



**FOR SALE**  
**CHATEAU MISSISSIPPI RETAIL CENTER**

3900-3940 N Mississippi Ave, Portland, Oregon

***95% Leased Multi-Tenant Retail Offering***  
*in Portland's Coveted Mississippi Neighborhood*

*For More Information Please Contact:*

**GARY GRIFF** 503 279 1756

**JIM LEWIS** 503 279 1743

**ANNE HECHT** 503 504 1841



MULTI-TENANT RETAIL OFFERING

# Chateau Mississippi

*in Portland's Coveted  
Mississippi Neighborhood*

**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

**Cushman & Wakefield**

200 SW Market Street  
Suite 200  
Portland, OR 97201

cushmanwakefield.com



 **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.

**95%**  
OCCUPIED

**2014**  
YEAR BUILT

**19,900**  
NRSF

**6.44%**  
PROFORMA  
CAP RATE

**\$656,701**  
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
- 95% Occupied with 11 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



**6.44%**

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



zoomcare

**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.

**Vacant Space**

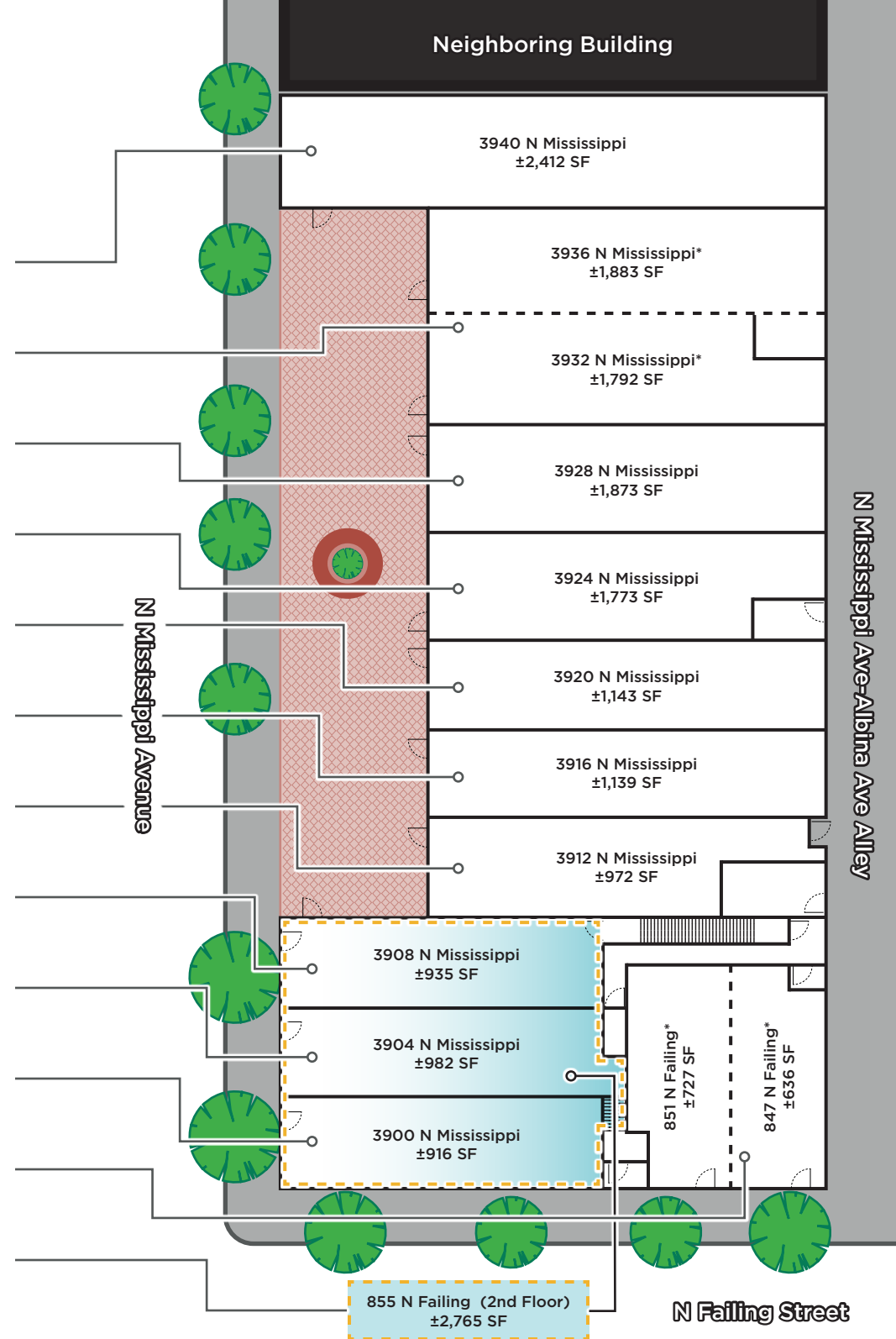
Suite 3900 is vacant and located on the ground floor at the corner of N Failing St & N Mississippi Ave, offering strong visibility and exposure at a busy intersection.

