



## OFFERING MEMORANDUM

# Hermiston Retail Building

**1619 N. 1ST ST**

Hermiston, OR 97838

**PRESENTED BY:**

**ASHLEY MOALA**

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OR #201243902

THE WHITNEY LAND COMPANY  
EST. 1970

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,000,000
<b>LEASE RATE:</b>	\$8,500.00 per month (NNN)
<b>BUILDING SIZE:</b>	6,773 SF
<b>LOT SIZE:</b>	1.48 Acres
<b>PRICE / SF:</b>	\$295.29
<b>YEAR BUILT:</b>	2009
<b>ZONING:</b>	C-2 Outlying Commercial
<b>MARKET:</b>	Umatilla County

## PROPERTY OVERVIEW

This is the premium retail location in the market and is surrounded by established national and local retailers. Over 18,600 cars per day. This offering is for the building and real property only. Previous Fuddruckers location. Restaurant FF&E not included in price but can be negotiated.

Owner would also consider a lease to own option or sell in a package with neighboring Aaron's Furniture property. Seller is flexible on terms.

## PROPERTY HIGHLIGHTS

- 1st St Frontage
- Neighboring Aaron's property (10,534 SF) can also be made available for Sale or Lease Prime
- Retail Large lot with ample parking
- 18,600 ADT

## PROPERTY DESCRIPTION



*Where Life is Sweet*

## 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:

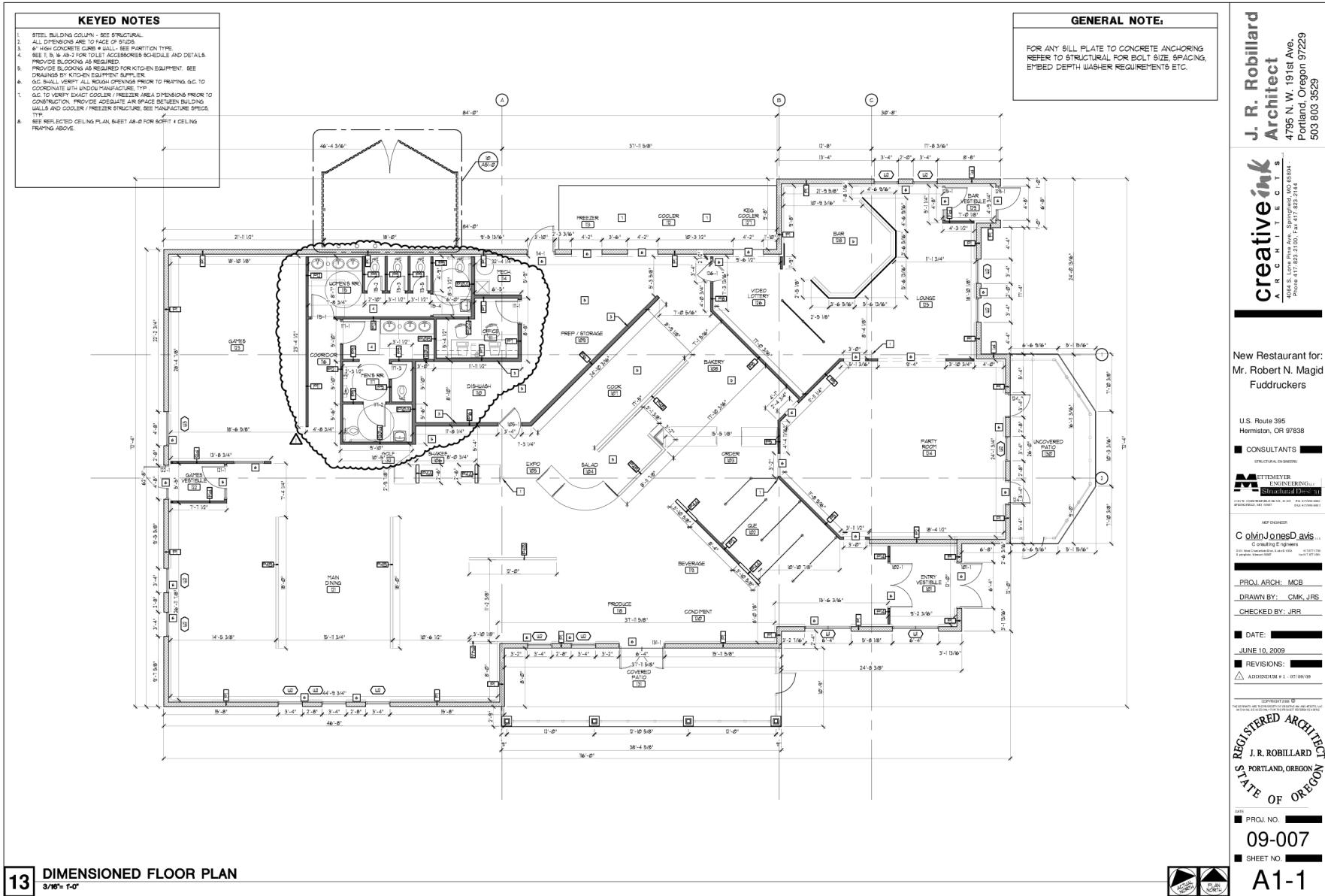
(1) A use permitted outright in a C-1 zone; (2) Amusement enterprise, including pool hall, bowling, dancing hall, skating rink, when enclosed in a building; (3) Auditorium, exhibition hall or other public assembly room; (4) Automobile, boat or trailer sales, rental, service and repair; (5) Automobile 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

