

**SALE**

# Hermiston Freestanding Retail

**1625 N. 1ST ST**

Hermiston, OR 97838

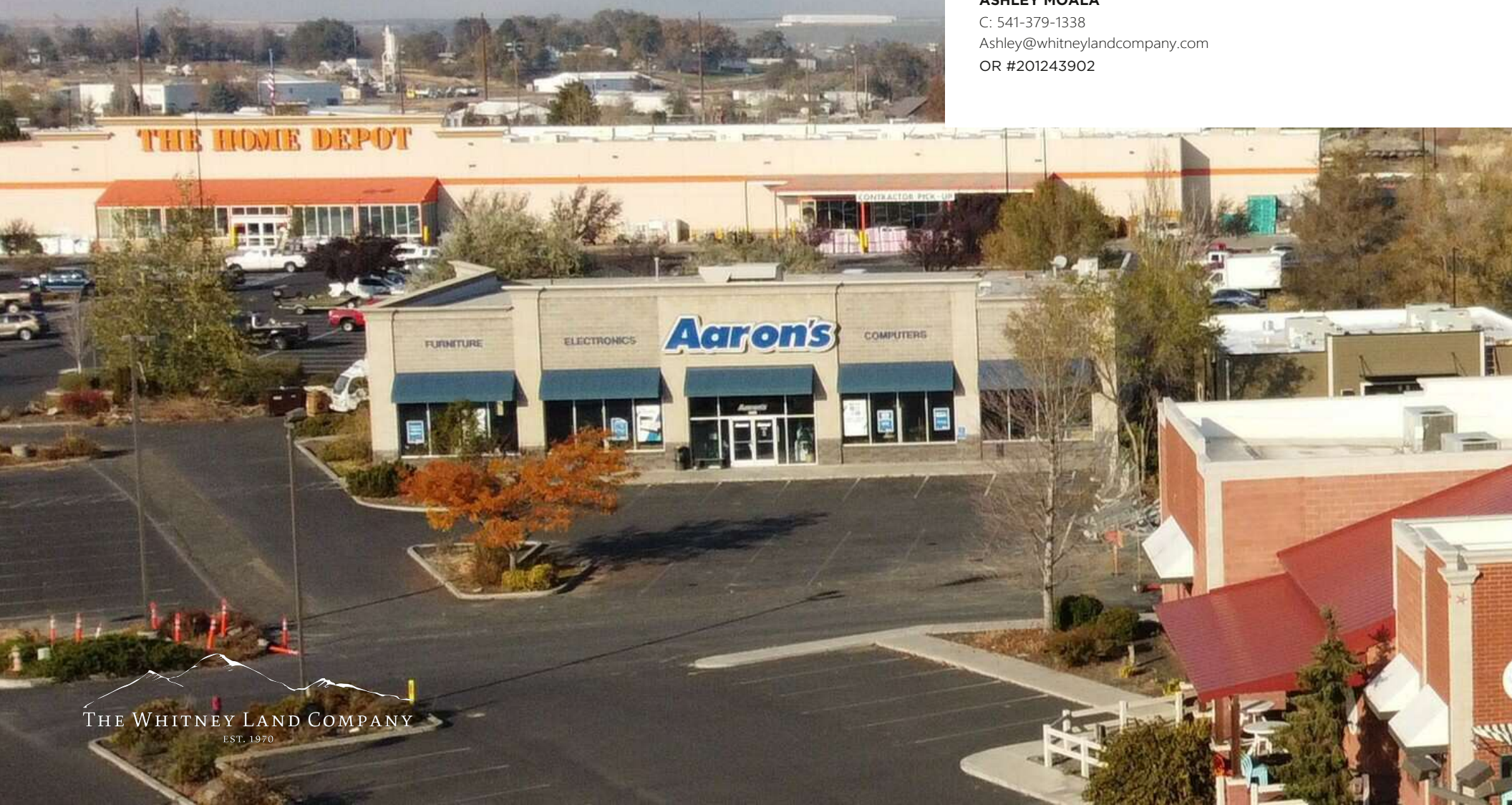
**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,250,000
LEASE RATE:	\$12.53/SF/YR (NNN)
BUILDING SIZE:	10,534 SF
LOT SIZE:	.91 Acres
PRICE / SF:	\$213.59
YEAR BUILT:	2007
ZONING:	C-2 Outlying Commercial
MARKET:	Umatilla County
APN:	0801

PROPERTY OVERVIEW

Freestanding Retail property now available for Sale or Lease. Prime location situated in Hermiston’s main retail hub and surrounded by established national and local retailers. Retail glass storefront, over 10,500 SF of space. 18,600+ Vehicles per day along 1st St/Hwy 395.

