



100% Leased Retail Investment

706-710 SE 6TH AVENUE | PORTLAND, OREGON 97214



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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.

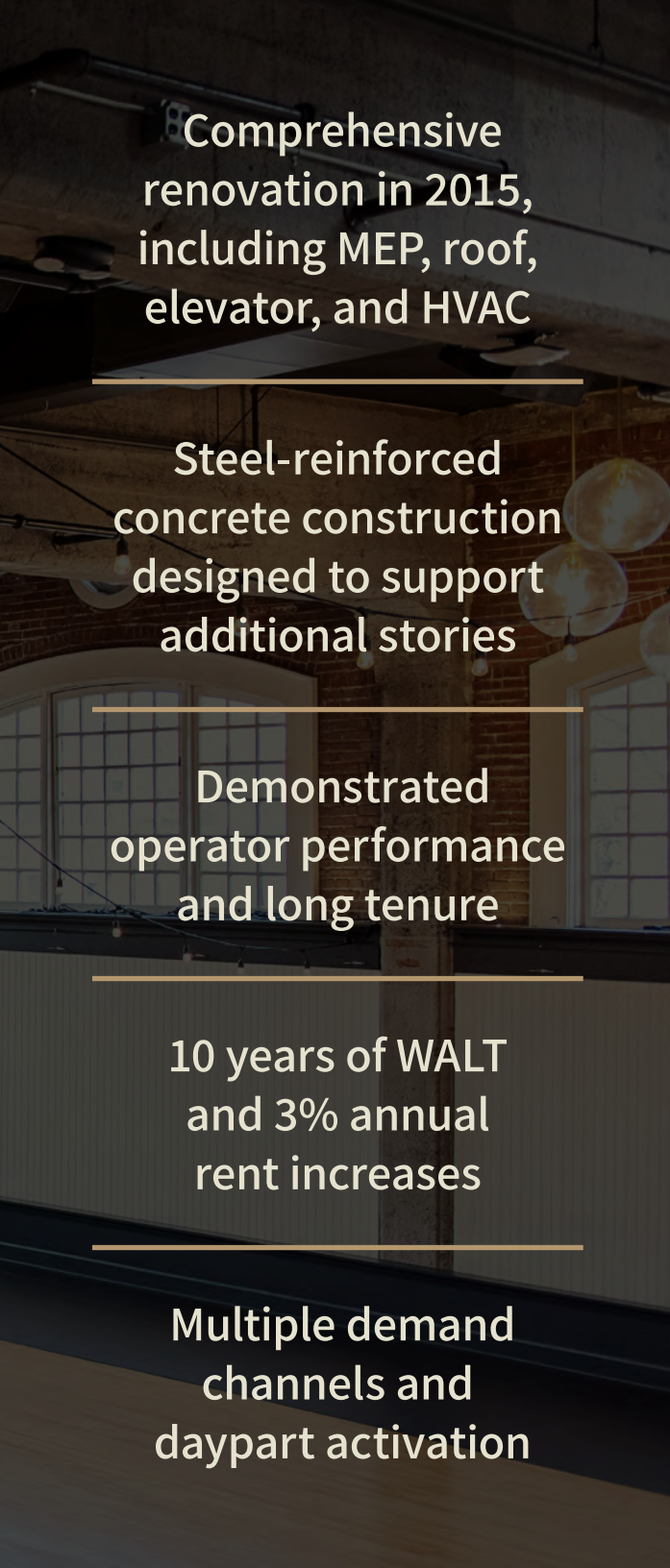
The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient 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.

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Comprehensive renovation in 2015, including MEP, roof, elevator, and HVAC

Steel-reinforced concrete construction designed to support additional stories

Demonstrated operator performance and long tenure

10 years of WALT and 3% annual rent increases

Multiple demand channels and daypart activation

Stable, Long-Term Investment with Increasing NOI

Ethos Commercial Advisors LLC, as executive advisor, is pleased to present qualified investors the opportunity to acquire the fee interest in 706-710 SE 6th Avenue, Portland, Oregon (the “Property”) – a stately, beautifully restored 1908 building positioned at the intersection of SE 6th Avenue and Alder Street. Home to The Evergreen event venue and Loyal Legion (which includes Voysey, the speakeasy-style bar in the basement), the Property offers an irreplaceable combination of historic character, high-quality restoration, and experiential demand drivers that continue to define Portland’s most durable hospitality real estate.

Originally built as a lodge for the Independent Order of Odd Fellows and designed by Francis J. Berndt, the structure was ahead of its time, steel-reinforced concrete, dramatic window bays, and an industrial aesthetic influenced by C.F.A. Voysey. Following a comprehensive yet thoughtful restoration that revealed soaring ceilings, original maple hardwood floors, and long-hidden structural elements, The Evergreen emerged as a premier, light-filled venue, capable of hosting weddings, corporate events, fundraisers, and private gatherings, supported by a mezzanine, built-in bar, ADA accessibility, and professional sound and lighting.