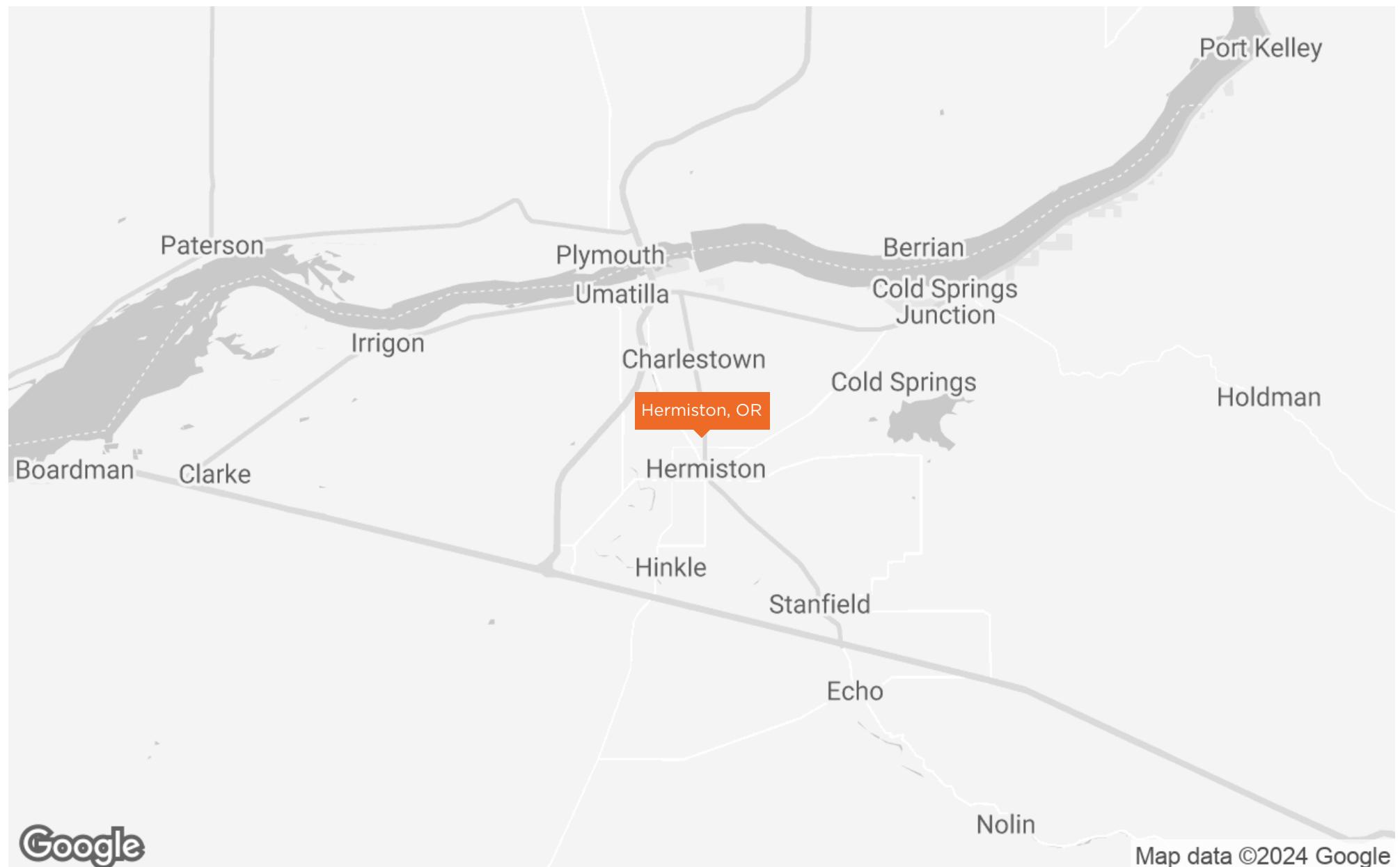
Prime Retail Site on North 1st Ave, in front of Home Depot. This location is the retail hub for Hermiston and this site offers excellent access, parking and street frontage.

