



FOR SALE
CHATEAU MISSISSIPPI RETAIL CENTER

3900-3940 N Mississippi Ave, Portland, Oregon

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

For More Information Please Contact:

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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.

86%
OCCUPIED

2014
YEAR BUILT

19,900
NRSF

5.80%
PROFORMA
CAP RATE

\$632,618
PROFORMA NOI

\$10.9M
ASKING PRICE



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
- 86% 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
- All Leases include Annual Rent Increases
- ±6,200 Average Daily Vehicle Traffic + abundant Foot Traffic



195,425
RESIDENTS WITHIN
A 3 MILE RADIUS



4.2
AVERAGE YEARS
REMAINING ON LEASE



5.80%
PROFORMA CAP RATE
ON \$10.9M SALE PRICE



*Excellent location
within the Mississippi
Avenue neighborhood!*



Site & Tenant Overview

CHATEAU MISSISSIPPI RETAIL CENTER



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!



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



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



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



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.



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.



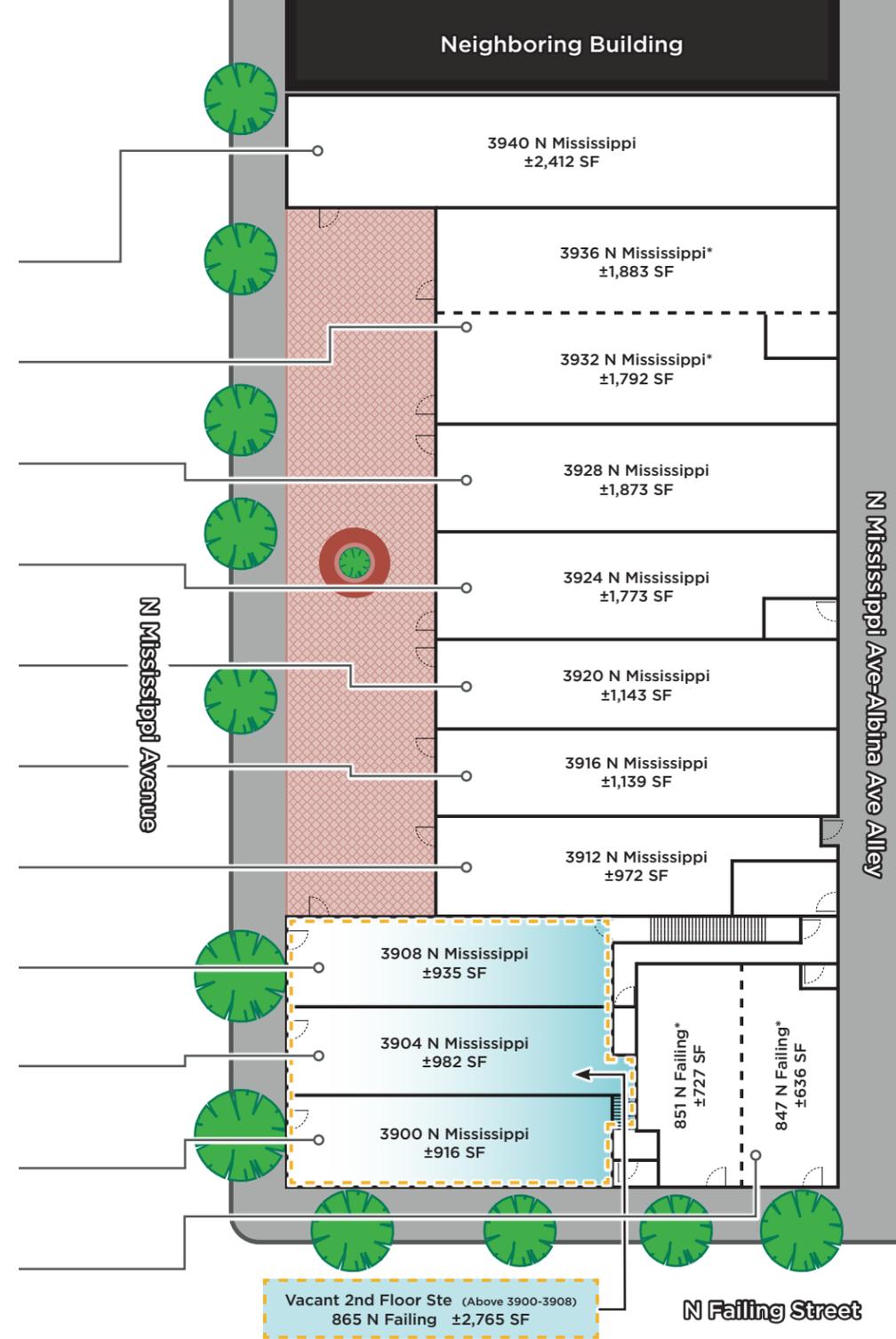
Local banking done right, **Trailhead Credit Union** boasts high interest rates for savings, robust rewards and ATM fee refunds! 3 local branches + shared credit union access across the U.S.



