

AN EXCLUSIVE OFFERING

Grand Pacific Junction

The historic heart of Olmsted Falls, offered whole for the first time

OLMSTED FALLS, OHIO · GREATER CLEVELAND



26
STRUCTURES

19
PARCELS

68,397
SQUARE FEET

1
SINGLE OWNERSHIP

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AN EXCLUSIVE OFFERING BY SVN SUMMIT COMMERCIAL REAL ESTATE ADVISORS. FULL MEMORANDUM AVAILABLE TO QUALIFIED PARTIES UNDER A CONFIDENTIALITY AGREEMENT.

THE OPPORTUNITY

Grand Pacific Junction is a rare opportunity to acquire the historic core of Olmsted Falls as a single integrated portfolio.

The offering brings together 26 structures along the walkable center of the district, a southwestern suburb of Cleveland about 15 miles from downtown, in Cuyahoga County, and conveys them as one going concern: the real estate, the events business operating across three venues, and three liquor licenses.

The district was assembled over more than three decades around structures dating to the mid-1800s, and it sits within a designated historic conservation district. That protection preserves its character and, by the same measure, makes it impossible to recreate. The protections that preserve its character also foreclose any attempt to replicate it nearby. A position like this, a landmark district holding under single ownership, cannot be assembled in today's market at any price.

It is also a real, working district. Grand Pacific Junction is stabilized and substantially leased, with the limited remaining vacancy intentionally held for the incoming owner. It is anchored by long-tenured local businesses, including Moosehead Hoof & Ladder, the district's largest restaurant tenant, alongside a diversified mix of dining, retail, professional office, and specialty uses with no single-tenant dependency. The events platform conveys as a turnkey operating business: three event venues with an established wedding and event calendar, a recognized brand, experienced staff, and three liquor licenses that transfer with the sale.

Held under long-tenured single ownership and offered whole for the first time, Grand Pacific Junction is a legacy asset for a buyer who values an irreplaceable place. It is offered without a published price; the full memorandum, pricing guidance, and a private tour are available to qualified parties under a confidentiality agreement.



THE CASE

Investment Highlights

- ◆ **A landmark district holding, offered whole.** 26 historic structures along the contiguous commercial core of Olmsted Falls, roughly 68,400 square feet, conveyed together as a single integrated portfolio that cannot be reassembled today.
- ◆ **Irreplaceable real estate.** Period building stock that could not be reproduced at any price, within a designated historic district recognized and protected at the federal and local level.
- ◆ **Continually reinvested.** Substantial capital improvements over the past few years, including replacement of more than twenty HVAC systems, keep the district in turnkey condition.
- ◆ **Stabilized, diversified income.** Substantially leased and anchored by long-tenured local tenants, with staggered terms and no single-tenant dependency.
- ◆ **Anchored by destination dining.** Moosehead Hoof & Ladder, Gibbs Butcher & Brews, Matteo's, and Clementine's on multi-year leases.
- ◆ **A turnkey events platform.** Three venues with a recurring calendar, forward bookings, an established brand, and experienced staff, conveying as a going concern.
- ◆ **Three liquor licenses convey.** The permits that keep the venues fully operable transfer with the sale, a genuine advantage in a quota-limited state.
- ◆ **Historic character as a competitive moat.** The protected streetscape is both the district's draw and its defense against any nearby competitor.
- ◆ **National Register pedigree.** Within the National Register-listed Olmsted Falls Historic District; the Grand Pacific Hotel is individually listed.
- ◆ **A founding legacy, offered whole for the first time.** Under long-tenured single ownership since the district's creation in the late 1980s.



“A position like this, a landmark district holding under single ownership, cannot be assembled in today’s market at any price.”

BY THE NUMBERS

At a Glance

A walkable streetscape of more than 20 restored nineteenth- and early twentieth-century buildings, held under single ownership for decades and offered whole for the first time as a single integrated portfolio.

19 PARCELS
6.22 acres

26 STRUCTURES
22 buildings plus ancillary structures

68,397 RENTABLE SF

34 RENTABLE SPACES

~30 LOCAL TENANTS

3 OPERATING EVENT VENUES

3 D-5 / D-6 LIQUOR PERMITS

4 RESTAURANTS

2 RESIDENCES



LOCATION

Olmsted Falls, Cuyahoga County · Access via I-71 and I-480 · Within 20 minutes of downtown Cleveland and Cleveland Hopkins International Airport · A designated Historic Area Conservation District.

THE SETTING

The District

Grand Pacific Junction occupies the historic commercial center of Olmsted Falls, about 15 miles from downtown Cleveland in Cuyahoga County. It runs along Columbia Road and the adjoining blocks of Mill Street and Orchard Street, a walkable, pedestrian-scaled streetscape of more than 20 preserved nineteenth- and twentieth-century buildings that functions as the town's downtown. 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 offering comprises 26 structures across 19 contiguous parcels, roughly 68,397 square feet on about 6.2 acres and 34 rentable spaces, held under single ownership. The tenant mix is deliberately diversified: four restaurants, specialty and gift retail, professional and service offices, two residences, three event venues, and the parking and green space that support them.

Anchoring the district is Moosehead Hoof & Ladder, its largest tenant, alongside Gibbs Butcher & Brews, Matteo's Casual Italian, and Clementine's Victorian Tea Room. Together they give the district its identity as a regional dining and destination draw. The district's three event venues, the Grand Pacific Hotel, the Wedding Chapel, and the open-air Wedding Gardens, anchor a recurring wedding and events calendar that draws visitors year-round.

A DESTINATION IN ITS OWN RIGHT

Host of Heritage Days, the town's signature festival founded here in 1992; a regional wedding draw; and set among the parks, river park, and waterfalls that give Olmsted Falls its name.

TripAdvisor #1 of things to do in Olmsted Falls **The Knot** 5.0 rated venue

A diversified base · no single-tenant dependency

34

RENTABLE SPACES

~30

TENANTS

4

RESTAURANTS

2

RESIDENCES





Stewarded with purpose for more than three decades.
Offered together for the first time.

EXCLUSIVELY PRESENTED BY



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PROCESS

Process & Next Steps

Grand Pacific Junction is offered without a published price to a select group of qualified parties. The sellers are seeking the right steward for the district, not simply the highest bid.

Parties who execute a confidentiality agreement receive the full memorandum and a private tour. Qualified buyers can then access the supporting detail needed to evaluate an offer; a buyer under contract receives full diligence access.

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