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.

## FLOOR PLAN



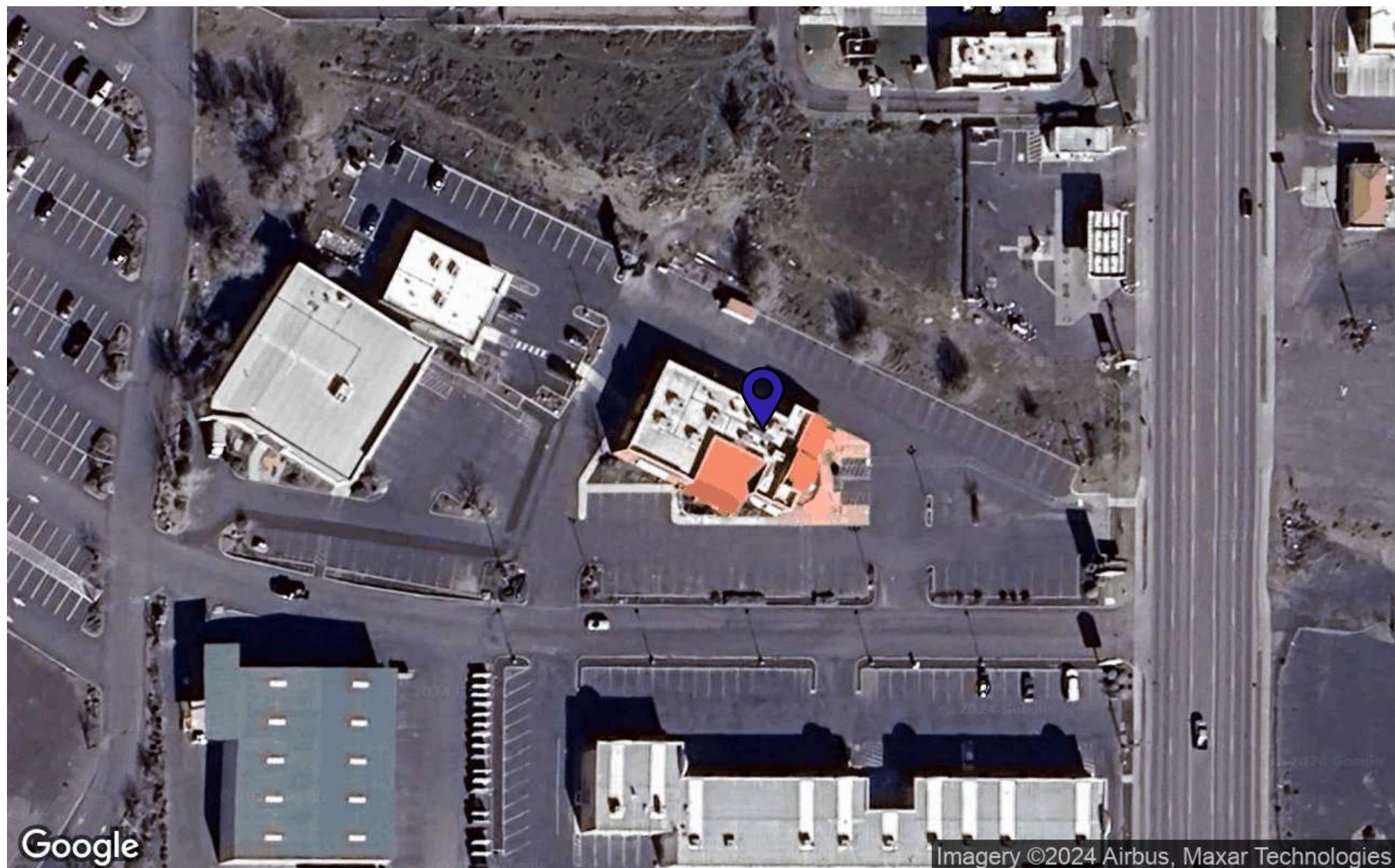
## REGIONAL MAP



## LOCATION MAP



## AERIAL MAP



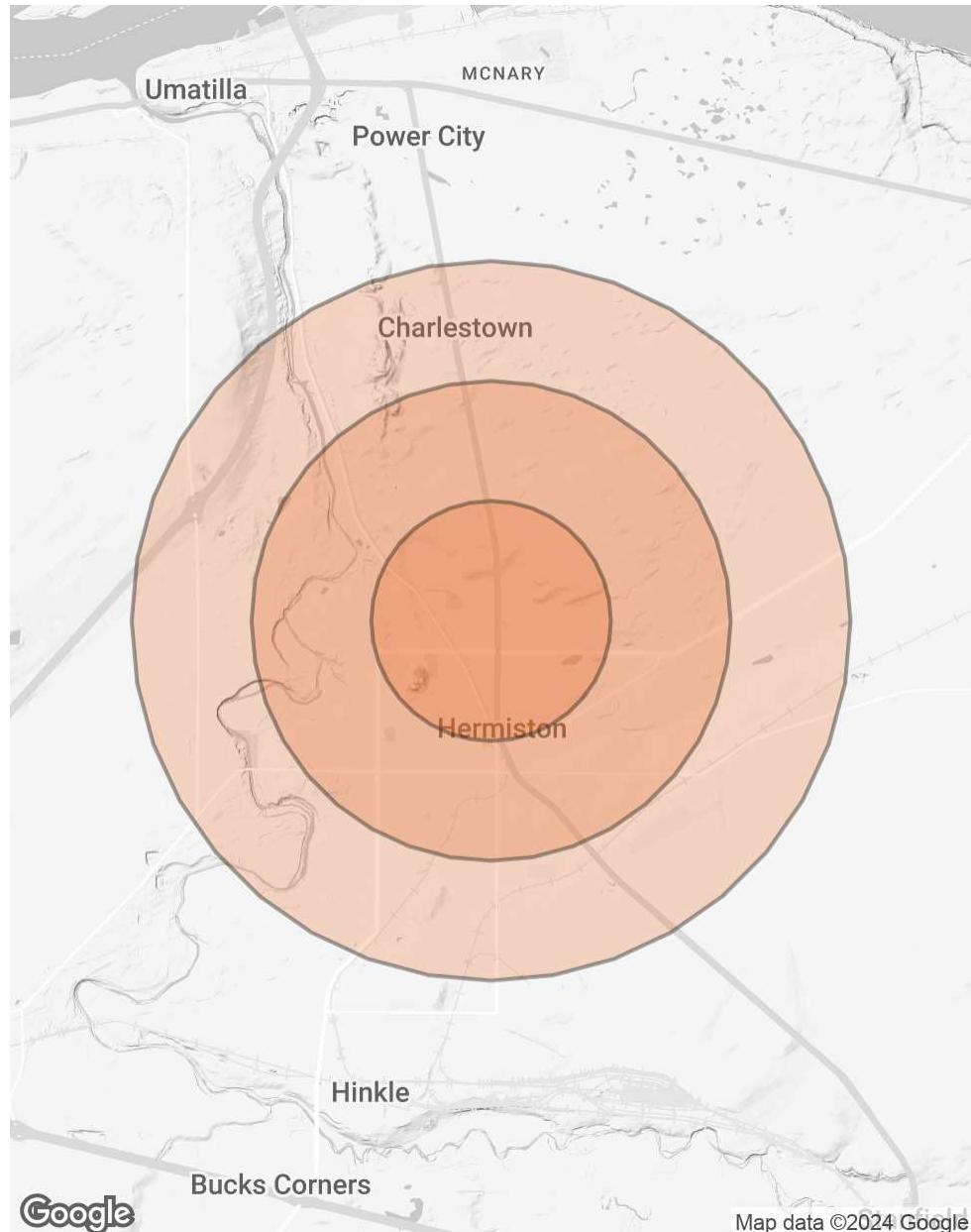
