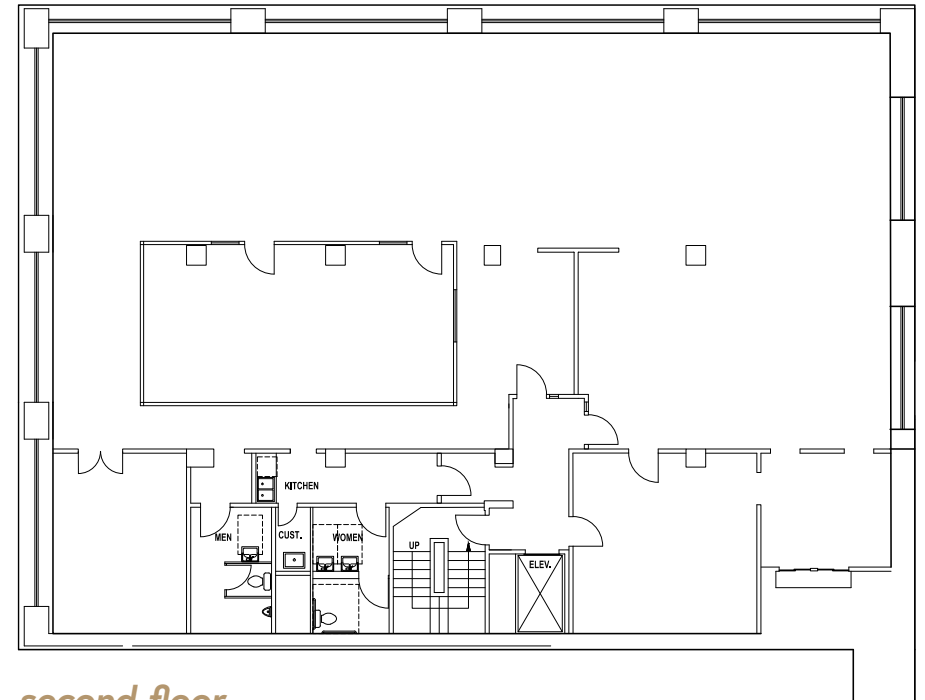
These drawings are not to scale and are for illustrative purposes only.