Importantly, the Property’s tenancy is anchored by long-tenured, proven operators. Both Loyal Legion (including Voysey) and The Evergreen have operated successfully at this location for ten years and have each executed new 10-year renewals, reinforcing long-term cash-flow durability and reducing near-term rollover risk. Loyal Legion is one of Portland’s most recognizable craft beer destinations, known for its deep Oregon tap list (99+ taps) and energetic taproom environment that consistently draws both locals and visitors. Loyal Legion’s steady daily traffic complements the event-driven cadence of The Evergreen by activating the Property throughout the week and providing a built-in pre- and post-event gathering option. Together, the building’s concepts create a cohesive, mutually reinforcing hospitality ecosystem that is difficult to replicate and well-positioned within the Central Eastside’s established dining, nightlife, and event corridor.

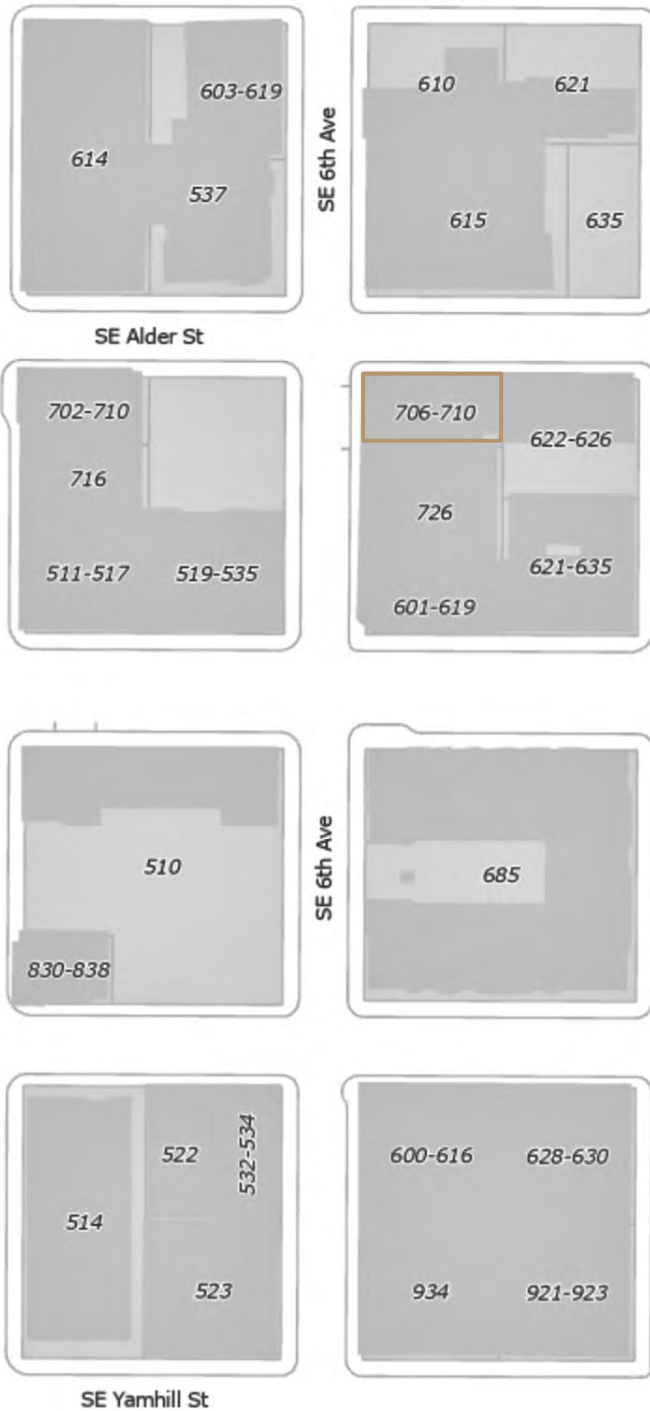
Property Summary

706-710 SE 6th Avenue | Portland, Oregon 97214

Offering Price \$3,450,000 | Cap Rate 9.47%

5-Year Average Cash on Cash 15.8%

Year 1 NOI	\$326,637	Building Size	+/-16,320 SF
Type of Lease	NNN	Lot Size	+/-5,000 SF
Average In-place Rent	\$19.64/RSF	Property ID	R150227
Remaining Lease Term	10 years	Zoning	EX
Annual Increases	3%	Maximum FAR	9:1
Year Built / Renovated	1908 / 2015	Maximum Height	160'
Construction Type	Steel-reinforced concrete	Maximum Density	45,000





Construction Quality and Structural Integrity

Architectural Inspiration



Voysey House, Chiswick, London. Built in 1902, designed by celebrated architect C.F.A. Voysey.