## MARKET MAP

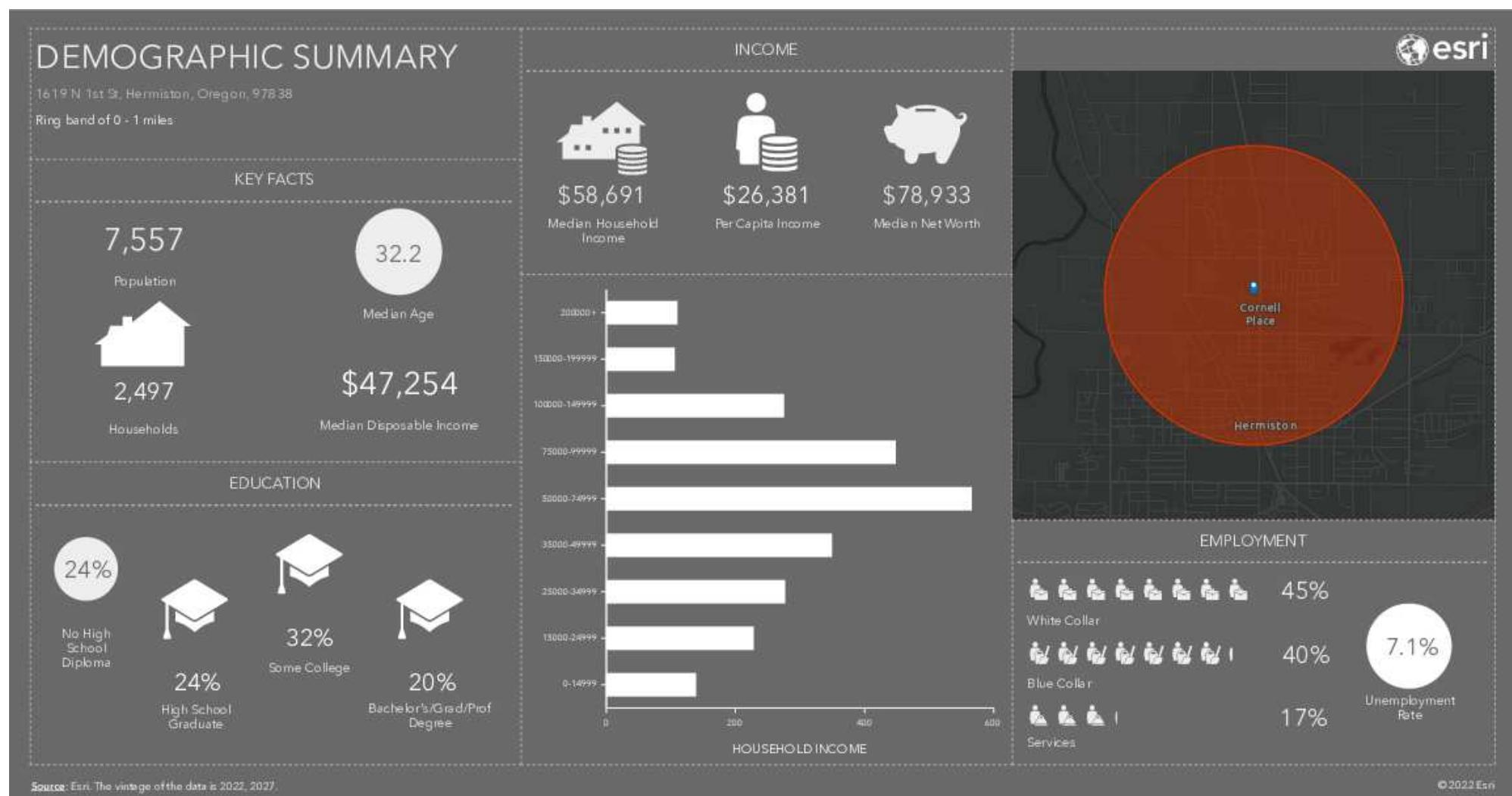


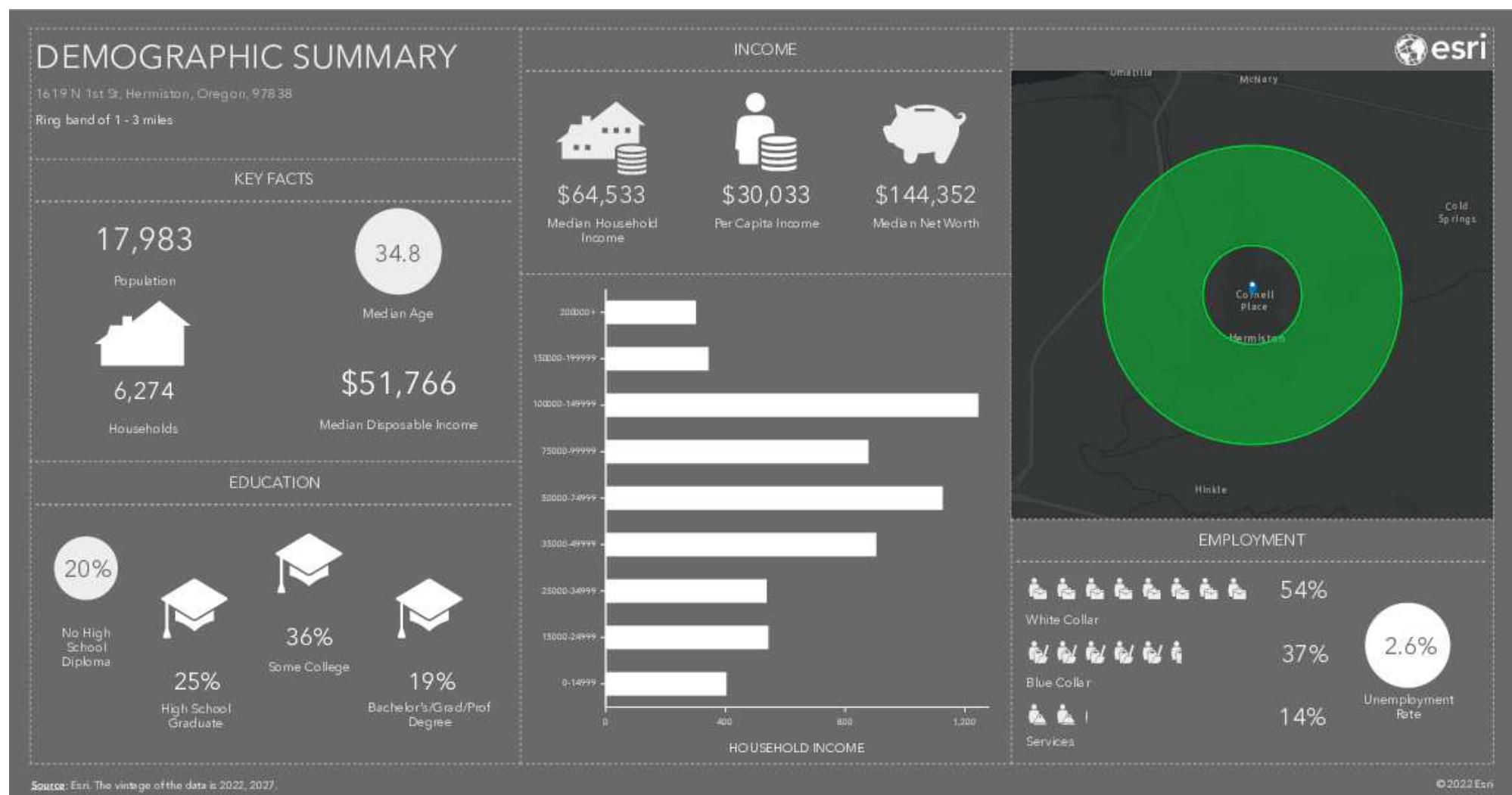
## DEMOGRAPHICS MAP & REPORT

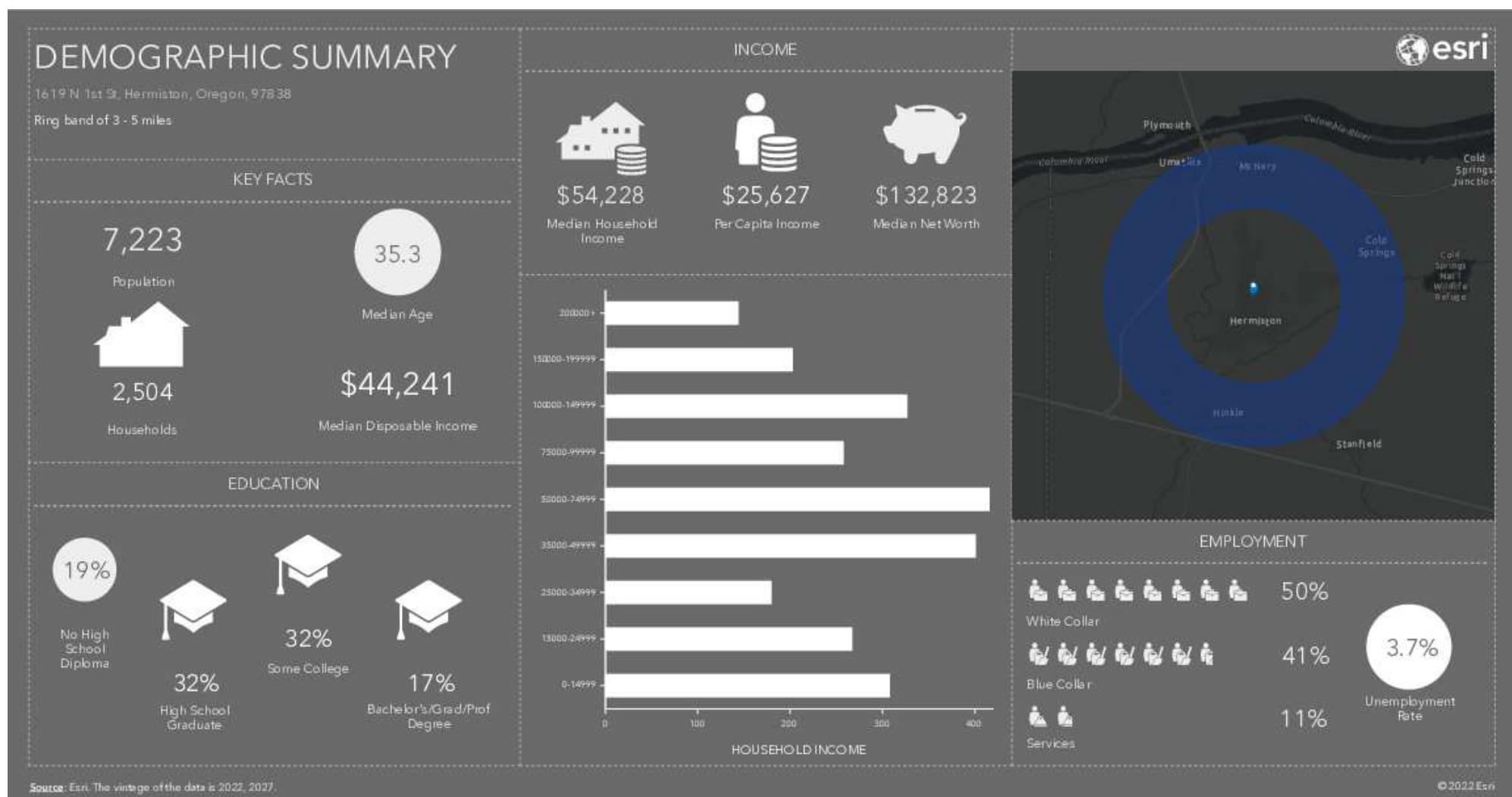
POPULATION	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	6,278	15,448	20,499
<b>AVERAGE AGE</b>	31.2	32.1	33.1
<b>AVERAGE AGE (MALE)</b>	31.7	30.8	32.2
<b>AVERAGE AGE (FEMALE)</b>	31.9	32.3	32.9
<b>HOUSEHOLDS &amp; INCOME</b>			
	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	2,367	5,683	7,551
<b># OF PERSONS PER HH</b>	2.7	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$64,872	\$67,613	\$69,933
<b>AVERAGE HOUSE VALUE</b>	\$130,464	\$152,773	\$173,086

\* Demographic data derived from 2020 ACS - US Census









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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Whitney Land Company from any liability with respect thereto.

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.