



SALE OR LEASE

**PRICE & LEASE RATE REDUCTION!**

**SALE PRICE: \$3,975,000 | LEASE RATE: \$15.00/SF NNN**

**FORMER RITE AID**

728 SW 4TH AVE, ONTARIO, OREGON 97914

**COMPASS**  
COMMERCIAL

**REAL  
ESTATE  
SERVICES**

**ADAM BLEDSOE**

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OREGON LICENSE NO. 201223006



# PROPERTY SUMMARY

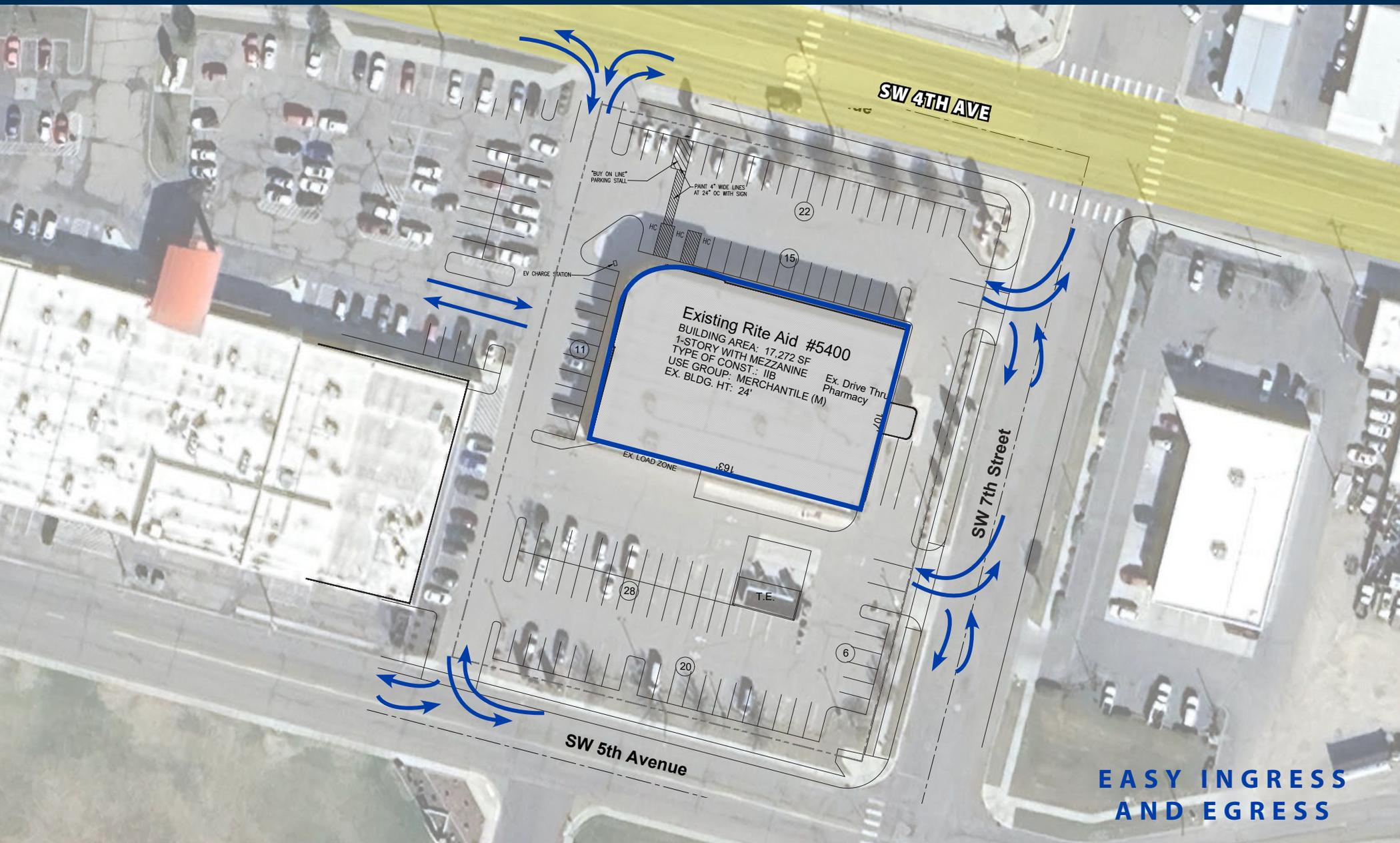
## PRICE & LEASE RATE REDUCTION!