The building's architectural design was inspired by the Voysey House in London, an early twentieth-century structure recognized for combining clean architectural expression with durable structural construction.

Consistent with that influence, the property was built with a reinforced concrete structural shell, reinforced concrete floor systems, and a reinforced concrete roof, creating a robust structural diaphragm.

The building was originally designed with the potential to support additional floors, resulting in construction quality that was far superior to the standard masonry and wood used at the time.

Structural columns extend continuously from the basement through the upper floors and are integrated with ornamental architectural detailing that reflects the craftsmanship and architectural ambition of the original design.

Structural System Highlights

- Reinforced concrete structural shell
- Reinforced concrete floor systems
- Reinforced concrete roof diaphragm

Construction Quality Highlights

- Designed to accommodate potential vertical expansion
- Structural columns extend from basement through upper floors
- Architectural detailing integrated into structural elements

KEY CAPITAL IMPROVEMENTS

A comprehensive renovation in 2015 modernized the building's core infrastructure while preserving its historic architectural features.

The renovation included the following improvements:

- Installed new Schindler 4-stop, 2,500 lbs. capacity, hydraulic passenger elevator.
- Installed three new rooftop HVAC units, two mini splits, and type-1 and type-2 hoods.
- Replaced plumbing infrastructure, including both water supply and drain systems.
- Fully upgraded electrical systems, including service meters, electrical panels, and building wiring.
- Replaced roof with AC plywood sheathing and a fluid-applied elastomeric roofing membrane with an expected lifespan of up to 40 years. New flashing and parapet caps were installed concurrently.

Note: Fluid-applied systems can be recoated to extend service life, minimizing future capital costs compared to traditional roof replacement systems.

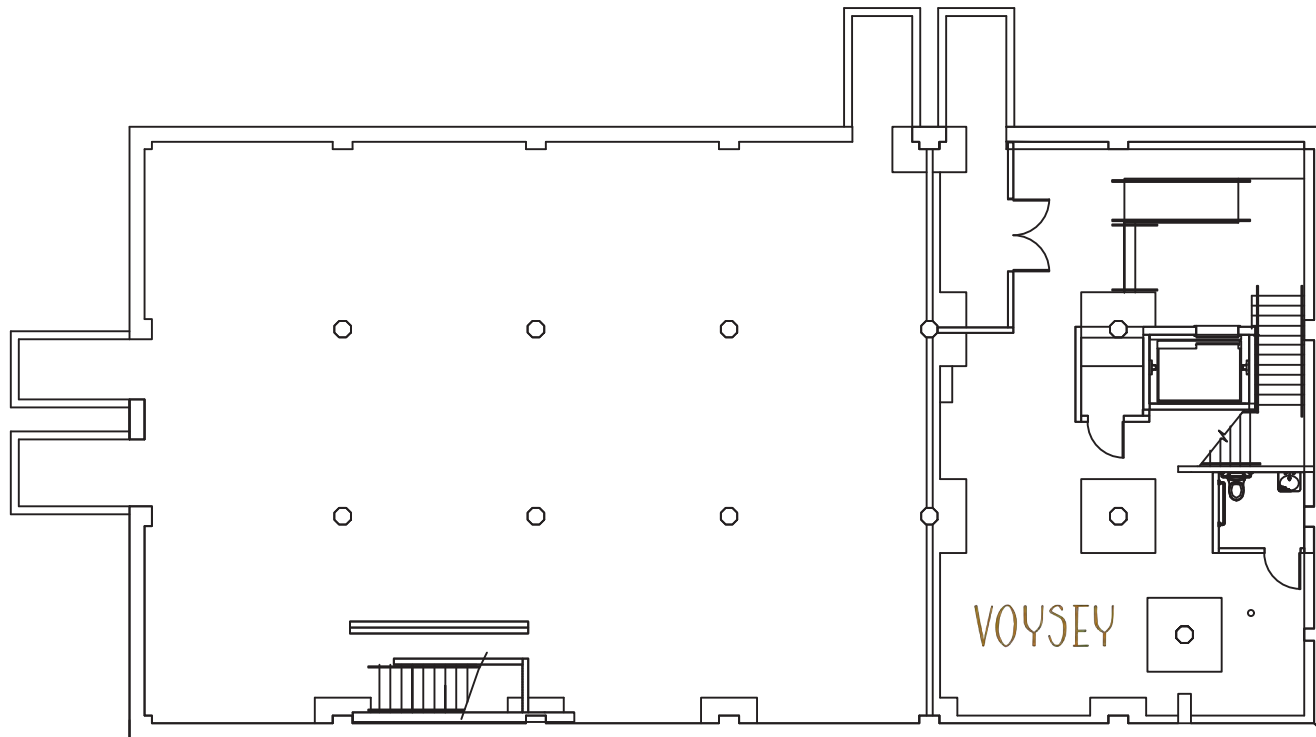
RENOVATION SUMMARY

The renovation addressed the building envelope and major utility systems, positioning the property as a modernized historic asset capable of supporting contemporary commercial uses while maintaining the structural strength and architectural character of the original construction.

