



The Wineries at Woodland

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ABOUT

The image shows the interior of a wine shop or tasting room. The space is characterized by warm wooden tones, including the ceiling, walls, and floor. On the left, tall wooden shelves are filled with various wine bottles. In the center, a long wooden table is set with a bottle of wine and a glass. To the right, a man and a woman are engaged in conversation, each holding a glass of wine. In the background, a bar area is visible with a sign that reads "TASTING DAILY". The overall atmosphere is cozy and inviting, typical of a high-quality wine retail environment.

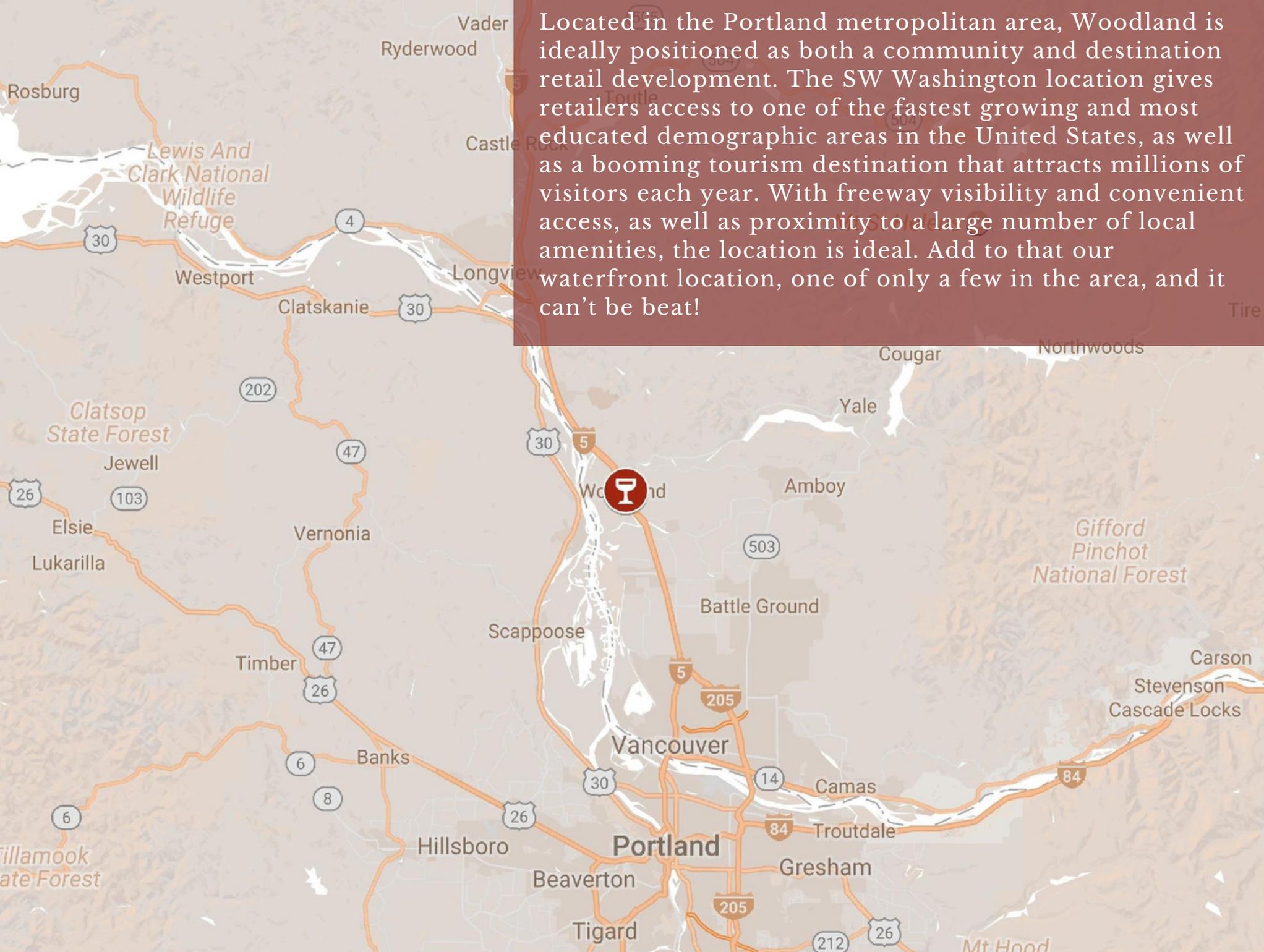
Wineries at Woodland will be a one of a kind retail development dedicated to bringing highly sought-after Washington wines to the doorstep of the Portland metropolitan market. Only 20 minutes from the Vancouver, WA city center, and located on the scenic Lewis River, the Wineries at Woodland will feature one of the few waterfront dining options in the area, and is poised to become a popular destination for over 2.3 million area residents.