Owner would consider a lease to own option and/or selling in a package with neighboring restaurant property. Do not disturb tenants. Contant Listing Broker for further information.

PROPERTY HIGHLIGHTS

- Prime Retail Location in Hermiston Market
- 18,600 ADT along 1st St/Hwy 395
- 1st St/Hwy 395 Monument Signage

## PROPERTY DESCRIPTION

## ZONING DESCRIPTION

The property is zoned OUTLYING COMMERCIAL ZONE (C-2), which is defined in the city of Hermiston Municipal Code, Chapter 157.041 as:

Uses permitted outright. In a C-2 zone, only the following uses and their accessory uses are permitted outright:

(1) A use permitted outright in a C-1 zone;(2) Amusement enterprise, including pool hall, bowling, dancing hall, skating rink, when enclosed in a building; (3) Auditorium, exhibition hall or other public assembly room; (4) Automobile, boat or trailer sales, rental, service and repair; (5) Automobile service station; (6) Automobile laundry; (7) Day care home or nursery; (8) Mortuary, undertaking or funeral parlor; (9) Motel; (10) Recreational vehicle park subject to requirements of 157.147; (11) Taxidermy shop; and (12) Tire shop, including tire recapping.

## LOCATION DESCRIPTION

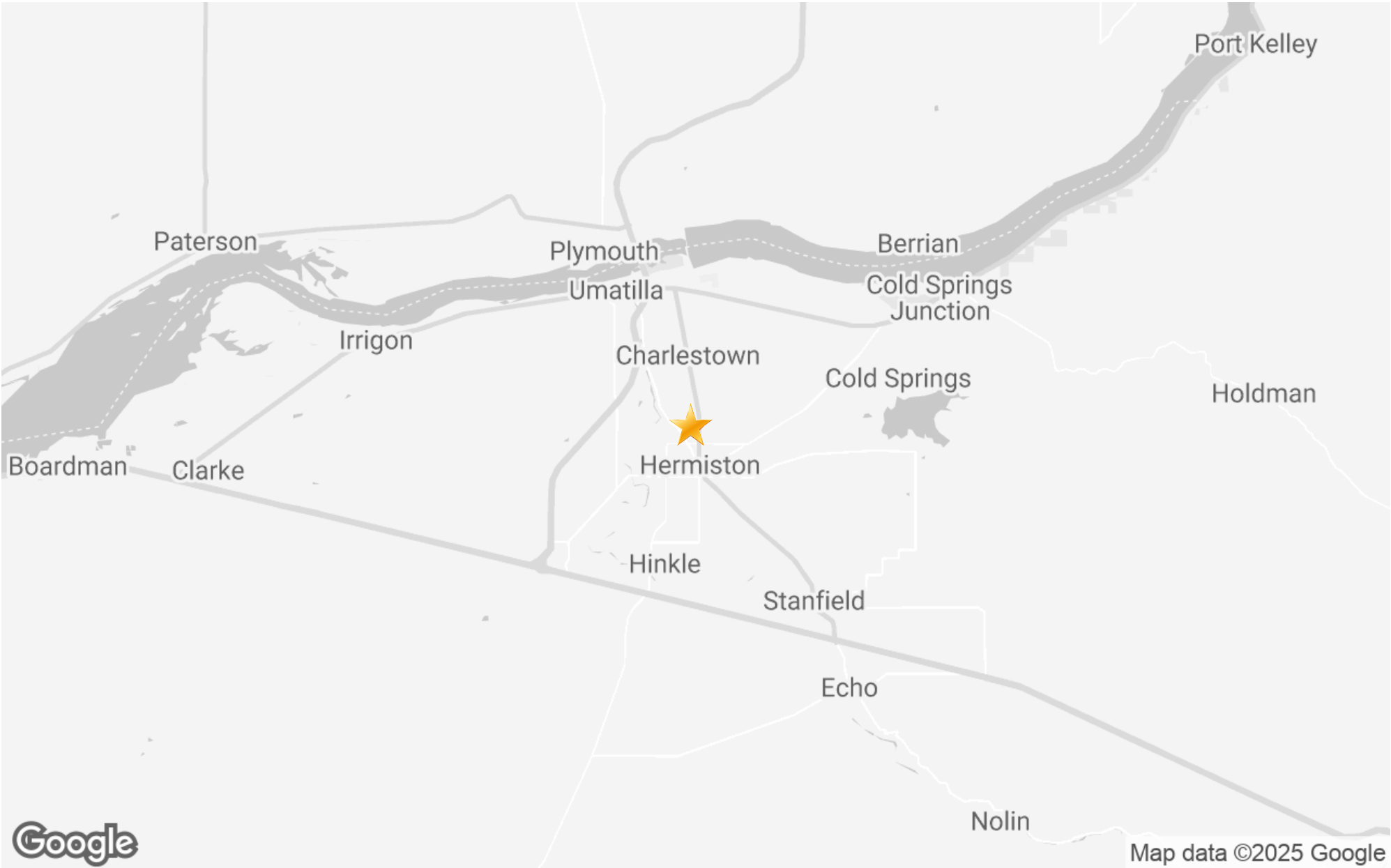
Prime Retail Site on North 1st Ave, in front of Home Depot. This location is the retail hub for Hermiston and this site offers excellent access, parking and street frontage.