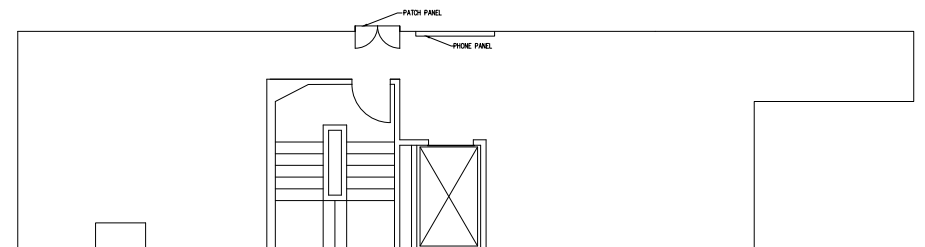
first floor



first floor mezzanine



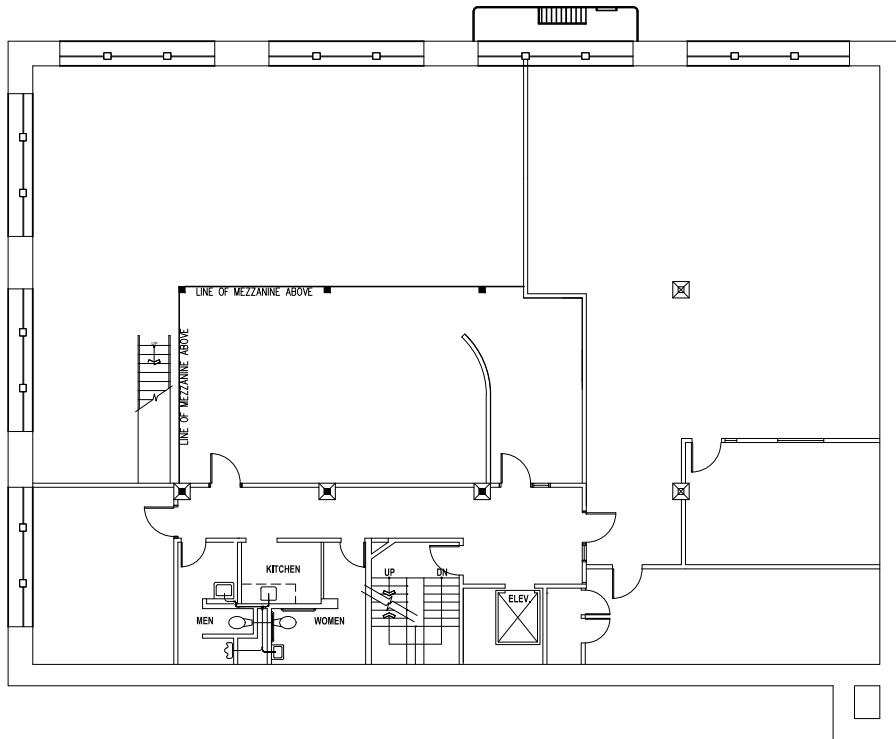
second floor



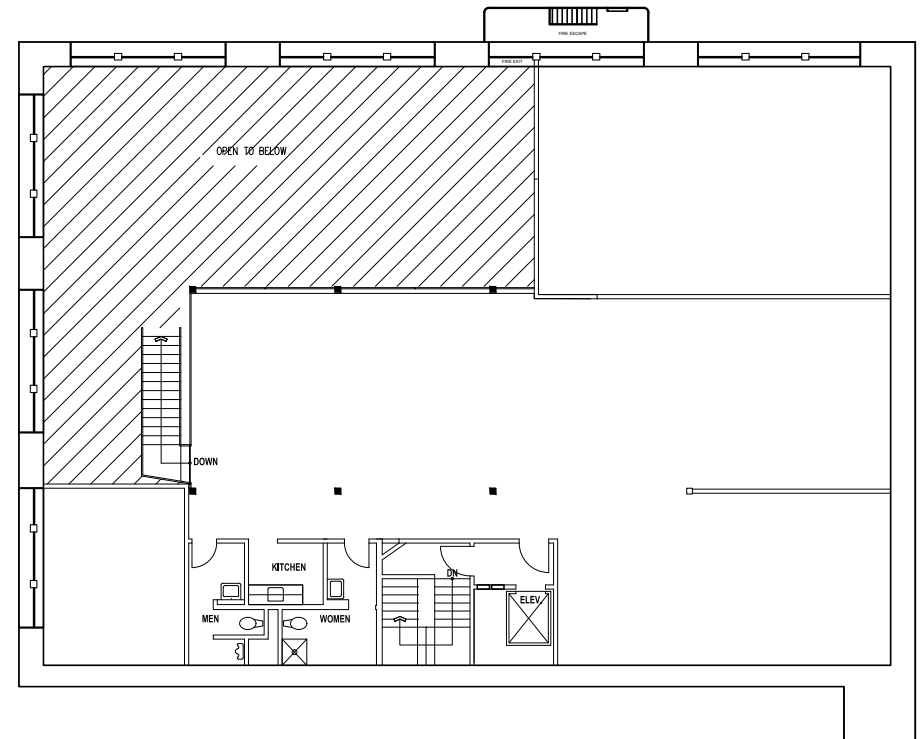
second floor mezzanine

These drawings are not to scale and are for illustrative purposes only.

Floor Plans



third floor



third floor mezzanine

These drawings are not to scale and are for illustrative purposes only.



Directory

100
101
102
103
104
105
106
107
108
109
110



ARCOA BLDG

SalonCentric

SalonCentric

SalonCentric

SalonCentric

SalonCentric

SalonCentric

SalonCentric

SalonCentric

Building and History

The offering consists of a 23,688 SF building, known as the Arcoa Building, which is currently used for both office and retail, and the surrounding lot which is an improved parking lot.

