

EXCLUSIVE OFFERING | FOR SALE

Grand Pacific Junction

A historic district, offered whole for the first time

OLMSTED FALLS, OHIO • CUYAHOGA COUNTY



26
STRUCTURES

19
PARCELS

68,397
RENTABLE SF

1
OWNERSHIP

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Offered without a published price. Full financial detail is available under an executed confidentiality agreement.

The Opportunity

*Real estate, an events business
and three liquor permits, together*

Grand Pacific Junction is the historic commercial center of Olmsted Falls, about fifteen miles from downtown Cleveland. It runs along Columbia Road and the adjoining blocks of Mill Street and Orchard Street, a walkable, pedestrian scaled streetscape of preserved nineteenth and early twentieth century buildings that functions as the town's downtown.

It was assembled parcel by parcel, restored building by building and stewarded under a single family's ownership for more than three decades. It has never been sold as a single holding. It is now.

*Three decades of assembly, restoration
and stewardship, in one transaction.*

What conveys is a working district rather than a collection of buildings. The real estate, the operating events business that runs the wedding chapel, the banquet hotel and the open air gardens, and the three transferable Ohio liquor permits behind the bar service all convey together, as one going concern, to one buyer.

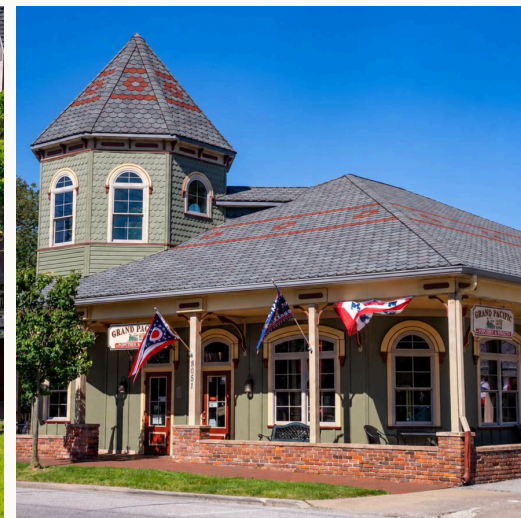
The assembly is finished. The restoration is finished. The tenancy is in place, anchored by businesses that have been here for decades, and the events calendar is booked forward. A buyer steps into an operating district, not a project.

The streetscape is protected by designation at both the federal and the local level, which is what has held it intact and what keeps competing supply from being built into it. That protection is inherited along with everything else.

PRICE: **SUBJECT TO OFFER**

SALE TYPE: **OFFERED WHOLE**

OWNERSHIP: **SINGLE, DEBT-FREE**



THE SETTING

The District

*A walkable historic core,
and the town's downtown*



PORTFOLIO PARCELS · PER CUYAHOGA COUNTY RECORDS

Nineteen contiguous parcels carrying twenty six structures, twenty two buildings plus ancillary structures, on about six and a quarter acres. The district has direct access to interstates 71 and 480 and sits within roughly twenty minutes of both downtown Cleveland and Cleveland Hopkins International Airport.

The tenant base is deliberately diversified: four restaurants, specialty and gift retail, professional and service offices, two residences and three event venues, with no tenant above 15% of the rent roll. Tenure runs deep. Twelve tenants have been in place ten years or more, and the longest runs are 28, 27 and 23 years.

32 of 34

SPACES OCCUPIED

97.5%

OCCUPANCY

12.9 yrs

WEIGHTED AVG TENURE

6.226

ACRES

HERITAGE DAYS

The town's signature
festival,
founded here in 1992

TRIPADVISOR

#1 of things to do
in Olmsted Falls

THE KNOT

5.0 rated
wedding venue

THE TENANT ROSTER

DINING & FOOD

Moosehead Hoof & Ladder
Gibbs Butcher & Brew
Matteo's Casual Italian
Clementine's Victorian Tea Room
Grand Pacific Popcorn
Fall's Ice Cream
Second Thyme Around

RETAIL & BOUTIQUE

Millstone Mercantile
The Mercantile
Fox & Ivory
LaBlanca Bridal Boutique
Treasure House of the Falls
Toy's Doll's n Mini's

LeGray Haus Dog Boutique
Renee's Unique Boutique
The Oxcart
Ohio Wick House
Peg's Knit & Spin
Distinguished Gentlemen

SERVICES & OFFICE

Mary's Hair Salon
Time to Spa
L & M Personalization
STAR Group America
Allstate Insurance
Town Planner

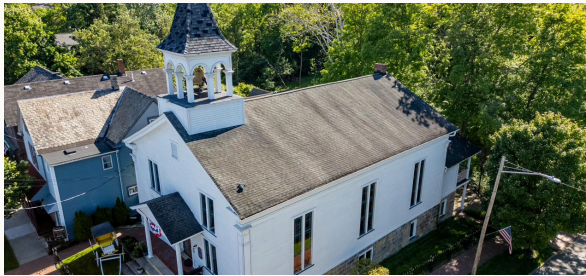
EVENT VENUES

The Wedding Chapel
The Grand Pacific Hotel
The Wedding Gardens

Two single family residences are let separately and are shown by use. The three event venues convey with the sale.

