



MAC MARKET IS A COMMUNITY-DRIVEN EATING, DRINKING, SHOPPING, AND GATHERING PLACE. ITS MISSION IS TO SUPPORT ADVENTUROUS SMALL BUSINESSES, SHOWCASE THE VIBRANCY OF OUR REGION, AND PUT POSITIVE CONNECTIONS IN MOTION.

Tenants at Mac Market are more than individual businesses, they are part of a **collective** that values what each brings to the space and how it contributes to the overall experience. They are passionate about what they create, supportive of the local ecosystem, and believe that together is better. This dynamic and collaborative environment is why this place is so special.

Making the experience great for our customers is a shared effort:

Mac Market Management curates the tenants, maintains the property, and engages in marketing and events.

Tenants operate and maintain owned and shared spaces, collaborate with other tenants to enhance offerings/experiences, and work together to solve issues.

Together, we give people a reason to come, a reason to stay, a reason to return, and a reason to tell others.

FAST RULES/CODE OF CONDUCT

TALK IT OUT open and honest communication

RESPECT follow the Golden Rule

OWN YOUR ACTIONS have integrity

ROLL WITH IT be flexible

Contact diana@macmkt.com to inquire

COUNTER #1

Centralized space with walk-up and counter seating service. Adjacent to main floor common area seating. Comes with storage area and shared staff bathroom. The ideal tenant operates a bar primarily serving “everyday” offerings but also keeps up with “elevated” creations that pair with other Mac Mkt tenant offerings. Bar snack boards would be a nice addition and could be a collaboration with other Mac Mkt tenants.

Owned SF	Common Area SF	Total SF	\$/SF	Flat Rate Rent
500	1800 (20%)	2300	1.63	\$3750

COURTYARD

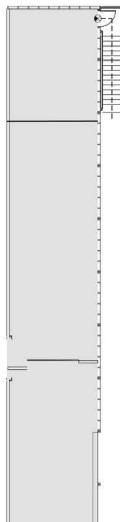


8845 COMMON AREA SF
1940 SF OUTDOOR
6925 SF INDOOR

MAIN FLOOR



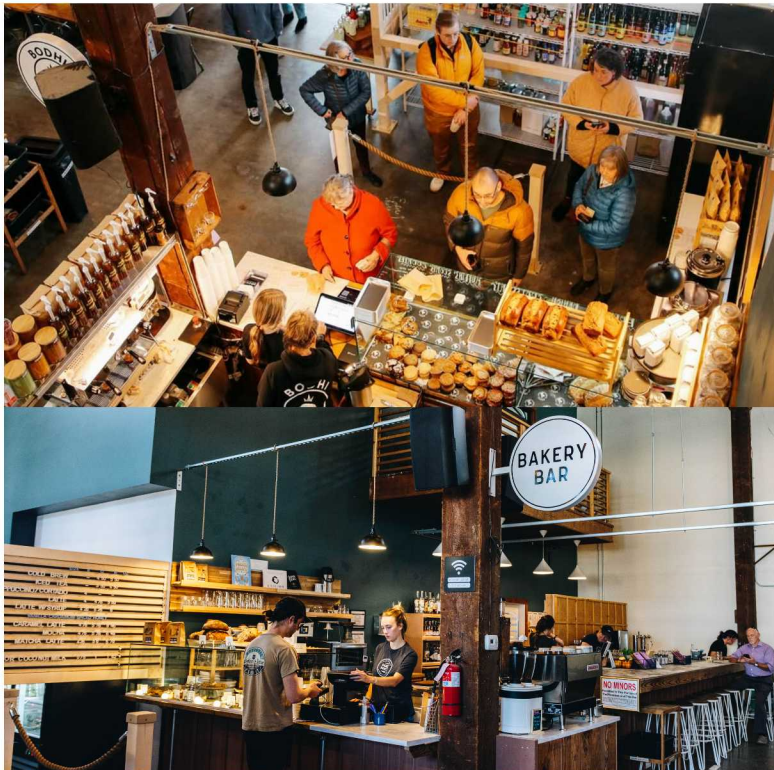
MEZZANINE



IDEAL HOURS: 12PM-CLOSE, TUES-SUN

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COUNTER #1



INFRASTRUCTURE

- Built-in order counter, bar, line queue, shelves, and menu display
- Plenty of power to space, overhead lights
- Sinks and plumbing options for additional sink/drainage
- Glass sanitizer in place and rental available for continued use
- Storage closet included, cold storage negotiable
- Shared staff bathroom
- 8865 SF of common area seating and public restrooms (6925 interior, 1940 exterior)
- Tenant improvements possible

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WHAT'S INCLUDED IN MONTHLY RENTAL COST



UTILITIES

Monthly average for entire building.