<b>SALE PRICE:</b>	\$3,975,000
<b>LEASE RATE:</b>	\$15.00 SF/yr
<b>LOT SIZE:</b>	1.82 Acres
<b>BUILDING SIZE:</b>	17,279 SF
<b>PARKING:</b>	AMPLE
<b>SIGNAGE:</b>	DOUBLE SIDED PYLON WITH ELECTRICAL READER BOARD
<b>ZONING:</b>	O-C2
<b>YEAR BUILT:</b>	2006
<b>LEASE TYPE:</b>	NNN

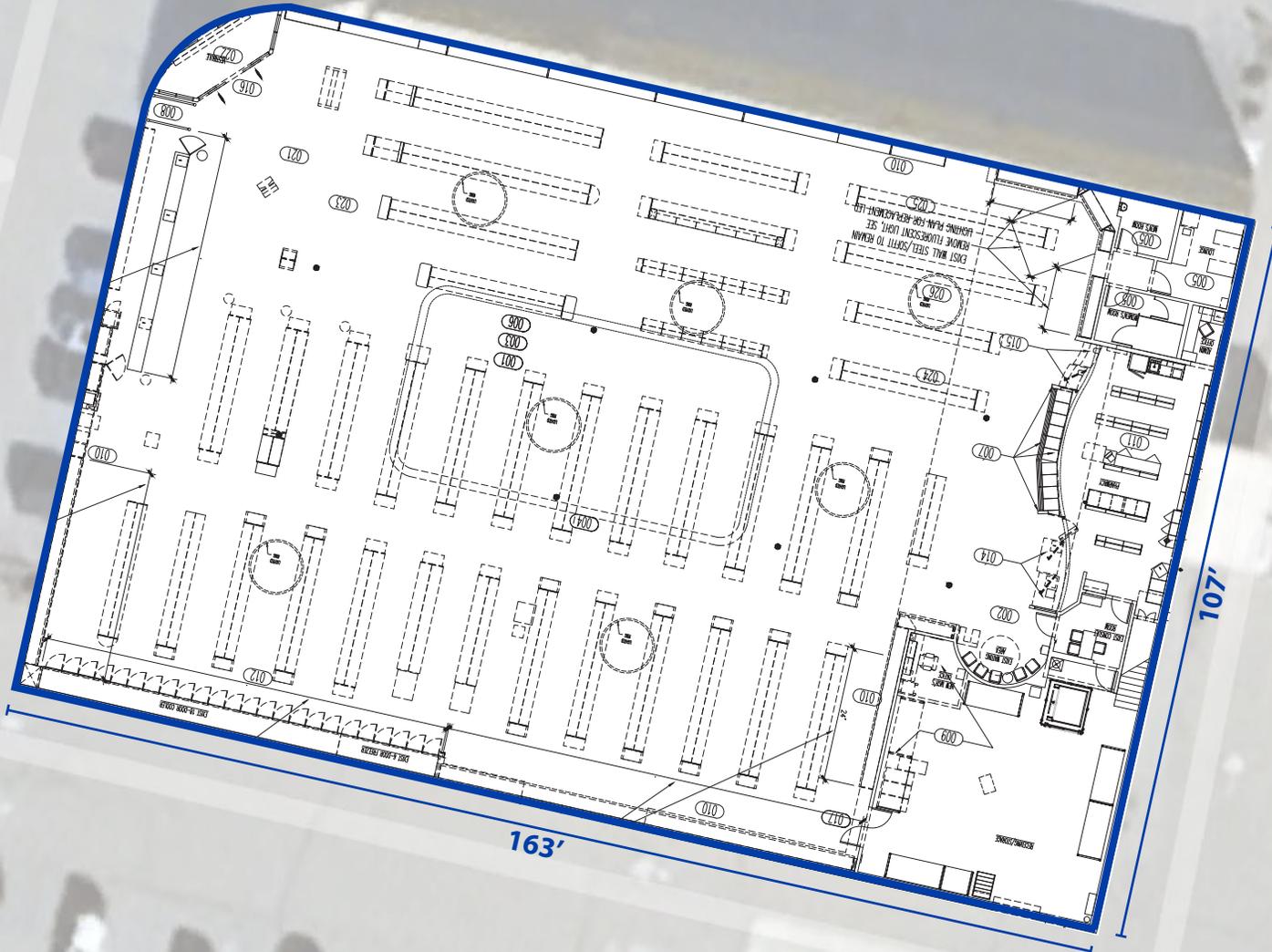
# PROPERTY HIGHLIGHTS

- Well-maintained single-tenant retail building with a functional layout, ample parking, and strong visibility for a wide range of retail or service users.
- High-exposure location along SW 4th Ave that offers excellent daily traffic counts and prominent building signage opportunities.
- Limited supply of comparable retail buildings in the immediate trade area, creating a rare opportunity for both investors and owner-users.
- Surrounded by established national retailers and medical providers, which helps drive steady consumer traffic and long-term demand.
- Flexible retail footprint that supports a variety of potential uses such as pharmacy, urgent care, general retail, or specialty services, with strong existing infrastructure in place.
- Covered-awning drive-thru and pick-up window offering convenient, high-access customer service.

# SITE PLAN



# FLOOR PLAN & ZONING



## ZONING: O-C2

The O-C2 "Old City – General Commercial" zoning district in Ontario, Oregon, is designated for medium- to high-intensity commercial uses, allowing a broad range of retail, service, and institutional functions. Under this zoning, uses like retail stores, offices, and other commercial establishments are permitted, but residential dwellings are generally not allowed except as conditional uses. For a redevelopment of a former Rite Aid, this zoning would provide flexibility to convert the site into another commercial or mixed-use venture, subject to design standards, parking, and other development regulations outlined in Ontario's planning code.