The Arcoa Building was built between 1907 and 1910 and was originally known as the U.S. Laundry Building. It has been celebrated for its designs and high-quality materials. Large banks of windows facing north and west afford significant light and views to all three floors of the building.



"U.S. Laundry Building under construction in East Portland. The Building, located at Yamhill and Grand Avenue, is a good example of care in design and the choice of materials resulting in a handsome work of architecture."



ARCOA BUILDING

HAWTHORNE BRIDGE

MORRISON BRIDGE



1 2



3



5

WHITE OWL Social Club



4



Location



The Central Eastside Industrial District is a 681-acre district encompassing property south of I-84 to Powell and the river to Southeast 12th. An emerging international hotspot for significant innovation, sustainable industries, and entrepreneurship, it is also one of the most unique districts in the country, offering manufacturing jobs in the city core while encouraging a diversity of other users.

Preserved historic buildings co-exist among new multi-story developments. Extensive public transit systems makes the area accessible to employees and visitors, and the Vera Katz Eastbank Esplanade is a favorite Portland recreation spot for cyclists and pedestrians to appreciate the river.

**CENTRAL
EASTSIDE**

VS.

**CENTRAL
BUSINESS
DISTRICT**

\$30-\$35rents **\$15-\$25**
HISTORIC / CLASS B

50+

Bars, Restaurants, and Cafes

3,000+

Apartments less than 5 years old with another 1,200 under construction

IMMEDIATE

Access to street car, bus lines, and major arterials

20+

Breweries and Distilleries

SIGNIFICANT PROJECTS

1. **Clay Creative** – 77,156 SF Office
2. **Clay Pavilion** – 78,000 SF Office
3. **Grand Belmont** – 131 MF Units
4. **Modera Belmont** – 131 MF Units
5. **Tree Farm** – 38,000 SF Office
6. **7 Southeast Stark** – 80,000 SF Office
7. **District Office** – 90,400 SF Office
8. **550 SE MLK** – 140,000 SF Mixed Use



“

Extensive public transit systems make the area accessible to employees and visitors...

”

TRANSPORTATION

BUS ROUTES

STREETCAR LINES

BICYCLE LANES / NEIGHBORHOOD GREENWAYS



Zoning

The property is zoned EX with a design overlay and located within the Central City Zone and Central Eastside District. Central City is a zone found in the Pearl District, along mixed use corridors in Lower Albina and the Central Eastside, and near MAX Orange Line light rail stations. The Central Eastside district is predominantly employment oriented with traditional and new industrial businesses surrounding a central core of mixed commercial, retail and residential buildings along Grand and MLK.

The EX Zone in the Central City is a high density, mixed use zone intended for corridors or where a wider variety of uses is sought in historically industrial areas. In this zone, buildings can be built up to the street lot line and may cover 100% of the lot. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive streetscape. The development potential is subject to a floor area ratio of 6:1 and a maximum height of 100.' With a gross combined lot size of 20,000 SF, the maximum allowable density on the site is 114,000 SF.

