



SALE OR LEASE

SALE PRICE: \$4,995,000 | LEASE RATE: \$20.00 SF/yr

FORMER RITE AID

728 SW 4TH AVE, ONTARIO, OREGON 97914

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

ADAM BLEDSOE

208.866.5849 | abledsoe@compasscommercial.com

OREGON LICENSE NO. 201223006



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.

PROPERTY SUMMARY

SALE PRICE:	\$4,995,000
LEASE RATE:	\$20.00 SF/yr
LOT SIZE:	1.82 Acres
BUILDING SIZE:	17,279 SF
PARKING:	AMPLE
SIGNAGE:	2 PYLON 3 MONUMENT
ZONING:	O-C2
YEAR BUILT:	2006
LEASE TYPE:	NNN

SW 4TH AVE

SW 7th Street

SW 5th Avenue

Existing Rite Aid #5400
 BUILDING AREA: 17,272 SF
 1-STORY WITH MEZZANINE
 TYPE OF CONST.: IIB
 USE GROUP: MERCHANTILE (M)
 EX. BLDG. HT: 24'
 Ex. Drive Thru Pharmacy

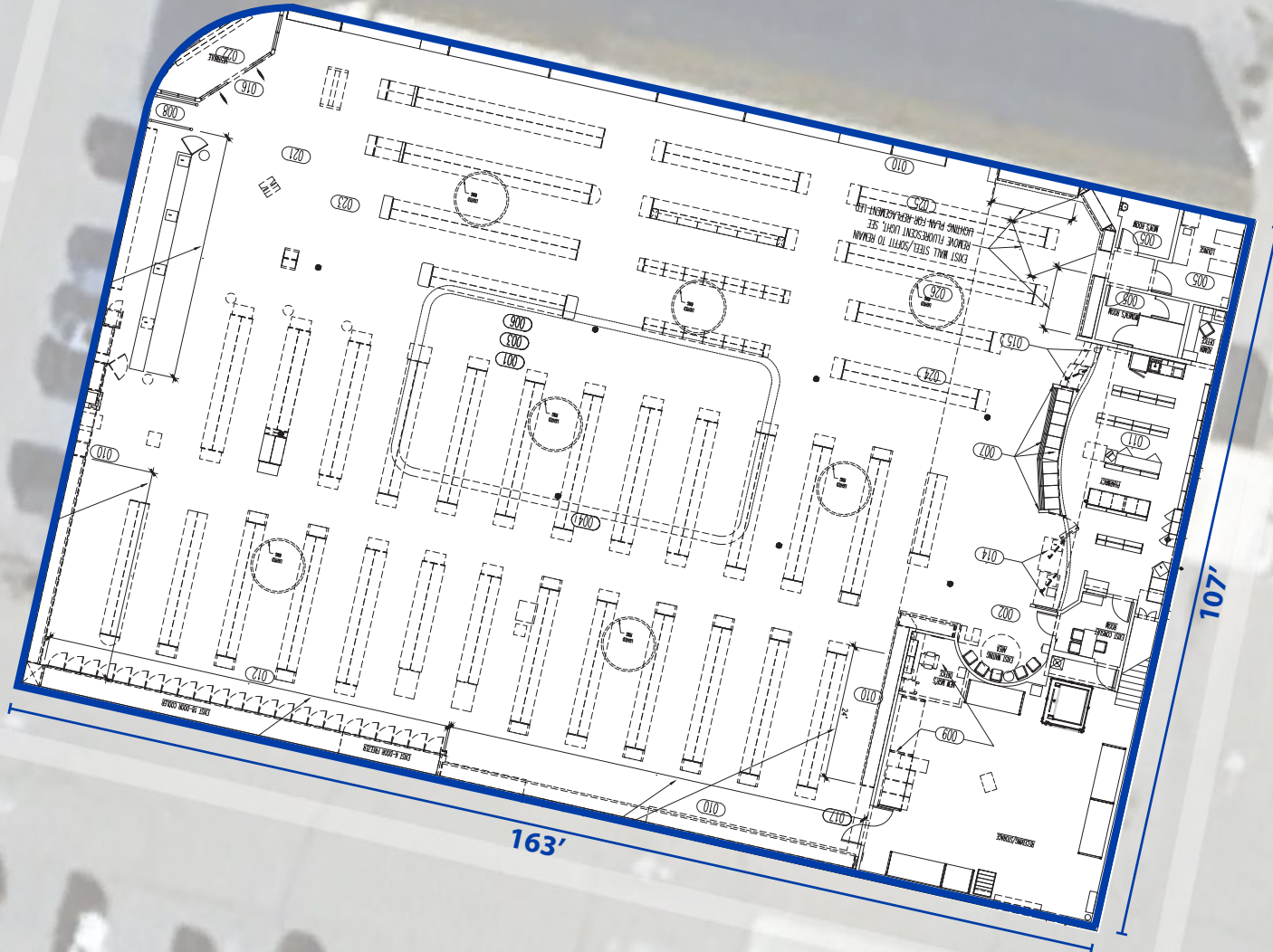
"BUY ON LINE" PARKING STALL
 EV CHARGE STATION
 EX. LOAD ZONE
 T.E.