ZONING INFORMATION



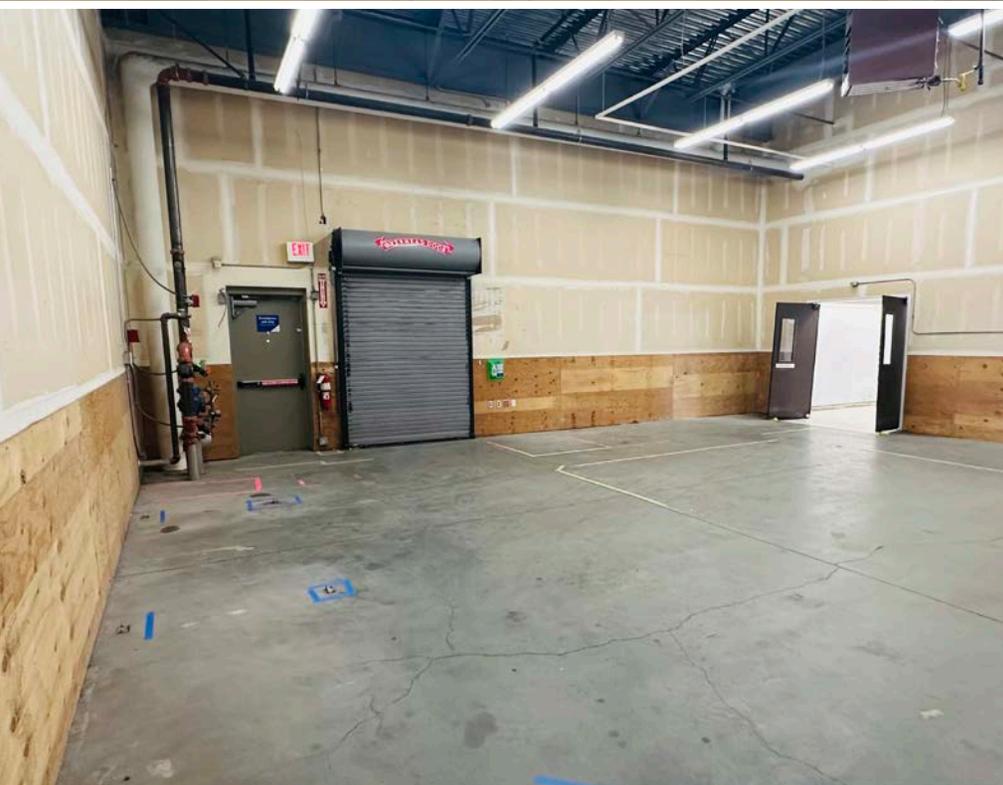
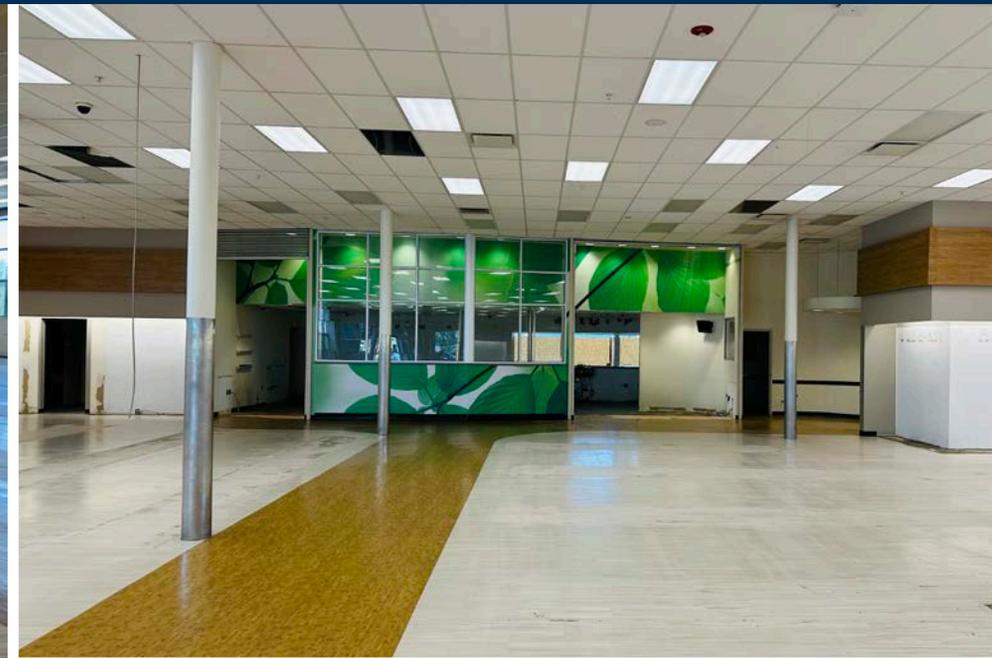
SW 7th St