Further details available in Deal Room.

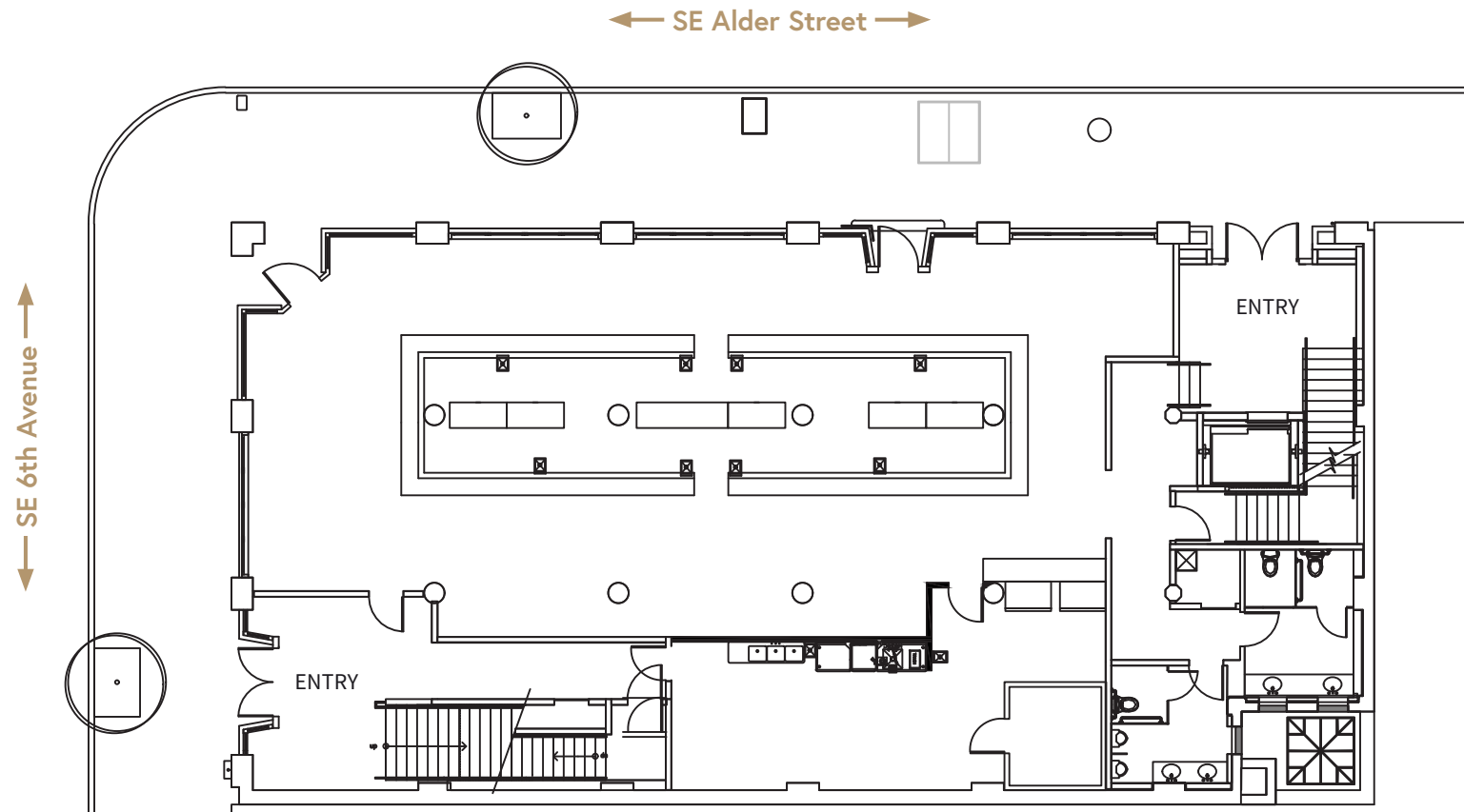


Floor Plan – Lower Level **Loyal Legion**



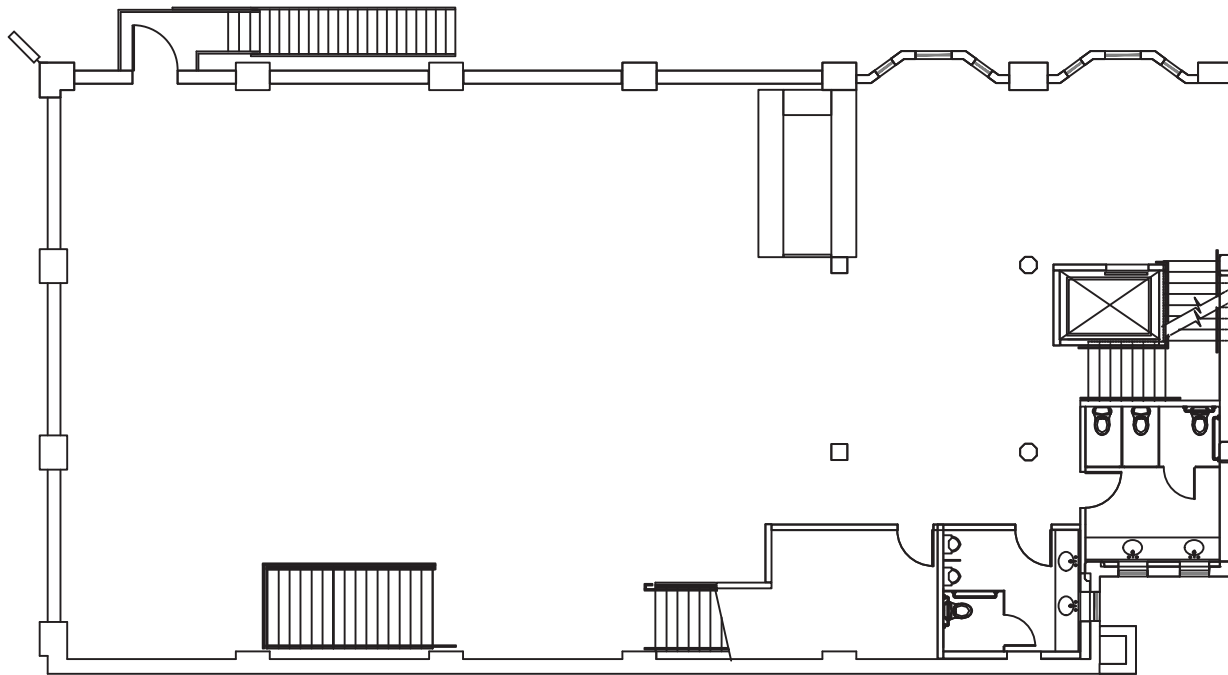
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Floor Plan – Main Level **Loyal Legion**