From modest beginnings, Hermiston has grown into a modern, progressive city as the largest city in Eastern Oregon, enjoying a wealth of assets in people, land, climate, the mighty Columbia River and has tremendous potential for further agricultural, Commercial and industrial expansions, because of logistics and land availability.



*Where Life is Sweet*

REGIONAL MAP



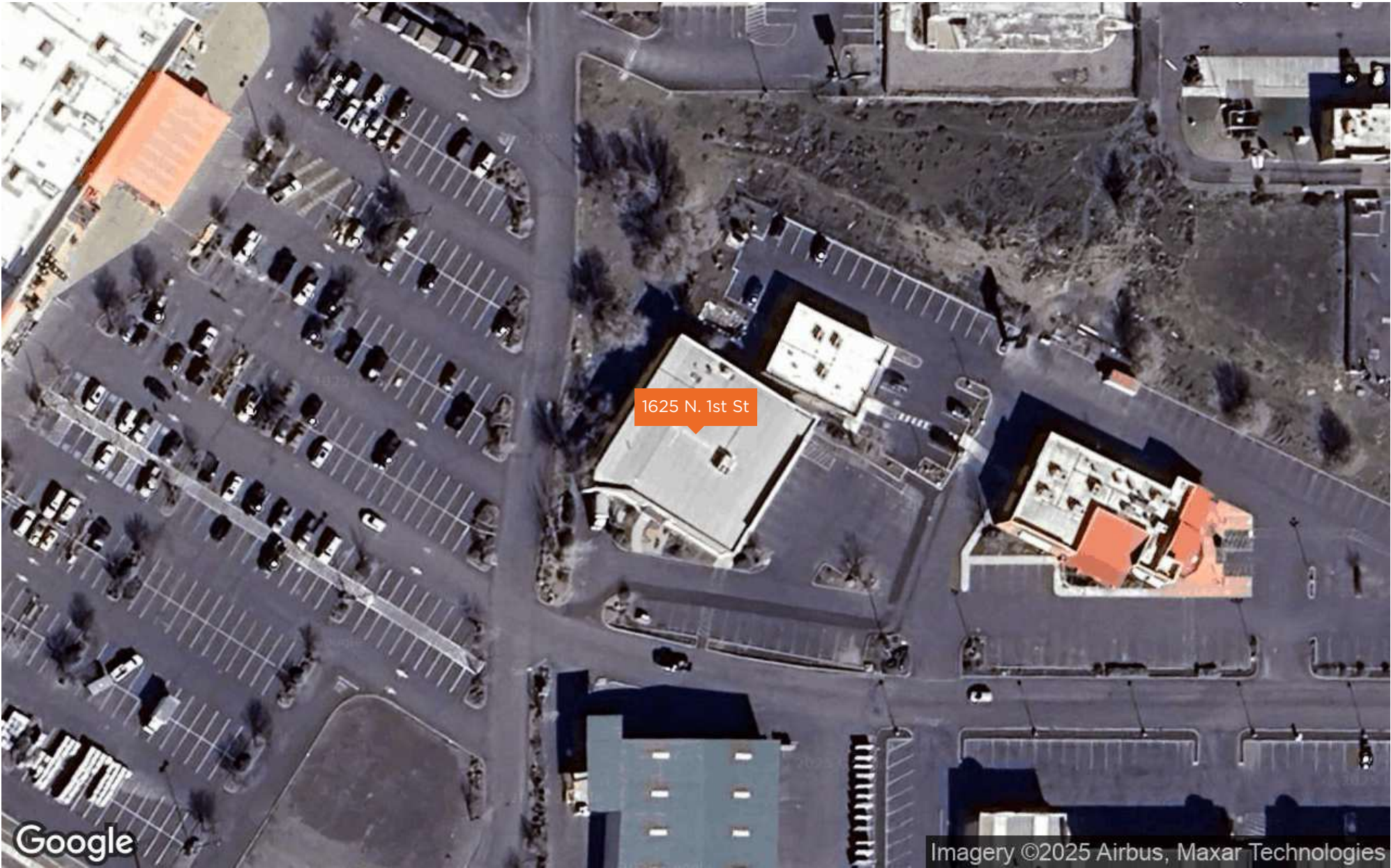


LOCATION MAP





AERIAL MAP





MARKET MAP



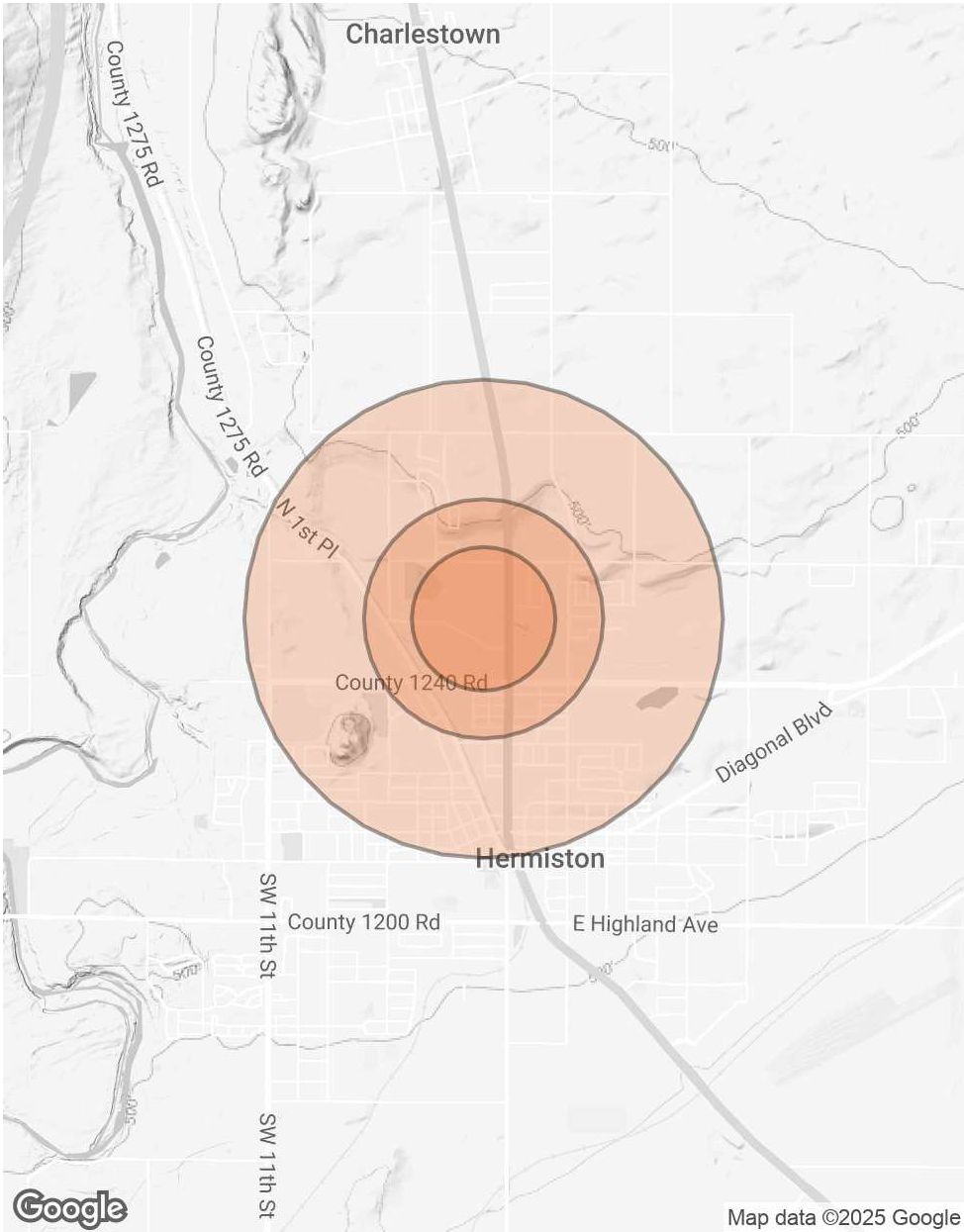


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	447	1,853	7,445
AVERAGE AGE	33	33	34
AVERAGE AGE (MALE)	32	33	33
AVERAGE AGE (FEMALE)	33	34	35

