



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



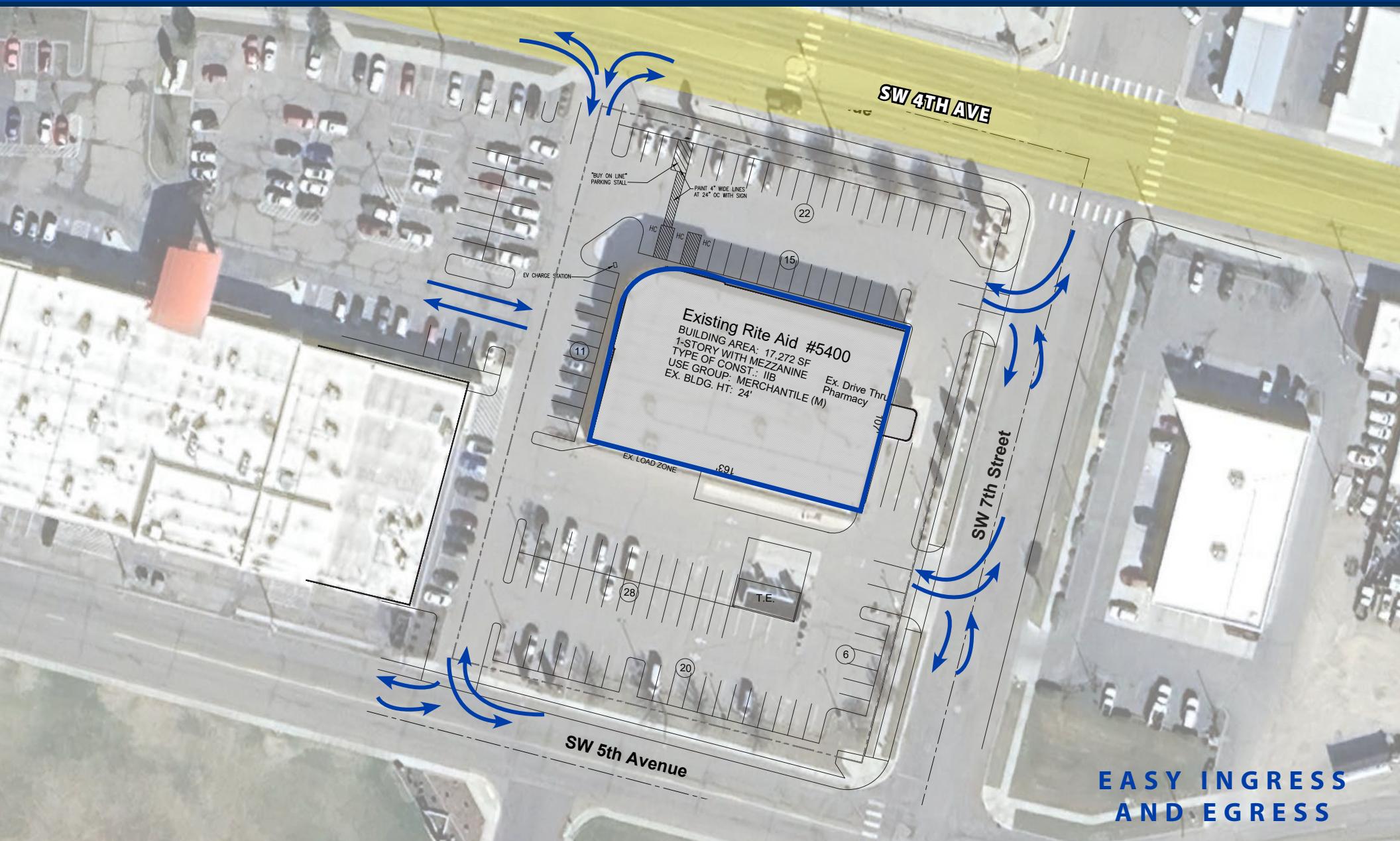
PROPERTY HIGHLIGHTS

- 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.