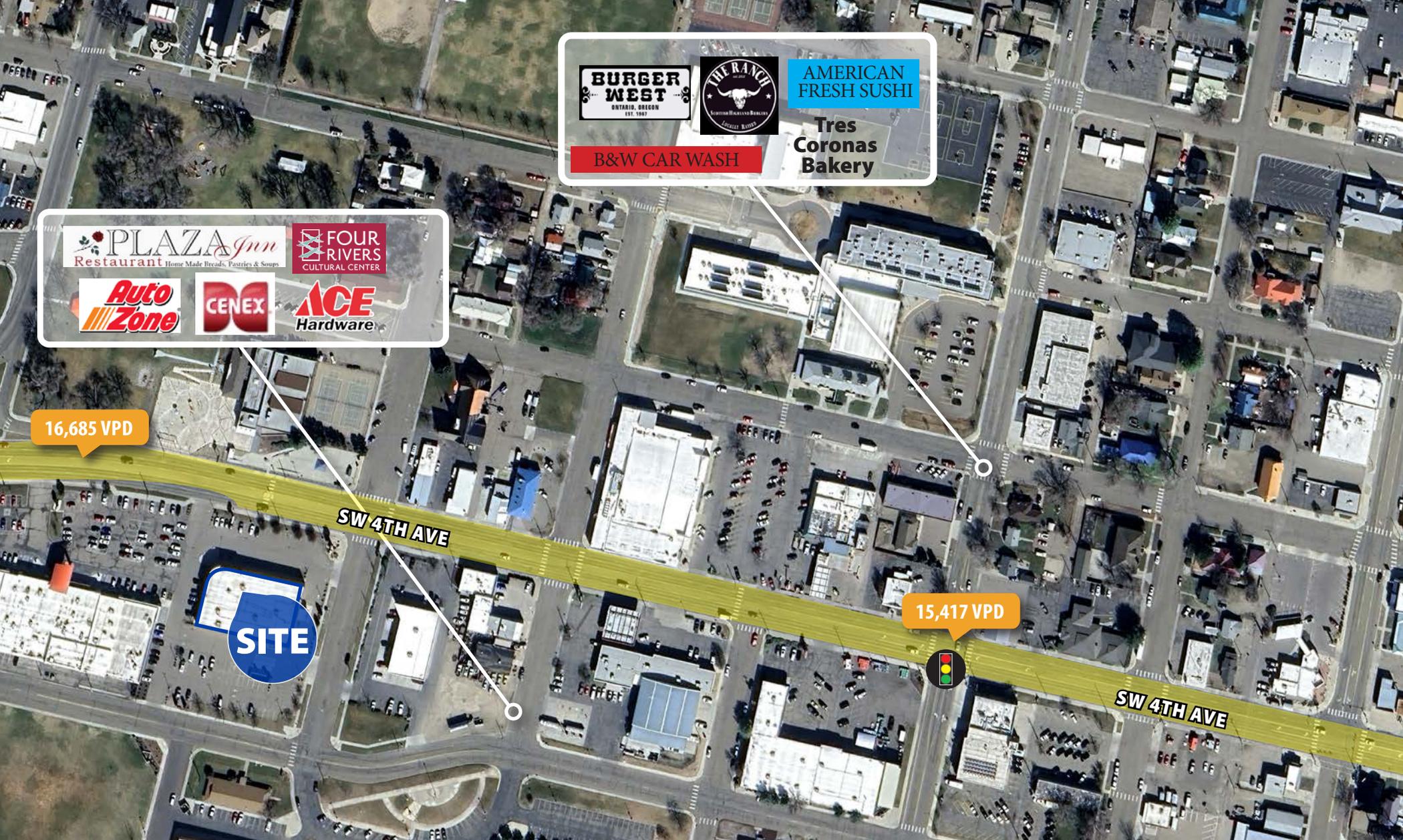
# EXTERIOR PHOTOS



DRIVE-THRU / PICK-UP WINDOW

# INTERIOR PHOTOS





AMERICAN FRESH SUSHI

B&W CAR WASH

Tres Coronas Bakery

PLAZA Inn Restaurant Home Made Breads, Pastries & Soups

FOUR RIVERS CULTURAL CENTER



16,685 VPD

SW 4TH AVE

SITE

15,417 VPD

SW 4TH AVE

1 MILE RADIUS



POPULATION  
**9,525**  
1 MI. RADIUS



HISTORIC ANN. GROWTH  
**58**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$68,226**  
1 MI. RADIUS

3 MILE RADIUS



POPULATION  
**19,596**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**275**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$72,955**  
3 MI. RADIUS

5 MILE RADIUS



POPULATION  
**32,557**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**673**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$74,170**  
5 MI. RADIUS

# FORMER RITE AID

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FOR MORE INFORMATION  
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OUT OF STATE  
**COOPERATING BROKERS**

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