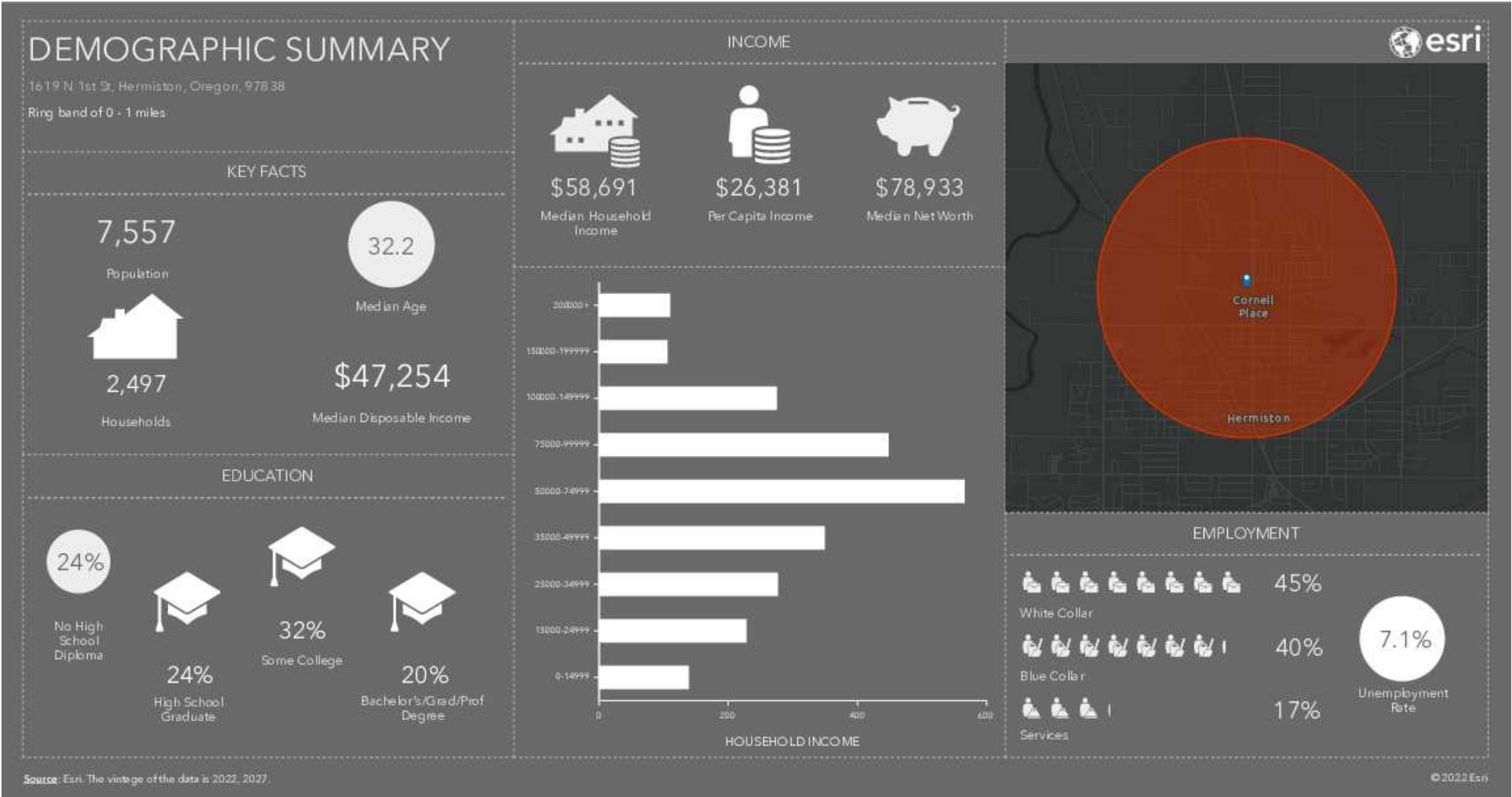
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	134	586	2,458
# OF PERSONS PER HH	3.3	3.2	3
AVERAGE HH INCOME	\$108,124	\$98,378	\$88,118
AVERAGE HOUSE VALUE	\$279,355	\$266,164	\$267,076