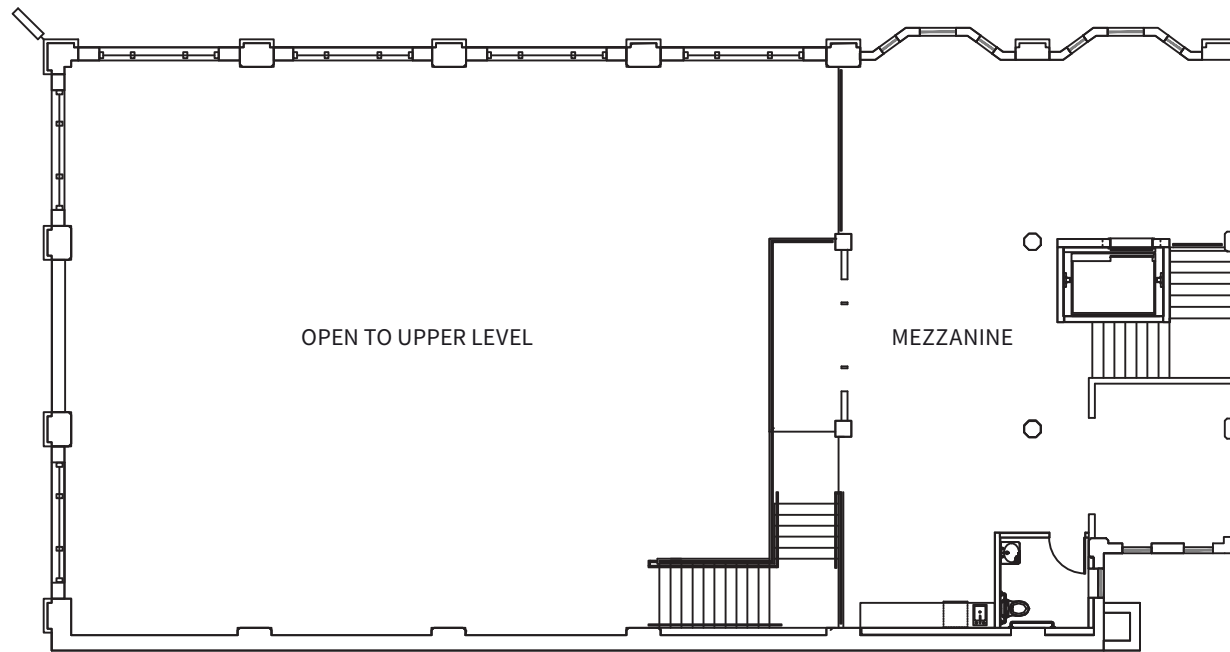
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Floor Plan – Upper Level **The Evergreen**



This drawing is not to scale and is for illustrative purposes only.