\$3000

- ✓ Mac Water & Light - power, water, sewer
- ✓ NW Natural Gas - heaters, kitchen equipment
- ✓ Recology - garbage/recycling collection
- ✓ Hunter Communications - wifi

SHARED COSTS & MAINTENANCE MANAGEMENT

Monthly fee for management of vendors and cost sharing. Direct costs are paid by tenants at end of month billing.

\$300

- ✓ Automatic Ice - ice machine rental
- ✓ Sysco/Ecolab - dish machine rental & chemicals
- ✓ AlSCO - linen, mat service
- ✓ Walk-in condenser routine cleaning/maintenance
- ✓ Hood routine cleaning/maintenance
- ✓ Grease trap cleanout
- ✓ OLCC license

COMMON AREA MAINTENANCE

All costs are included in monthly rent.

\$1,300

- ✓ Weekly restroom and common area floor cleaning
- ✓ Public restroom supplies
- ✓ House music license subscription
- ✓ Common area furnishings/fixtures and upkeep
- ✓ Landscaping and exterior cleaning
- ✓ Window cleaning
- ✓ Rodent control
- ✓ Security cameras
- ✓ Mail distribution
- ✓ Community board
- ✓ Fire/life safety compliance

MARKETING, PUBLIC & PRIVATE EVENTS

Monthly cost for marketing and event services included in rent.

\$1,750

- ✓ Mac Market website & email newsletter
- ✓ Social media advertising
- ✓ Regular public event organizing, promotion & execution
- ✓ Private event bookings, management & service
- ✓ Voicemail and customer service
- ✓ Charitable sponsorships
- ✓ Keep It Local subscription
- ✓ Collaborative advertising opportunities
- ✓ Availability for graphic design

SHARED EXPENSES OVERVIEW

(applicable to some tenants)

Expense	Cost
Ecolab Kitchen Dishmachine	\$295/mo
Sysco Kitchen Dishmachine & Staff Bathroom (chemicals)	\$450/mo (3-mo avg)
Ecolab Glass Sanitizer	\$175/mo
Sysco Glass Sanitizer & Staff Bathroom (chemicals)	\$15/mo (3-mo avg)
Automatic Ice	\$149/mo
AlSCO Linens/Mats	each tenant pays for own costs
Oregon Oils Grease Trap cleaning and oil removal	\$210 (July, Nov, Mar)
PDX Hood Cleaning	\$1100 (Oct, Apr)
Walk-in Condenser Cleaning	\$200 (Mar, Sept)
OLCC License	\$1825 total

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URBAN RENEWAL DISTRICT

Since opening in October of 2019, Mac Market has become a third place for the community and an vibrant destination for visitors. Public and private events, partnered collaborations, and well-curated offerings bring customers to Mac Market in increasing numbers year over year.

Our “uptown” neighborhood is located in an urban renewal district with the goal of creating a “live, work, play” environment along Alpine Avenue. In addition to the lively businesses already in the neighborhood, in the next 5 years, many developments are in the works including:

- 18-room boutique hotel
- 4-acre development site with strong high-density housing focus
- Mac Tool Library
- Artists studios
- Completion of the landscape pedestrian-friendly roadway from 11th Avenue to 14th/Riverside

Mac Market owner, Diana Riggs, is an active member of the community as a board member for Visit McMinnville, McMinnville Urban Renewal Area Committee, and McMinnville Economic Vitality Leadership Committee. She has her finger on the pulse of McMinnville and is an strong advocate for the thoughtful development of Alpine Avenue.



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