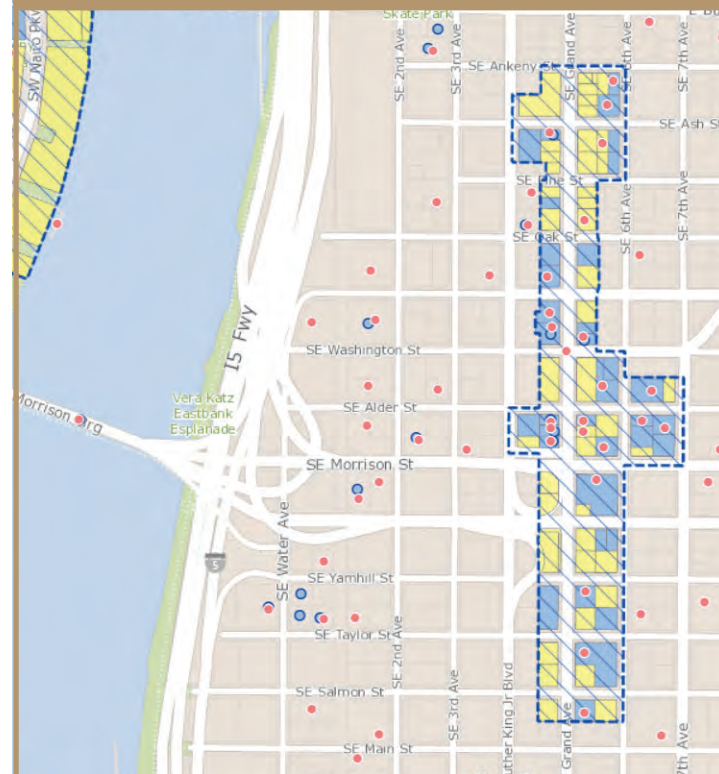
Specific allowable uses include:

- Retail Sales and Service
- Office
- Household Living
- Institutional
- Parks and Open Areas
- Manufacturing and Production
- Industrial Service
- Warehouse and Freight Movement
- Wholesale Sales

The Arcoa Building is located in the East Portland Grand Avenue Historic District and both are classified as Historic Resource Inventory. Minor projects, typically those with a cost of less than \$1,000,000, will be reviewed through a Type II procedure and major projects, typically those with a cost of more than \$1,000,000, will be reviewed through a Type III procedure.



EX Zone Info: <https://www.portlandmaps.com/bps/zoning/#/zones/base/EX>



Historic Resources: pdx.maps.arcgis.com/apps/webappviewer/index.html?id=9b7e5b99790d44608d440f6bce15451f

Zoning and Districts

ZONING

Base	EX – Central Employment
Overlay	d – Design Zone
Base Overlay Combination	EXd
Comp Plan	EX – Central Employment
Comp Plan Overlay	n/a
Historic District	GR – East Portland/Grand Ave. Historic District
Conservation District	n/a
Plan District	CC – Central City Plan District Central Eastside
Natural Resource Management District	n/a
Quarter Section	3031

HISTORIC RESOURCE

Classification	Contributing
Year Built	1910
Historic Name	U.S. Laundry Building

URBAN RENEWAL AREA

Property Eligible	Yes
District	Central Eastside

BUSINESS DISTRICT(S)

Name	Central Eastside Industrial
Address	PO Box 14251 Portland, OR 97293-0251
Website	ceic.cc

