

FOR SALE
CHATEAU MISSISSIPPI RETAIL CENTER

3900-3940 N Mississippi Ave, Portland, Oregon

100% Leased Multi-Tenant Retail Offering
in Portland's Coveted Mississippi Neighborhood

For More Information Please Contact:

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**CUSHMAN &
WAKEFIELD**

MULTI-TENANT RETAIL OFFERING

Chateau Mississippi

*in Portland's Coveted
Mississippi Neighborhood*

**FOR MORE
INFORMATION
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 Chateau Mississippi

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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.

100%
OCCUPIED

2014
YEAR BUILT

19,900
NRSF

6.57%
PROFORMA
CAP RATE

\$670,081
PROFORMA NOI

\$10.2M
ASKING PRICE

**NET
LEASED**
DIVERSIFIED
TENANTS

PREMIER
PORTLAND
NEIGHBORHOOD

CLASS A
RETAIL ASSET



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 + Two (2) New Leases
- 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



6.57%

PROFORMA CAP RATE
ON \$10.2M SALE PRICE





*Excellent location
within the Mississippi
Avenue neighborhood!*



N Mississippi Avenue \$6,200 ADT



N Mississippi Ave-Albina Ave Alley

N Albina Avenue

N Failing Street



zoomcar

TUPELO ALLEY



Site & Tenant Overview

CHATEAU MISSISSIPPI RETAIL CENTER

UCHU
SUSHI & FRIED CHICKEN

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!

Kooks

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

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

Mee Sen
Thai Eatery

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

Stem
WINE BAR

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

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

MINT
GALLERY RECORDS

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.

rock . paper . scissor

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.

TRAILHEAD
CREDIT UNION

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.

the color shop
HOMEWARES - PAINT WORKSHOPS - DIY BOUTIQUE

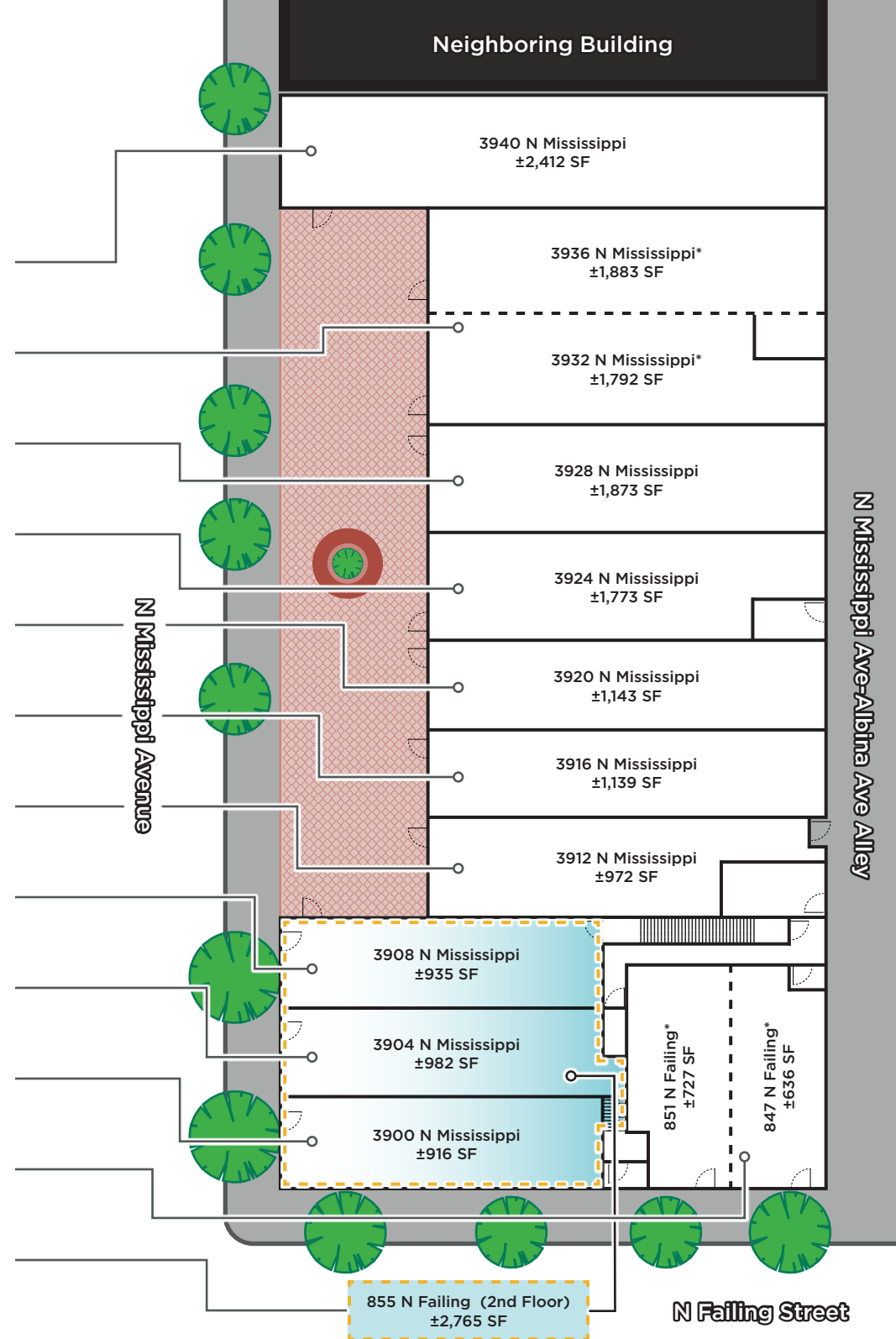
The Color Shop is a Portland-based DIY home boutique offering specialty paints, vintage finds, home décor, custom furniture painting, workshops, and consulting services.