**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

## 2<sup>ND</sup> 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*

---



## **2<sup>ND</sup> 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

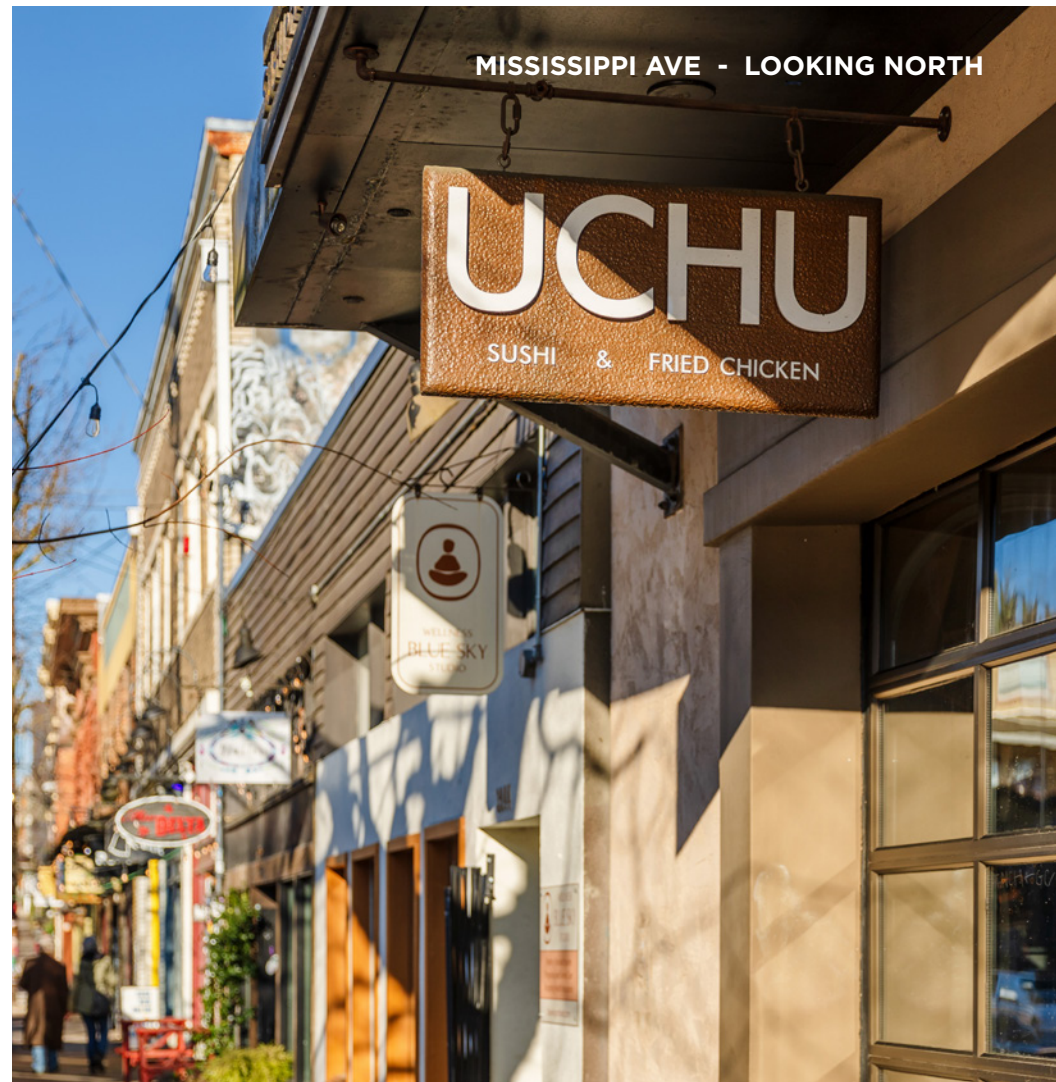
MINT GALLERY RECORDS - INTERIOR



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

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



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



**GOOD TRANSIT**  
*Many nearby public transportation options*



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

A vibrant street fair scene with a dense crowd of people. The fair is set up on a city street lined with lush green trees. Numerous white and blue tents are scattered throughout the crowd. In the foreground, a man with sunglasses is visible. In the background, a tall, modern skyscraper rises above the trees. A yellow banner with the text 'H... OF AFRICA', 'GAR...', 'CLEMC...', and 'ICKEN' is visible. An American flag is also present. The overall atmosphere is festive and community-oriented.