Floor Plan – Mezzanine Level The Evergreen



This drawing is not to scale and is for illustrative purposes only.



Neighborhood Overview

Location Demographics *Within 2 miles of the property*



129,404

Population



\$101,801

Average Household Income



72,322

Households



38

Median Age



\$714,167

Median Home Value



92

Walk Score



72

Transit Score



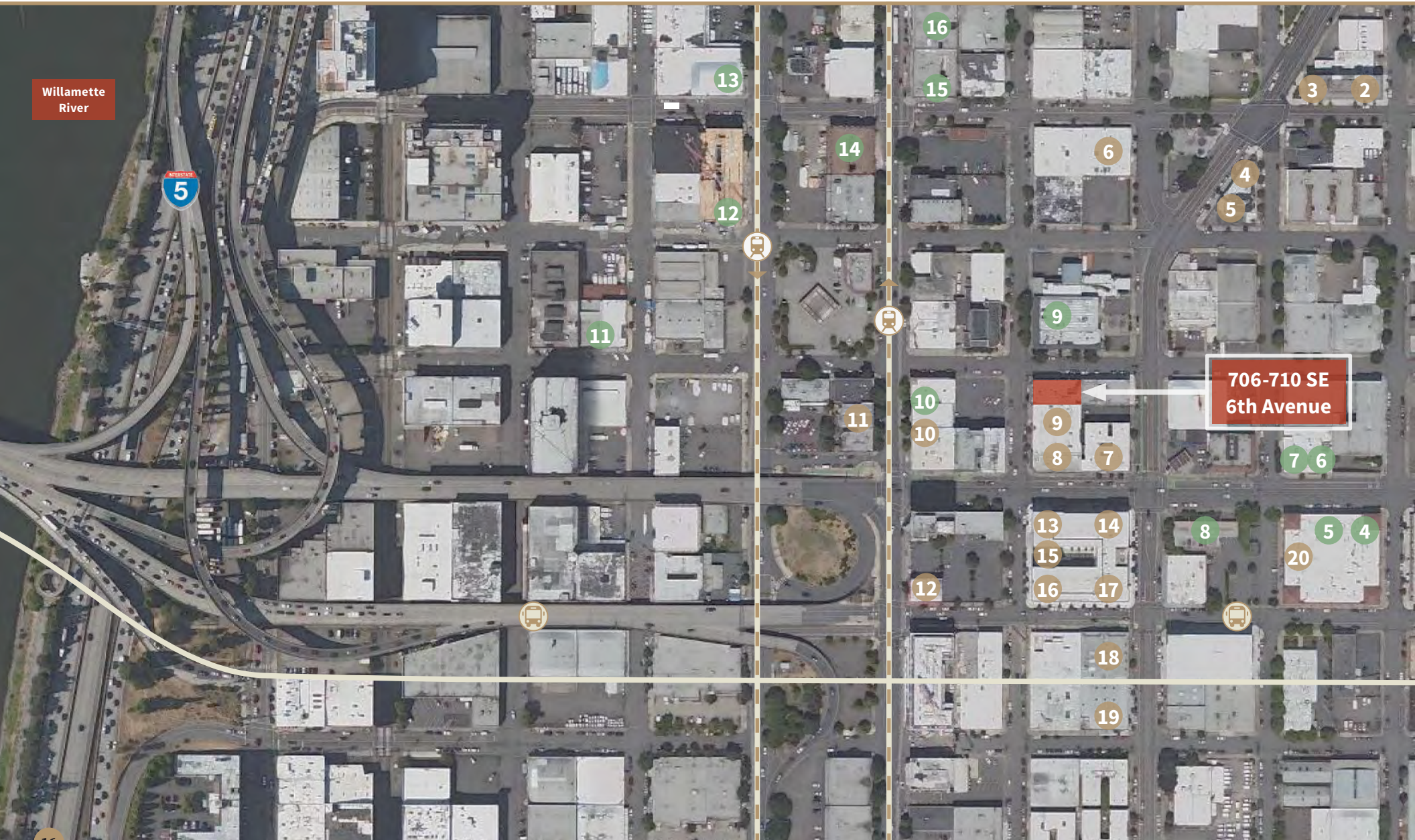
100

Bike Score

Downtown Portland
1.0 mile

706-710 SE
6th Avenue

Neighborhood Amenities





RESTAURANTS

- | | |
|-------------------------|------------------------------|
| 1. Dos Hermanos Cafe | 13. Pop Pizza |
| 2. PUSH PULL | 14. Maddie's |
| 3. Toya Ramen & Bar | 15. Cozy Congee |
| 4. Rum Club | 16. Hat Yai |
| 5. The Chinese Cowboy | 17. Berlu Bakery |
| 6. Sweet and Salty | 18. Living Häus Beer Company |