MISSISSIPPI
NAILS & SPA

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

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.





Project Detail

2ND FLOOR MEZZANINES & BALCONIES

(Highlighted in blue)

On the north end of the complex suites 3924, 3928, 3932, 3936 & 3940 all boast interior second story mezzanine spaces, each with a functional balcony that opens to the outdoors with views of the central courtyard below.

Project Detail



2ND FLOOR RETAIL SPACE

(Highlighted in blue)

Suite 855 is located on the southwest corner of the project and consists of the entire second floor - located directly above suites 3900, 3904 and 3908. Entry is gained via a private door and stairwell on N Failing Street.





UCHU SUSHI - INTERIOR



ROCK.PAPER.SCISSOR - INTERIOR



N FAILING ST - LOOKING WEST

MINT GALLERY RECORDS - INTERIOR



2ND FLOOR SPACE - INTERIOR



MISSISSIPPI AVE - LOOKING NORTH



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 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

2025	1 Mile	2 Mile	3 Mile
Total Population	24,358	104,512	193,581
Growth (2020-2025)	1.1%	0.4%	0.3%
Avg Household Income	\$124,398	\$123,906	\$118,102
Median Age	38.4	40.2	39.6
Median Home Value	\$703,838	\$719,643	\$721,986

91

WALK
SCORE

WALKER'S PARADISE

Daily errands don't
require a car

56

TRANSIT
SCORE

GOOD TRANSIT

Many nearby public
transportation options

100

BIKE
SCORE

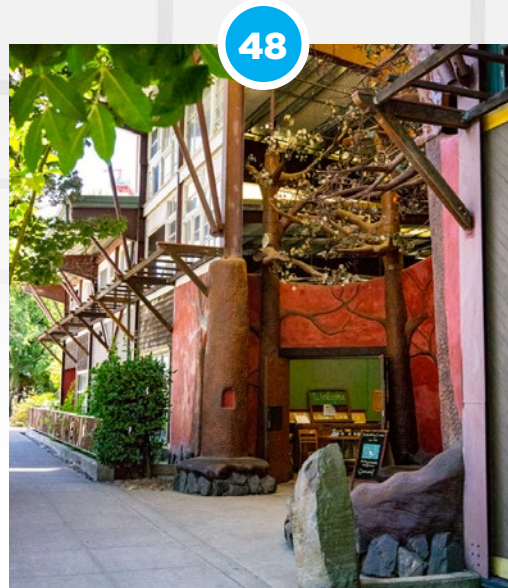
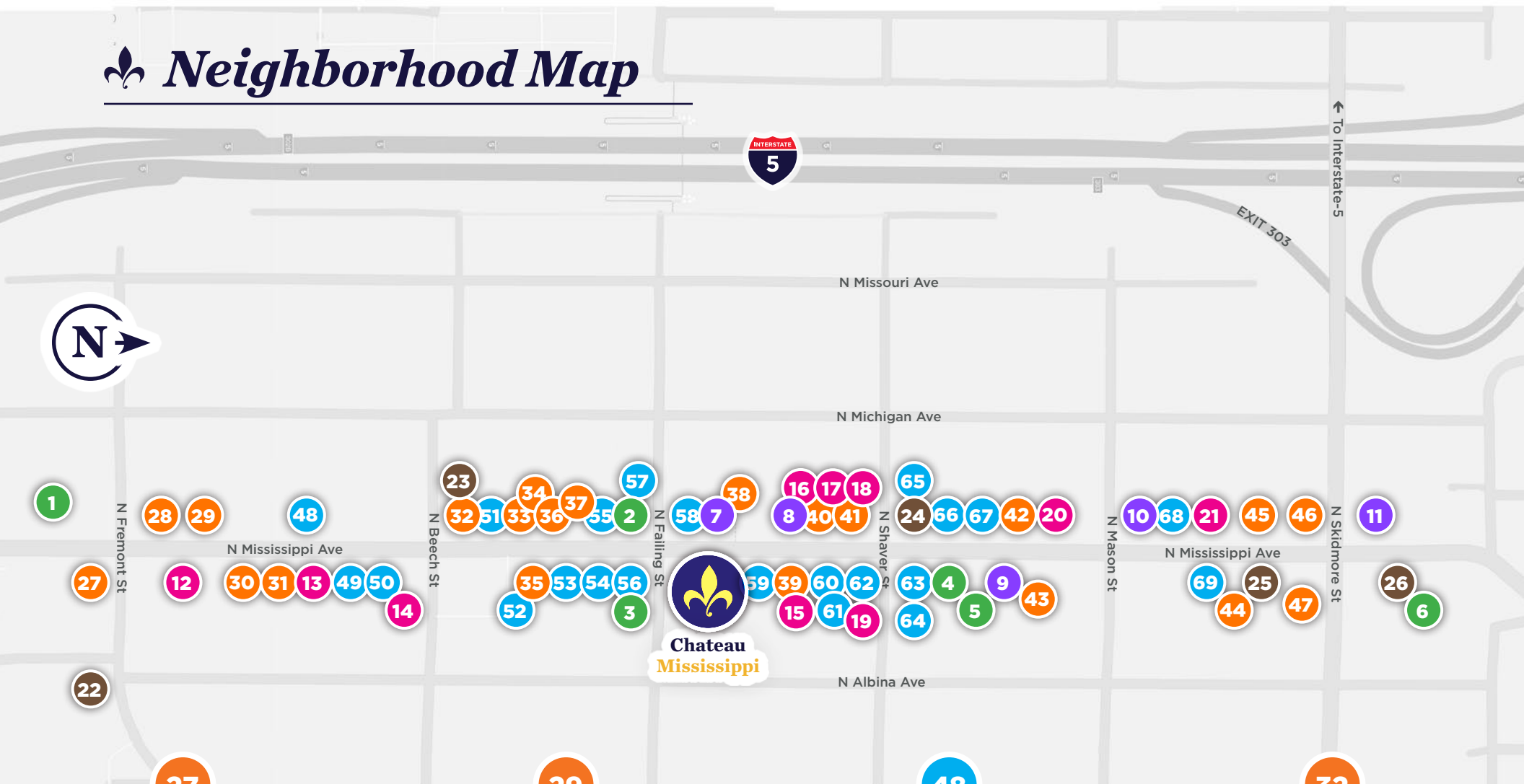
BIKER'S PARADISE