One of two Portland retail locations (N Mississippi Ave and SE Division Street), **Tigers Den Vintage** is known for a variety of carefully curated vintage and modern clothing choices.



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.





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 865 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



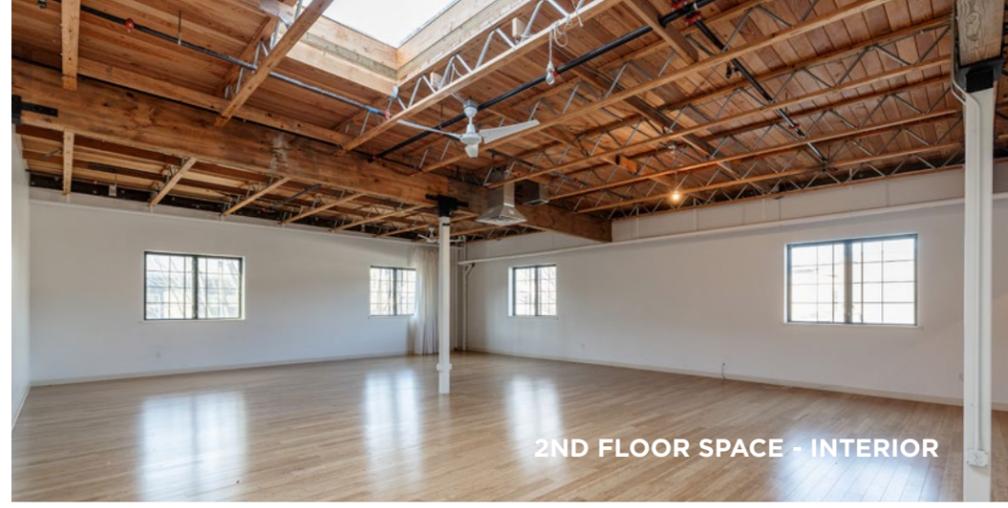
ROCK.PAPER.SCISSOR - INTERIOR



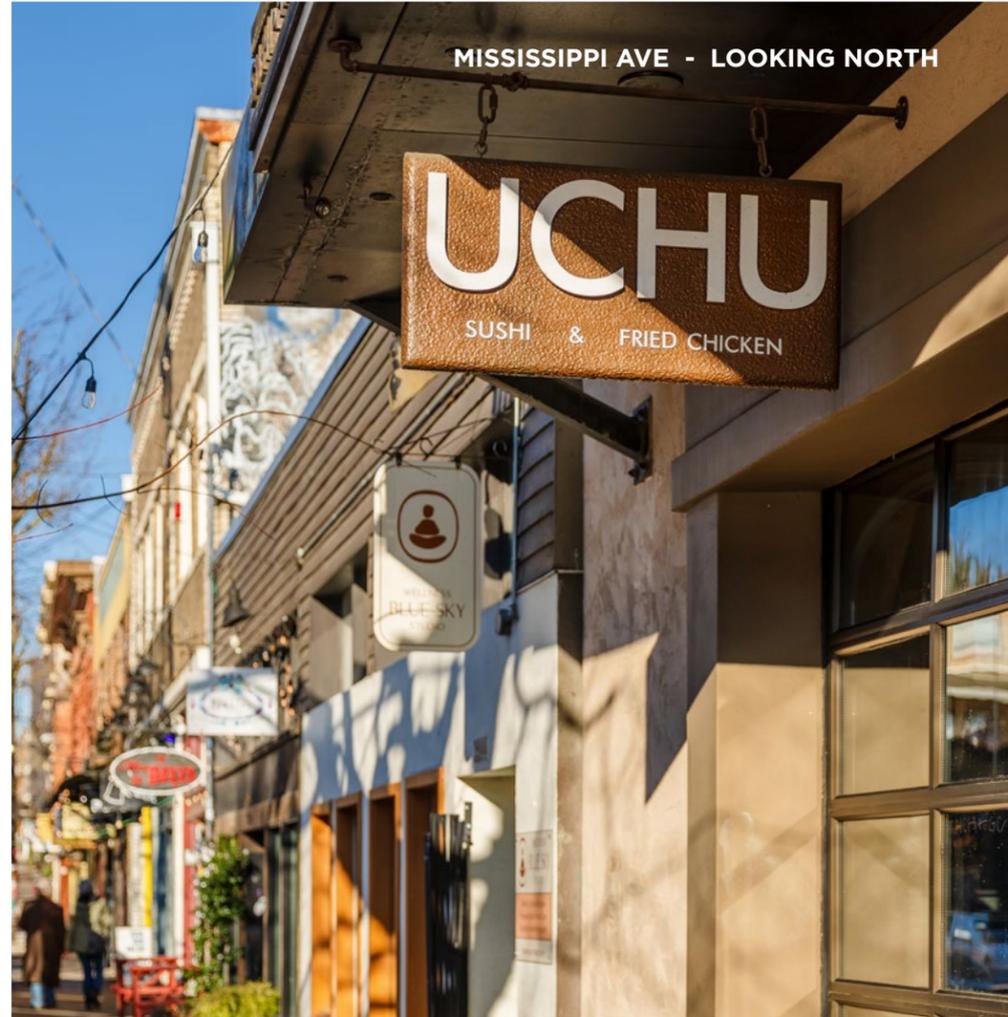
N FAILING ST - LOOKING WEST



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

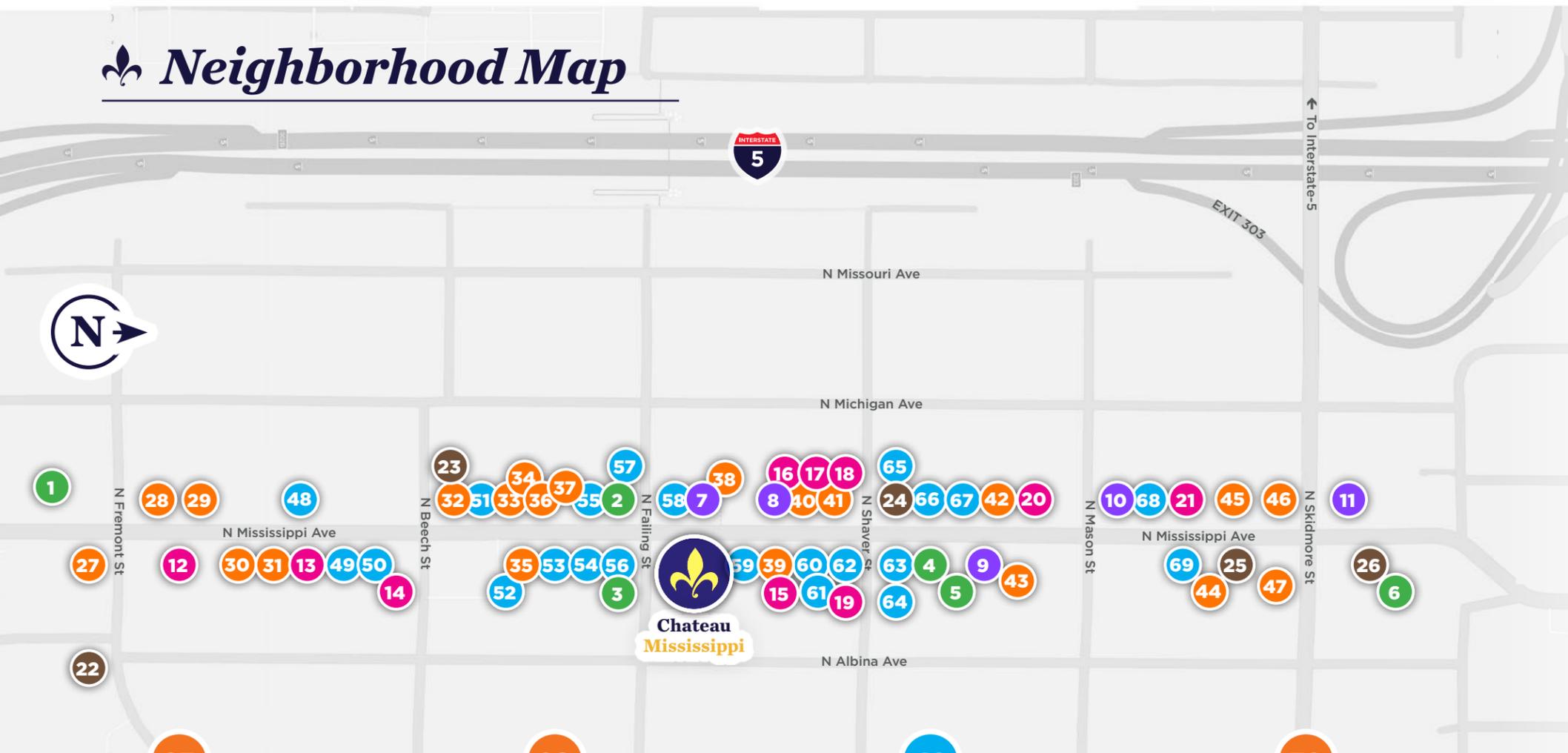


BIKER'S PARADISE
Daily errands can be accomplished on a bike