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

# Neighborhood Map



← To Interstate-5

EXIT 303

N Missouri Ave

N Michigan Ave

N Mississippi Ave

N Mississippi Ave

N Albina Ave



**Chateau  
Mississippi**



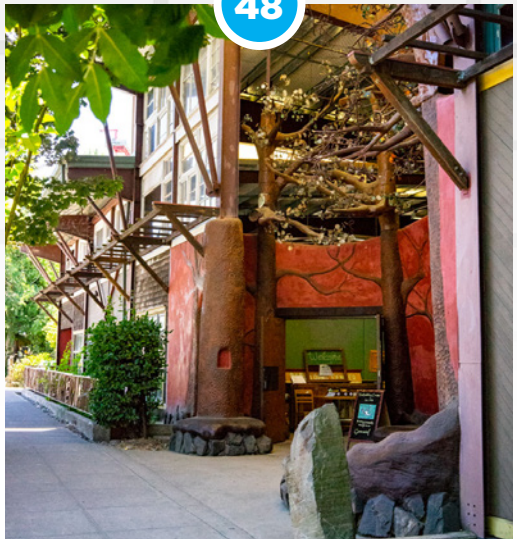
27



29



48



32



# 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

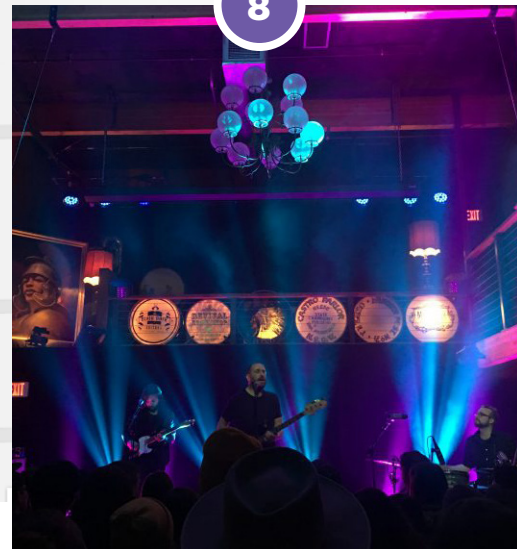
- 27 Fried Egg I'm in Love
- 28 Little Bloom Lao
- 29 ¿Por Qué No?
- 30 Waffle City
- 31 Mississippi Pizza
- 32 Kate's Ice Cream
- 33 The Meadow
- 34 Rangoon Bistro
- 35 Cubo
- 36 Broder Nord
- 37 Samurai Blue
- 38 Bicho's
- 39 Miss Delta
- 40 Tartuca
- 41 Gravy
- 42 Lovely's Fifty Fifty
- 43 LuLu's 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

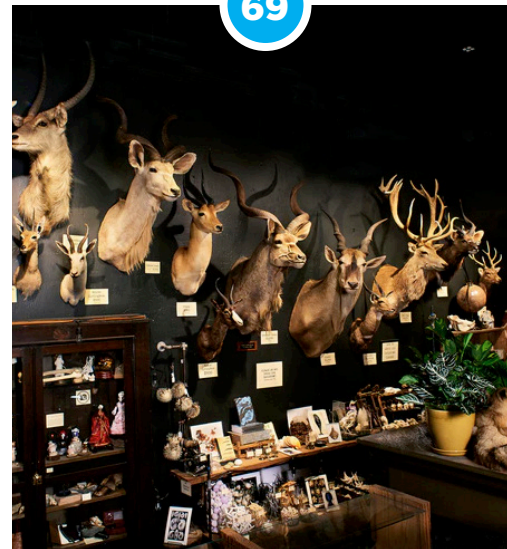
8



16



69



46



**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.