Daily errands can be
accomplished on a bike

A vibrant photograph of a crowded street fair. The street is filled with people, and the sides are lined with various tents and booths. Some tents have colorful flags, including the American flag and rainbow Pride flags. In the background, a tall, modern skyscraper rises above the trees. The scene is bright and sunny, with lush green foliage framing the top and sides of the image.

*A summer
tradition, the
Mississippi
Street Fair draws
thousands to the
neighborhood for
exceptional local
food, music and
shopping!*

Neighborhood Map



Additional Mississippi Ave Amenities

APARTMENTS & CONDOS

- 1 Revere
- 2 Miss & Sippi Apartments
- 3 Tupelo Alley
- 4 Mississippi Delta
- 5 The Bijou
- 6 The Roux

ARTS, ENTERTAINMENT, EDUCATION

- 7 The Siren Theater
- 8 Mississippi Studios
- 9 Ori Gallery
- 10 Q Center
- 11 Albina Head Start

BARS / LOUNGES

- 12 Rose City Taps
- 13 The Uncanny
- 14 StormBreaker Brewing
- 15 Crow Bar
- 16 Bar Bar
- 17 Mendelssohns
- 18 Moloko
- 19 The 1905
- 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
- 28 Little Bloom Lao
- 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
- 51 Bridge City Comics
- 52 Control Voltage
- 53 Mama & Hapa's Zero Waste Shop
- 54 Sloan Boutique
- 55 Pistils Nursery
- 56 ZoomCare
- 57 Boise Nail & Spa
- 58 Sunlan Lighting
- 59 Flutter
- 60 Fare Well Tattoo
- 61 Soda Pop Piercing
- 62 Sage Crystals
- 63 Pure Salon & Spa
- 64 Renzo Gracie Jui Jitsu
- 65 Bridgetown Beerhouse
- 66 Worn Path
- 67 Salty's Pet Supply
- 68 Nectar
- 69 Paxton Gate

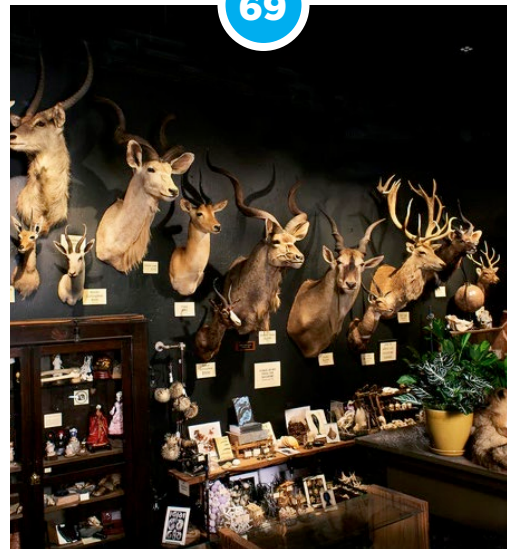
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