The Venues

Three venues, four bookable spaces, and the bar service that runs them



The Chapel & Riverside Room

7970 COLUMBIA ROAD

Built in 1851 as a Methodist Episcopal church and restored to its Victorian grace in 2001. Ceremonies sit beneath stained glass, and the lower level Riverside Room adds an 1880 back bar and a dance floor.

SEATED

175 • 75



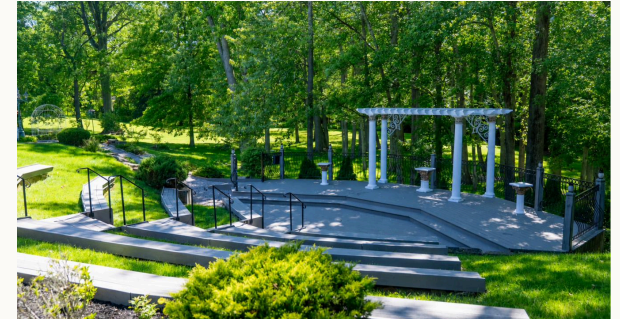
The Grand Pacific Hotel

8112 COLUMBIA ROAD

Individually listed on the National Register of Historic Places, added in 1975. A Greek Revival landmark restored in 1989, it is the largest of the three venues and carries the highest booking volume.

SEATED

125 to 150



The Wedding Gardens

8130 ORCHARD STREET

An open air pavilion beside the creek and the stone arch bridge of David Fortier River Park, seating under Greek pillars around a stone fireplace, with a built in outdoor bar and a dressing cottage on site.

SEATED

125

THREE TRANSFERABLE LIQUOR PERMITS

Two D-5 quota permits and one D-5I are included in the sale, two of them carrying the D-6 Sunday endorsement. Bar service across all three venues is provided in house rather than by an outside vendor, and a panel of independent caterers works the district under agreement.

EVENTS HELD, 2021 TO 2025



Irreplaceable

*It could not be assembled again,
and it could not be built again*

Nineteen contiguous parcels under one owner. The district was put together over three decades, one building at a time, in a town that has no comparable inventory left. A buyer starting today would need to negotiate with nineteen separate sellers inside a protected streetscape, and would still not have the events business or the permits.

Protected by designation, federally and locally. The Olmsted Falls Historic District is listed on the National Register of Historic Places, and the Grand Pacific Hotel at 8112 Columbia Road is individually listed, added in 1975. The district is recognized at both the federal and the local level.

Historic designation also limits new competition. The federal listing is an official recognition of the district's significance. The local overlay is what governs, day to day, what can be built and altered here. New construction is tightly controlled, which keeps the supply of storefronts fixed and the tenancy durable.

The craftsmanship is not commercially available. The historic building stock dates primarily to the mid-1800s through the early 1900s, in materials and detailing that cannot be reproduced at ordinary cost. Rebuilding is the generous case, and it still leaves out the assembly, the approvals and thirty years of curation.

THE BARRIER IS ALREADY SOLVED

Assembly, restoration and curation are the hard part of a district like this, and all three are complete. What transfers is a finished streetscape with tenants in it, an events calendar running through it, and the permits that serve it.



ONE OWNER · NINETEEN CONTIGUOUS PARCELS · ONE OPERATING DISTRICT

*Assembled over three decades, protected by designation,
and now on the open market.*



*Stewarded with purpose for more than three decades.
Collectively offered for sale for the first time.*

PROCESS & NEXT STEPS

Grand Pacific Junction is offered for sale without a published price. Interested parties can request the full Offering Memorandum, financials, and operating detail under an executed confidentiality agreement.

A private tour of the district follows, and pricing guidance is provided in conversation with the advisors.

This brochure is a summary prepared by SVN Summit Commercial Real Estate Advisors for general information. It is not an offer to sell and forms no part of any agreement. Information has been obtained from sources believed to be reliable and is not guaranteed. Prospective purchasers should conduct their own investigation.

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