| 7. Star Bar | 19. AFURI IZAKAYA |
| 8. RoboTaco | 20. Taqueria Portland |
| 9. Panther Club | 21. Proof Pizza |
| 10. Obon Shokudo | 22. Evasion Brewing |
| 11. Swan Dive | 23. Roseline Coffee |
| 12. Twilight Cafe & Bar | 24. Kachka |



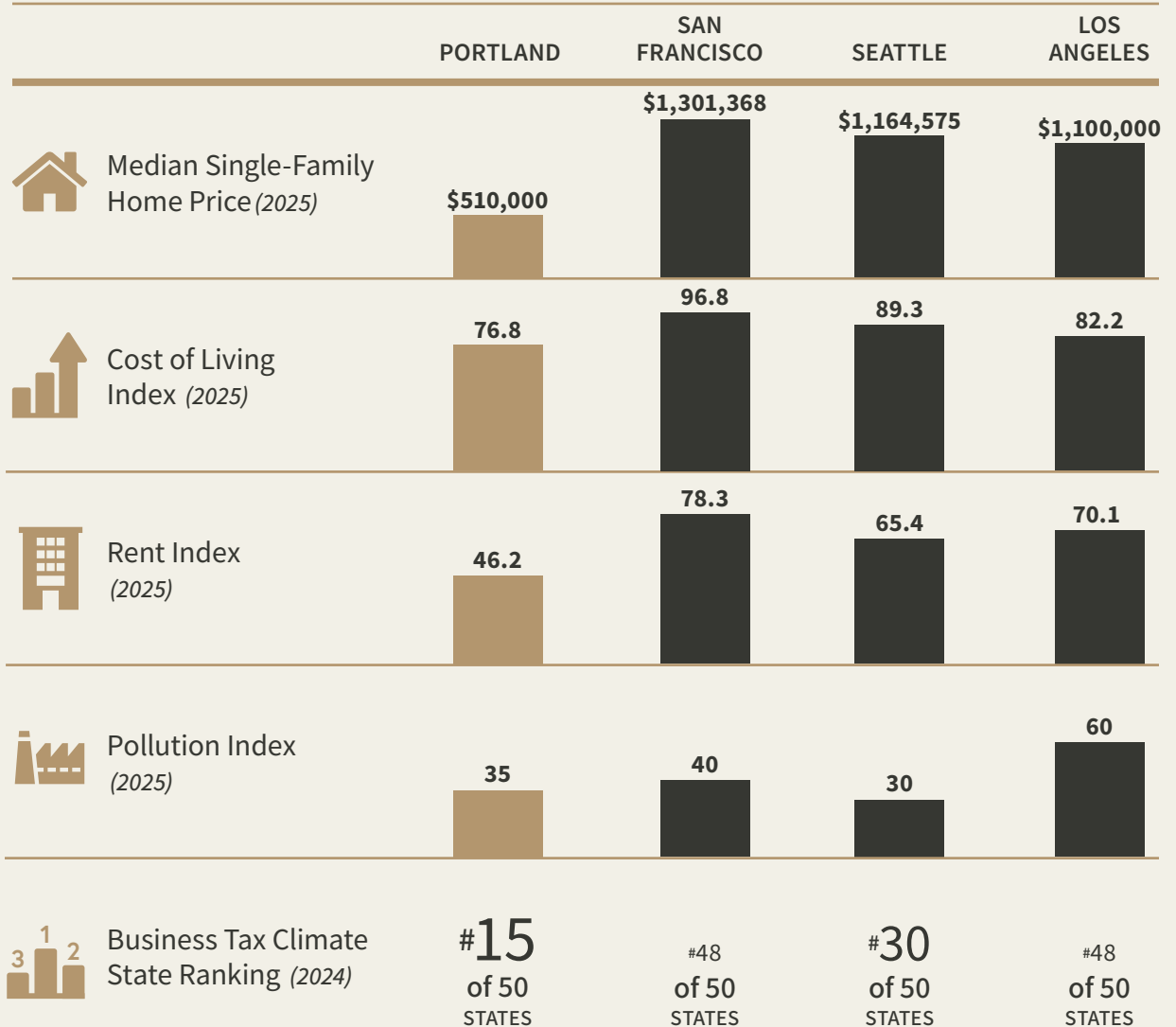
AMENITIES

- | | |
|------------------------------|----------------------------------|
| 1. Market of Choice | 9. The Get Down Music Venue |
| 2. Columbia Credit Union | 10. River City Bicycles |
| 3. Grand Avenue Florist | 11. Cowbell Cheese Shop |
| 4. Core Power Yoga | 12. Revel Indoor Cycling |
| 5. Grand Central Bowl | 13. Sheridan Fruit Company |
| 6. Immerse Modern Massage | 14. Hotel Grand Stark |
| 7. Silver Lining Acupuncture | 15. Next Adventure Sports Center |
| 8. KeyBank | 16. Modo Yoga |