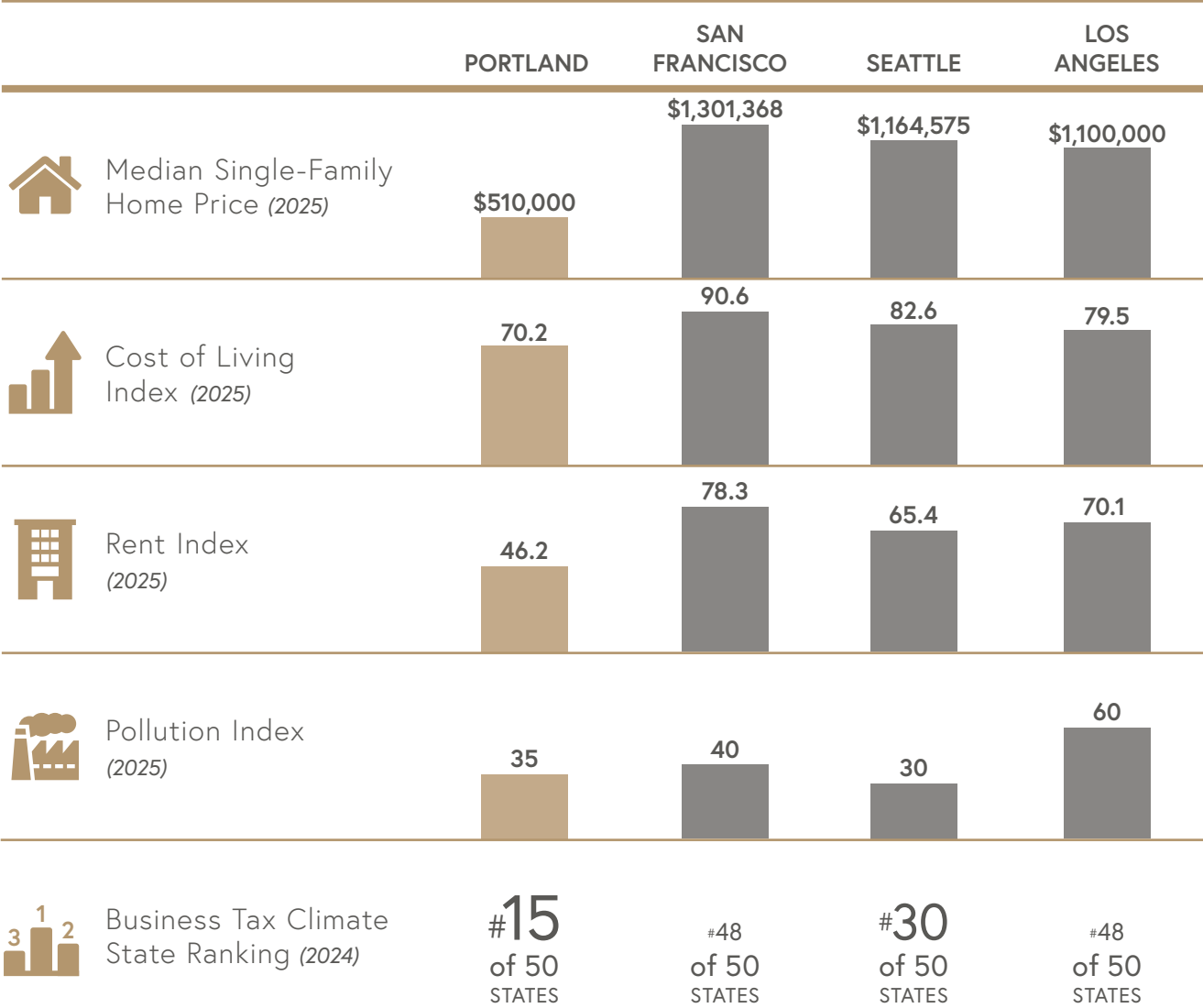
DEVELOPMENT AREAS

Combined Opportunity Map Score	5
Enterprise and E-Commerce Zone	No
East Portland Enterprise Zone	Yes
HOLTE Eligibility Area for 2 Bedroom Units	Yes
Wellhead Protection Area	No
Low-Moderate Income Neighborhood	Yes
Main Street Area	No
Neighborhood Stabilization Program 1 Target Area	No
Neighborhood Stabilization Program 3 Target Area	No
Neighborhood Prosperity Initiative Investment Area	No
N/NE Neighborhood Housing Plan Area	No

Market Overview

The vibrant west coast city in the heart of the mountains is calling for you! Over 150 miles of hiking trails, the largest independent bookstore in the world, and endless restaurants are all accessible with ease in Portland. Undeniable beauty and quality of life is all around! Furthermore, Portland slashes the cost of living compared to other major West Coast metros; including San Francisco, Seattle, and Los Angeles.

PORTLAND VS THE WEST COAST

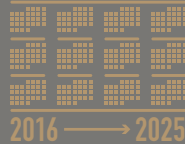


“Sustainability and environmental protection are a cornerstone of Portland's culture...”