\* Demographic data derived from 2020 ACS - US Census



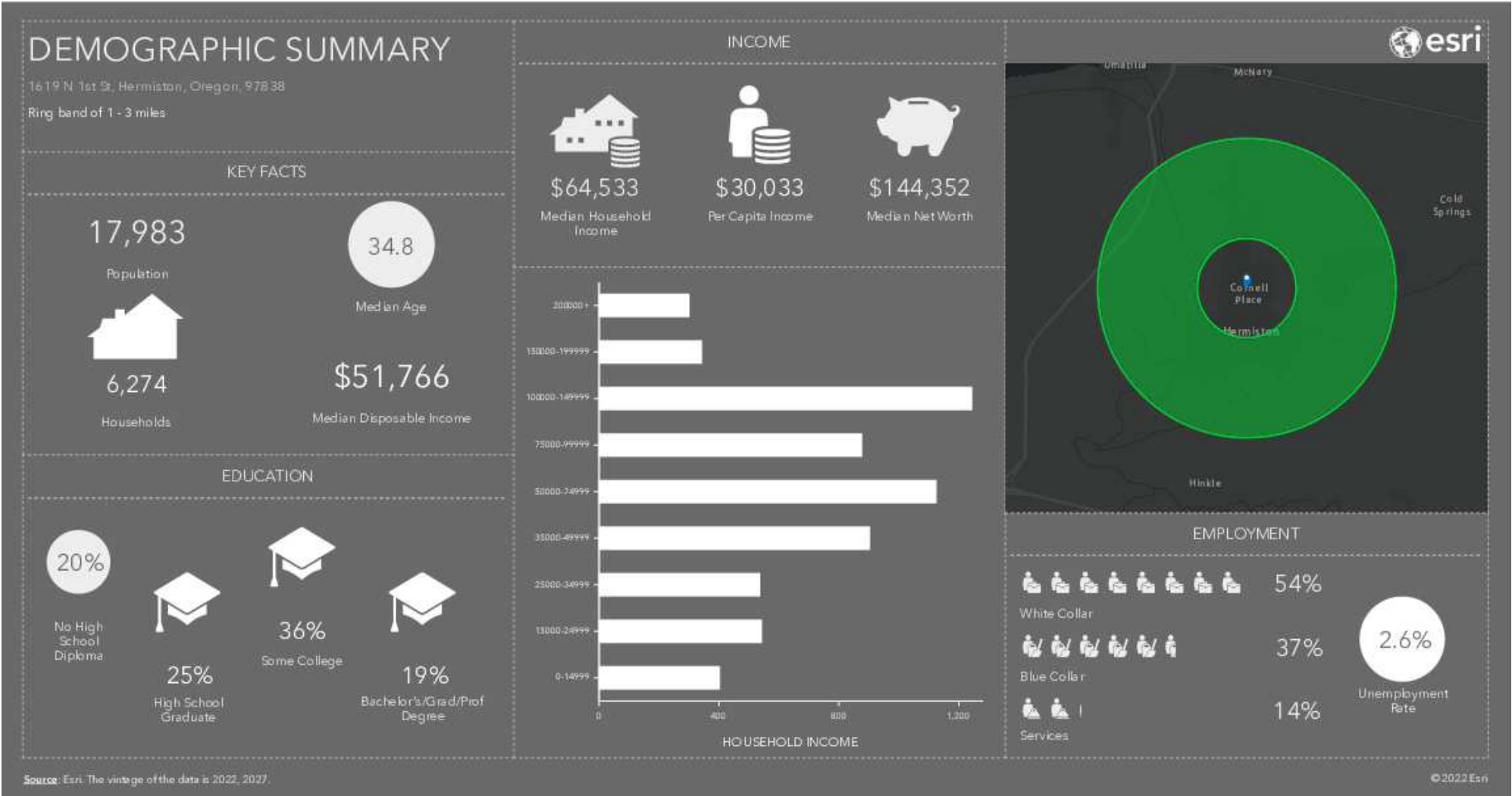


1 MILE INFOGRAPHICS





3 MILE INFOGRAPHICS





5 MILE INFOGRAPHICS





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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.