Portland 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



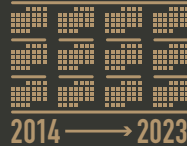
“Sustainability and environmental protection are a cornerstone of Portland’s culture...”

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.

82,244,353

Average Yearly Rides 2014-2023



196,900

Average Weekday Rides FY2023



80% of Adults

Ride Trimet 1+ Times Per Day



533

Square Miles of Service Area



95

Lightrail Stations



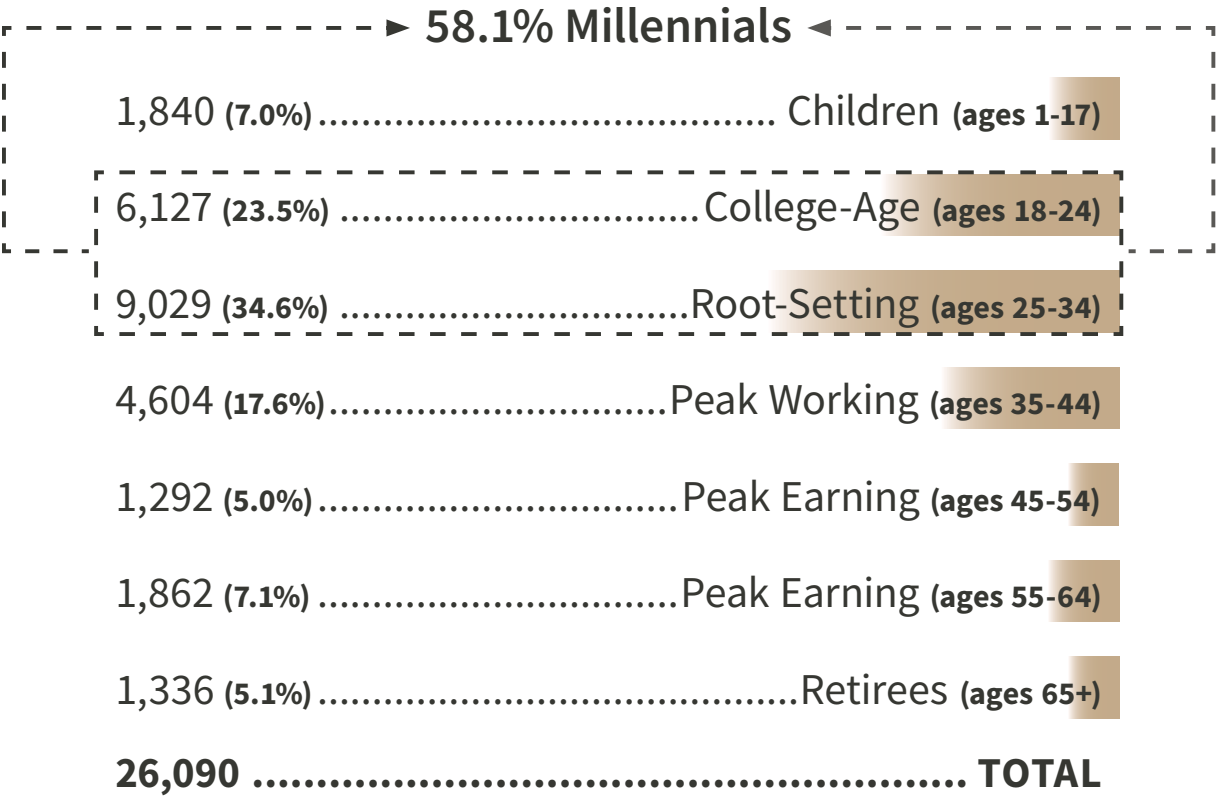
6,700+

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.



Out of State Inbound Migration to Portland (2022)



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



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

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

25 miles →  Columbia River Gorge

30 miles →  Wine Country

60 miles →  Timberline Lodge

65 miles →  Mt. Hood National Forest

80 miles →  Pacific Ocean



238+ Waterfalls

The Pacific Crest Trail stretches 460 miles across Oregon

Portland alone boasts 152 miles of trails

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