TRIMET AND SUSTAINABILITY

Sustainability and environmental protection are a cornerstone of Portland's culture. Portland General Electric tied for 2nd in J.D. Power Sustainability Index – Climate of 2023, not only reflecting PGE's commitment to improving its carbon footprint, but also the responsiveness of Portland residents to these sustainability policies. In addition to utilities working toward a greener future, Portland's public transportation helps reduce the city's carbon footprint. Covering over 533 square miles across the Portland MSA, with 60 miles of light rail tracks and 95 stations, Portland's Trimet is a master class in public transportation. Nearly three quarters of all adults in Portland ride Trimet at least once per year and the system serves over 100 million riders annually. Trimet continues to focus on increasing its electric fleet to curb carbon emissions and help keep the Portland air clean for generations to come.

77,130,000
Average Yearly Rides 2016-2025



199,899
Average Weekday Rides FY2025



80% of Adults
Ride Trimet 1+ Times Per Day



533
Square Miles of Service Area



95
Lightrail Stations

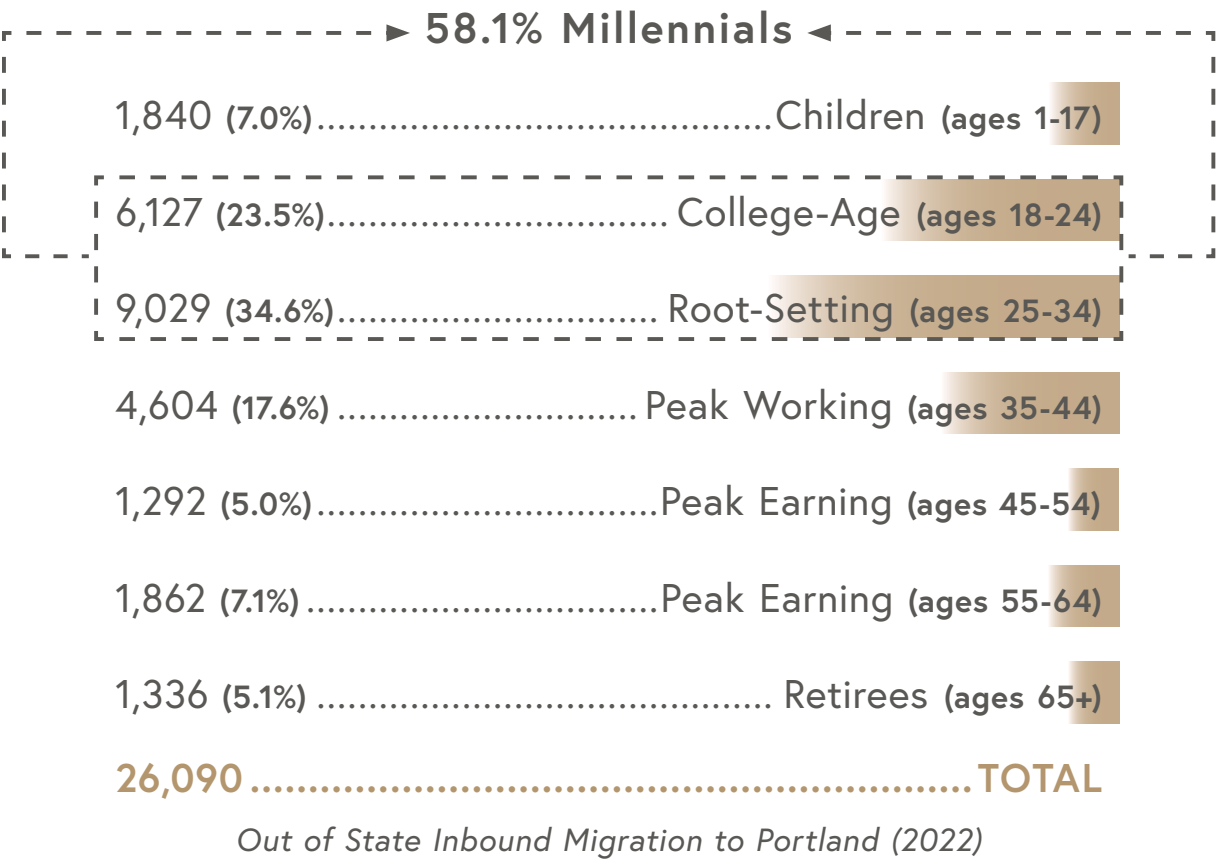


6,700+
Bus Stops



WHO'S MOVING TO PORTLAND?