11, 15, 20, 22, 28, 6

EASY INGRESS AND EGRESS

**EASY INGRESS
AND EGRESS**

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

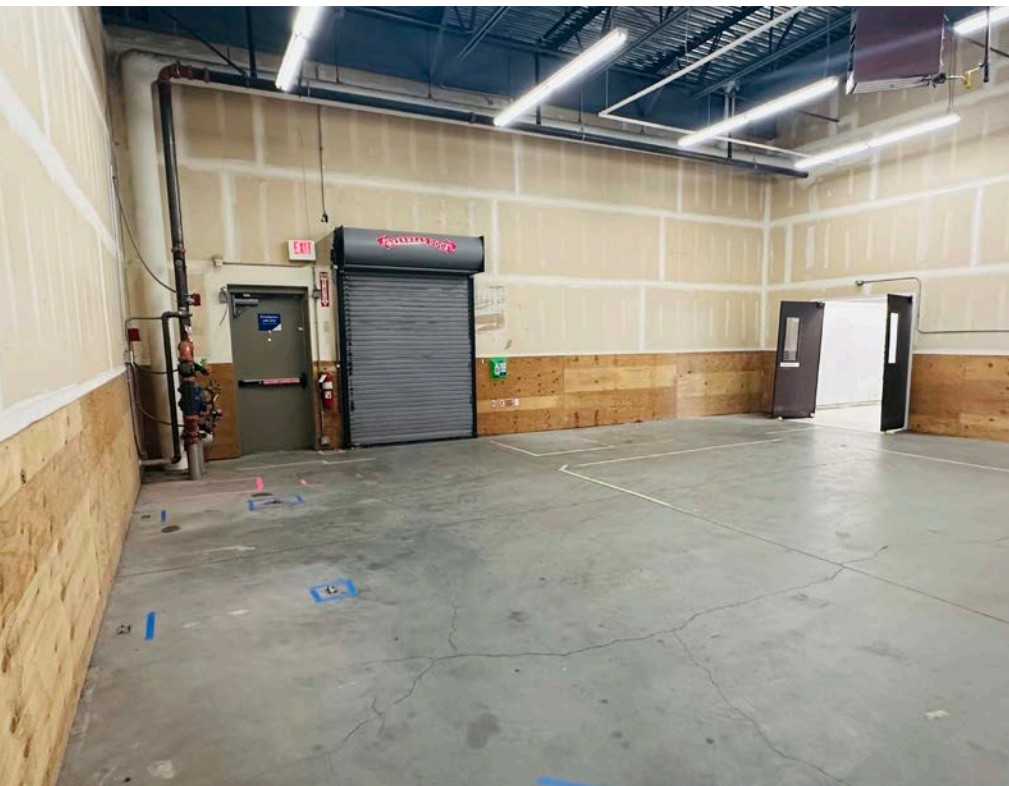
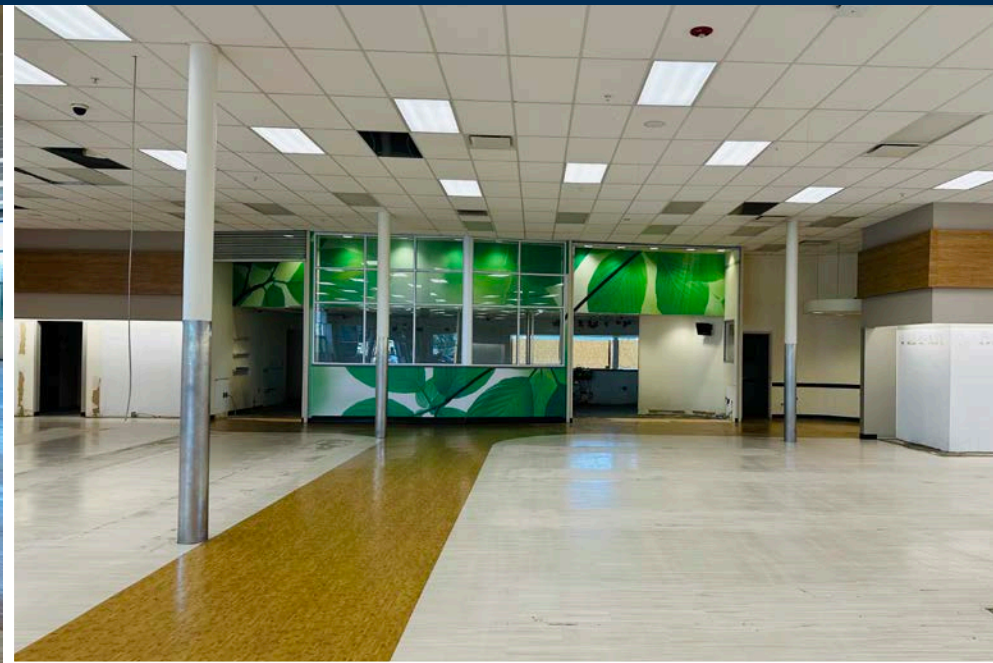
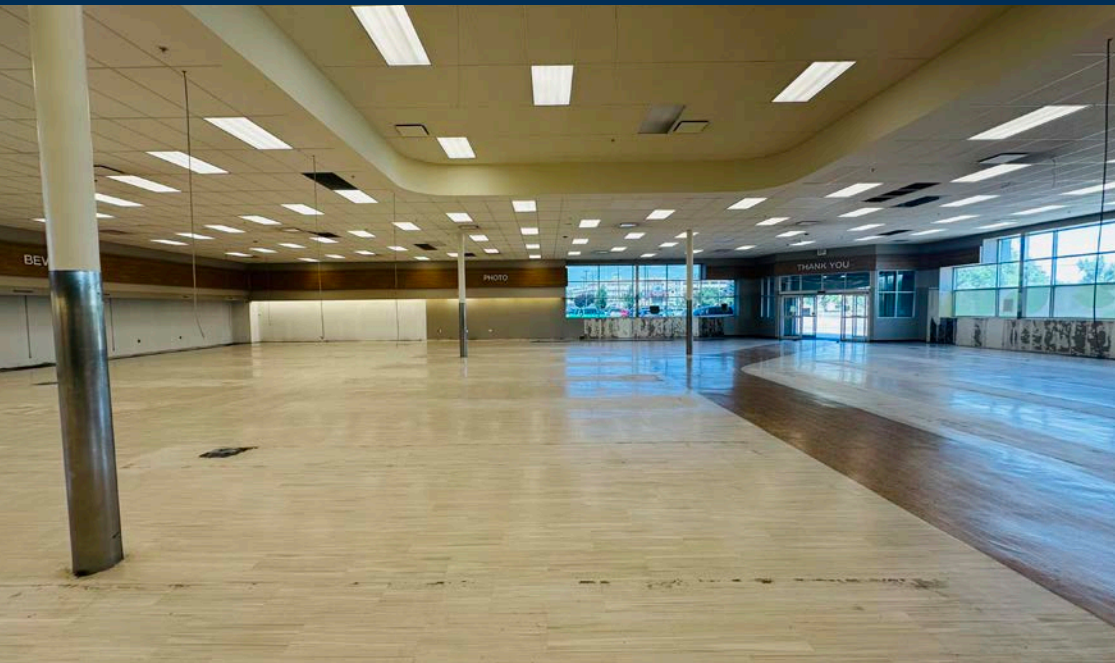