A 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

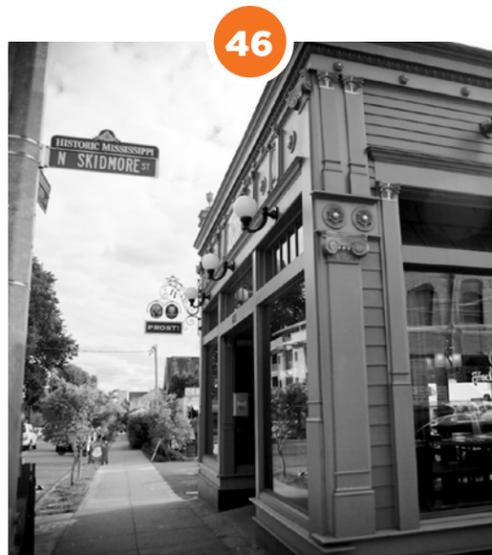
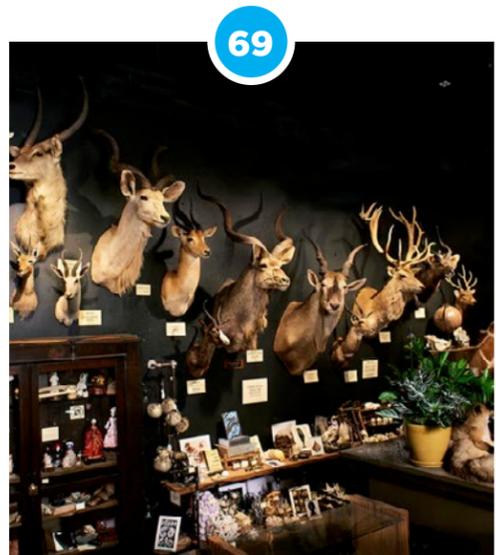
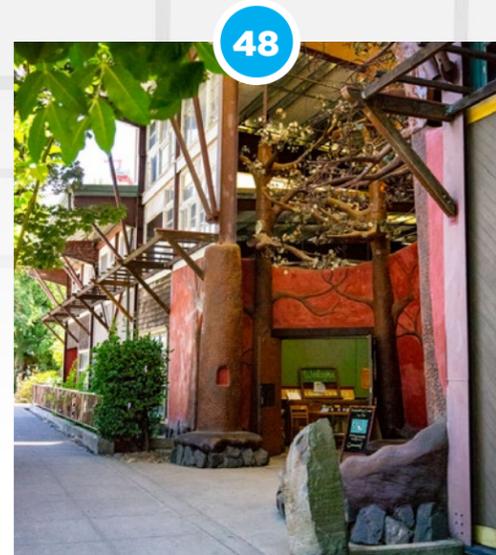
RESTAURANTS

- 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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