The highest proportion of inbound migration is people ages 18-44 due to strong job growth and a diverse economy; there are opportunities across the board for people in their peak working and earning years. Additionally, 52% of adults in Portland have earned a bachelor's degree or higher; this ensures that businesses have access to an educated workforce. In addition to an educated workforce, Portland is home to the #1 family medicine program in the nation at Oregon Health & Sciences University and the #2 Environmental Law program at the Northwestern School of Law at Lewis & Clark College. Undergraduate programs range from the nationally accredited Portland Community College and Portland State University, and private universities such as the University of Portland and Reed College.



Top Overall Associate College in the U.S.
Portland Community College (2021)



#2 in Regional Universities West
University of Portland (2025)



#2 in Environmental Law
Northwestern Law at Lewis & Clark College (2025)



#3 Classroom Experience
Reed College (2025)



Top 50 Green Colleges in the U.S.
Portland State University (2024)



Top 500 Medical School in the World
Oregon Health & Science University (2025)

PORTLAND IS IN BUSINESS

Oregon offers generous business tax policies, low startup costs, and no sales tax; as a result, Oregon is the Best State Business Tax Climate on the West Coast. Moreover, businesses based in Portland have a logistical advantage through direct access to major distribution channels by land, sea, and air. Consequently, Portland is the ideal atmosphere for entrepreneurs and investors of all degrees.

LARGE EMPLOYERS

	#Employed (2025/'2024)
■ Providence Health & Services.....	23,100
■ Oregon Health & Science University	21,300
■ Intel	20,221
■ Nike	14,260*
■ Legacy Health.....	14,000
■ Fred Meyer Stores	13,687
■ Kaiser Permanente.....	10,000
■ Portland Public Schools.....	8,000*
■ City of Portland.....	6,674
■ Portland State University.....	5,212*

EMPLOYMENT BY INDUSTRY (2025)	% of Workforce/Avg. Hourly Wage
OFFICE AND ADMINISTRATIVE SUPPORT.....	11.1%/\$26.33
TRANSPORTATION AND MATERIAL MOVING	8.6%/\$25.70
FOOD PREPARATION AND SERVING RELATED.....	8.5%/\$28.18
SALES AND RELATED.....	7.8%/\$23.42
BUSINESS AND FINANCIAL OPERATIONS.....	7.7%/\$46.14
MANAGEMENT	7.0%/\$71.57
PRODUCTION.....	5.9%/\$26.91
HEALTHCARE PRACTITIONERS AND TECHNICAL.....	5.6%/\$63.81
EDUCATIONAL INSTRUCTION AND LIBRARY	5.3%/\$35.26
CONSTRUCTION AND EXTRACTION.....	4.9%/\$38.08
HEALTHCARE SUPPORT	4.0%/\$23.85
COMPUTER AND MATHEMATICAL	3.8%/\$59.65
INSTALLATION, MAINTENANCE, AND REPAIR.....	3.6%/\$33.14
ARCHITECTURE AND ENGINEERING.....	3.1%/\$58.62
PERSONAL CARE AND SERVICE.....	2.7%/\$21.13
BUILDING AND GROUNDS CLEANING AND MAINTENANCE.....	2.6%/\$21.45
COMMUNITY AND SOCIAL SERVICE	2.2%/\$33.03
PROTECTIVE SERVICE.....	1.8%/\$31.71
ARTS, DESIGN, ENTERTAINMENT, SPORTS, AND MEDIA	1.6%/\$37.91
LIFE, PHYSICAL, AND SOCIAL SCIENCE.....	1.1%/\$42.66