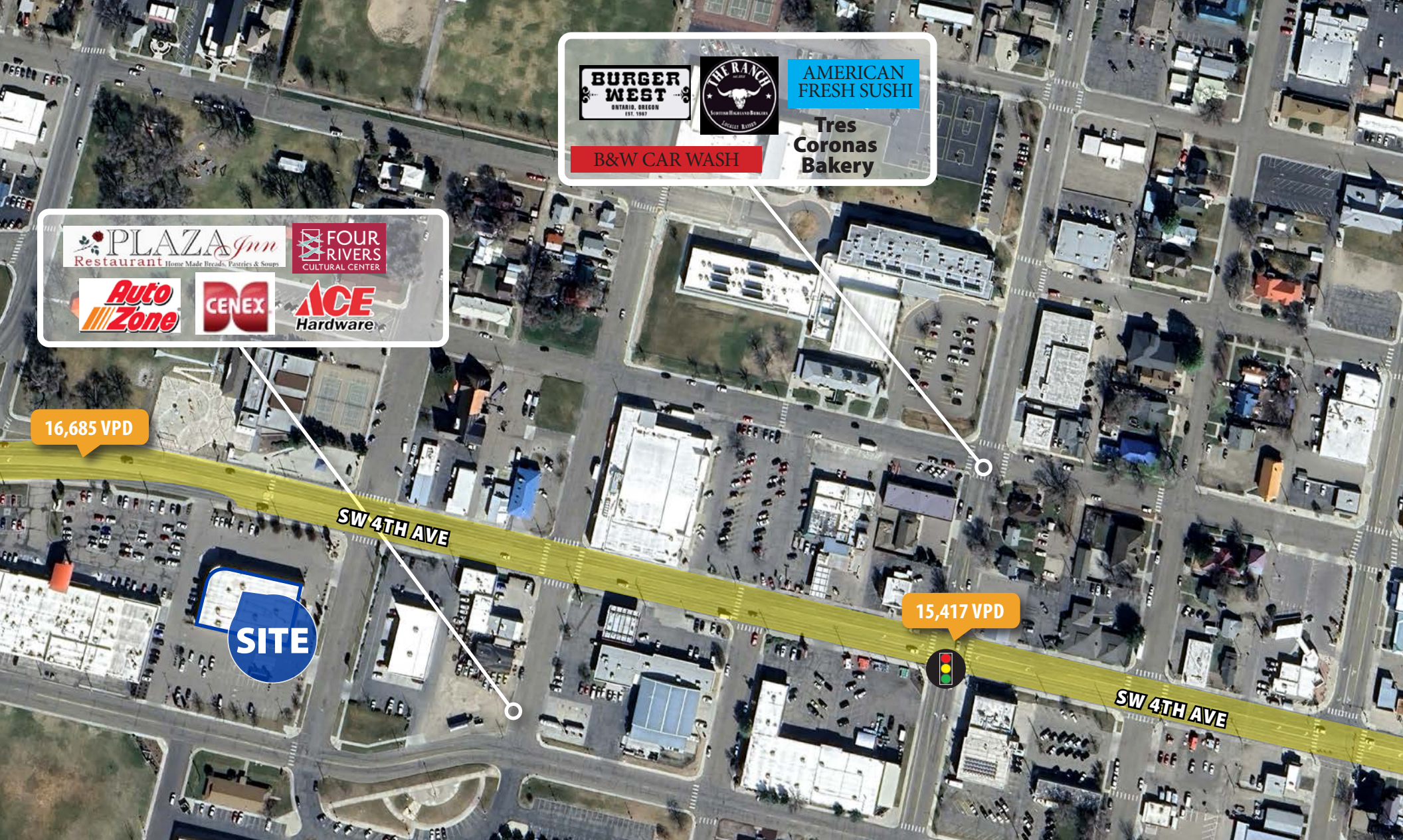
SW 7th St

EXTERIOR PHOTOS

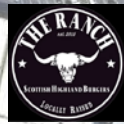


INTERIOR PHOTOS





B&W CAR WASH



AMERICAN FRESH SUSHI

Tres Coronas Bakery



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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