Features and Amenties

- Waterfront location
- River-front community spaces including firepit, walking trail and park with gazebo and amphitheater
- Faux vineyard
- Outdoor terraces
- Freeway visibility and exit
- Ample parking and easy access
- Located inn the center of SW Washington's tourism trail
- 15 minute drive to all of Clark County
- 40 minutes from downtown Portland
- Dozens of community and tourism attractions in immediate area
- Developer sponsored marketing budget





Located in the Portland metropolitan area, Woodland is ideally positioned as both a community and destination retail development. The SW Washington location gives retailers access to one of the fastest growing and most educated demographic areas in the United States, as well as a booming tourism destination that attracts millions of visitors each year. With freeway visibility and convenient access, as well as proximity to a large number of local amenities, the location is ideal. Add to that our waterfront location, one of only a few in the area, and it can't be beat!

Market

The Portland metropolitan area is one of the fastest growing areas in the nation and has been ranked the top moving destination in the US for the third consecutive year. The population and the labor force continue to grow at 6 times the national average.

Home to more than 1,200 technology companies, the area has been nicknamed the Silicon Forest. Many of these companies are attracting high wage earners, with a 17% increase in the average wage for the top 10 percent of jobs in 2016. Also contributing to the region's economic strength is its high level and growing entrepreneurship among young and talented residents. The number of 25-39 aged college educated people running their own business is about 50% higher than the average for large metros. The area has one of the highest rates in the nation for attracting and retaining young, college educated migrants.

Tourism has also gained significant traction in recent years, with \$4.9 Billion in spending by tourists in 2016, and \$8.9 million overnight trips. \$12 Million was spent on food and drink expenditures in SW Washington in 2015, the most recent data available.

Demographics

For the past several years, the Portland and SW Washington area has been one of the fastest growing metropolitan statistical areas in the United States. The area has seen substantial growth across population, income levels and job growth. Tourism in the area has also seen unprecedented numbers in recent years, and none of this growth shows any signs of stopping.

\$63,850

Median HH Income in Portland MSA

2.4 Million

Portland MSA Population 2016

27.4%

Population increase since 2000

23%

Increase in Income since 2000

74%

Projected Population increase in the next 20 years

Top 20

Largest Metropolitan areas in the US

46%

Bachelor's Degree or Higher

36

Median Age

SITE PLAN



LEASING

SPACE

There is a total of 38,000 SF available for retail use. Spaces range from 1300 - 14,000 SF. The property totals 283, 140 SF

USES

The Wineries at Woodland will be approximately 60% winery tasting rooms and wine bars, and will also have space available for complimentary retail uses. These include restaurants, cafe, and bistros, a coffee shop, tap rooms or distilleries, a potential hotel, and other uses.

TIMING

The Wineries at Woodland will break ground on Phase One in early Spring 2017, which would allow for delivery early Fall 2017. Further development of the site, including a proposed hotel, will take place in phases



Promoting Washington Wines

Washington wines have become nationally and globally well regarded and the state is now the 2nd largest premium wine producer in the United States, having produced approximately 16 million cases of wine. The Wineries at Woodland will be an ideal opportunity for highly sought after Washington wines to easily access the Portland metropolitan market and to provide the community with a truly memorable experience. The developer will also be contributing to a shared marketing budget to further promote the center and wineries.

WINE TASTING DAILY

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