#1

Best State Business Tax
Climate – West Coast

—US Tax Foundation, 2025



#2

PGE
Sustainability Index – Climate

—J.D Power, 2023



#3

Best Cities for
Vegans and Vegetarians

—WalletHub, 2025



#3

Best Cities for
Outdoor Activities

—Niche.com, 2025



#4

Best Food Cities
in America

—WalletHub, 2025



#5

Best Early
Education System

—WalletHub, 2025



#6

Healthiest Cities
in America

—WalletHub, 2025



#10

World's Best Cities
for Food Right Now

—TimeOut, 2024



TOP 25

Best Cities for
Young Professionals

—Niche.com, 2025



CITY OF ROSES

Undoubtedly, Portland is the city to move to, no matter what you want from your next chapter in life. Are you setting down some roots? Yes! Starting a business? Absolutely! Want easy access to nature and a stunning city skyline? Portland has everything you could need and so much more. You'll never run out of exploration or adventures in Portland and the beautiful Pacific Northwest!



POWELL'S BOOKS

Largest independent book store in the world



PBOT BIKETOWN

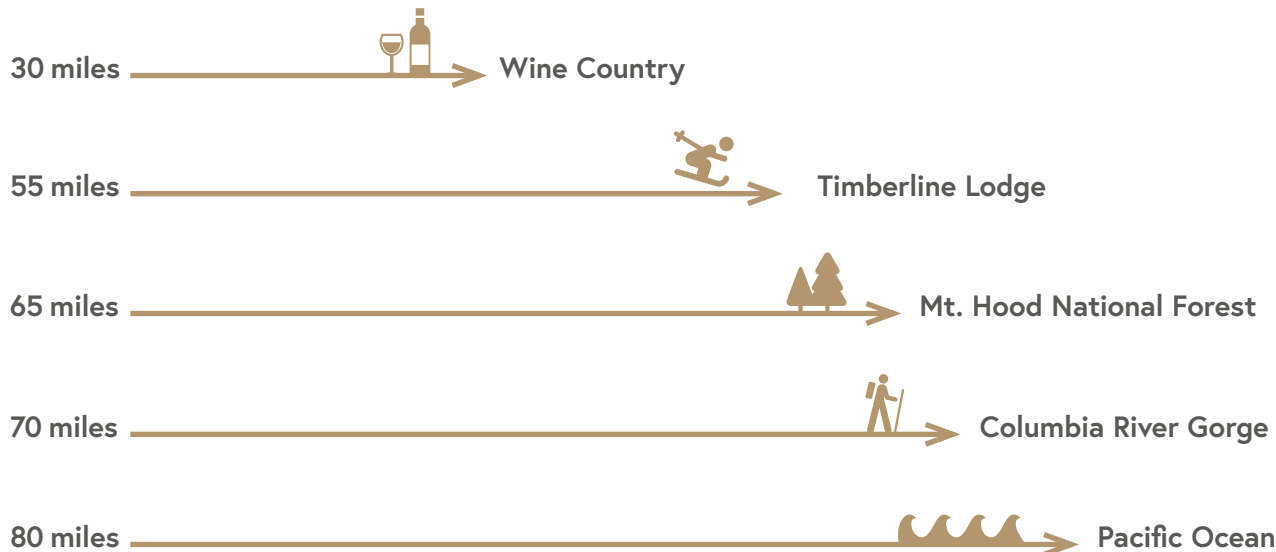
Over 3,000 e-bikes and scooters



FARMER'S MARKETS

18 seasonal markets for every day of the week

PORTLAND → THE OUTDOORS



238+ Waterfalls

The Pacific Crest Trail stretches 460 miles across Oregon

Portland alone boasts 152 miles of trails

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FOR MORE INFORMATION PLEASE CONTACT:

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