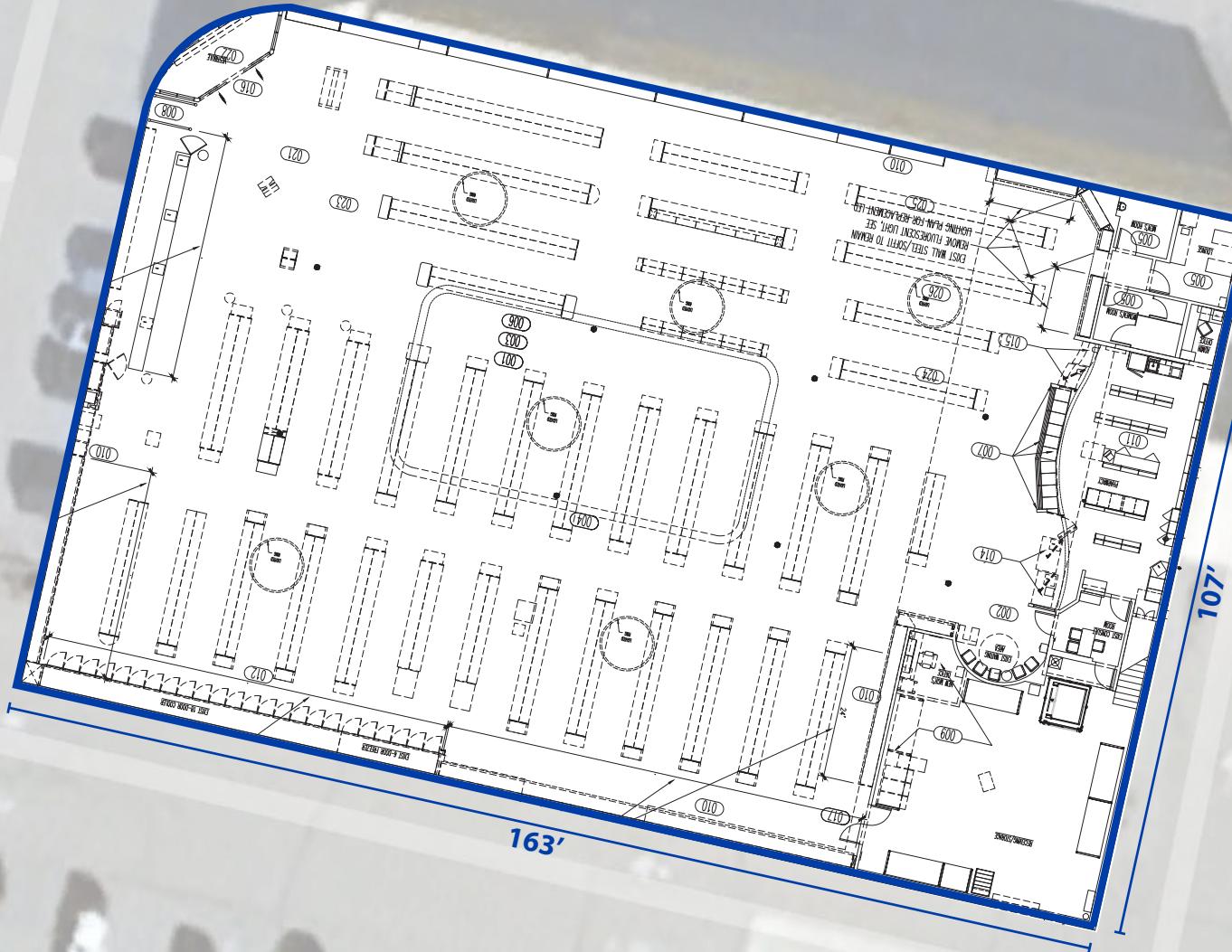
PROPERTY SUMMARY

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

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.

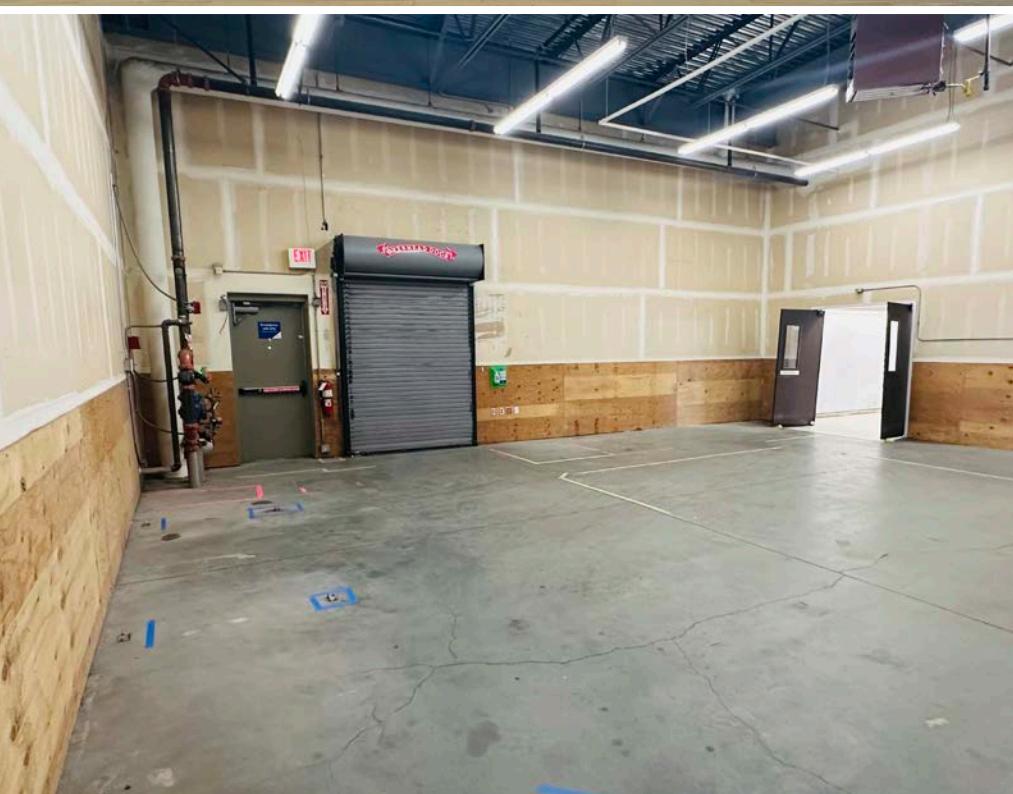
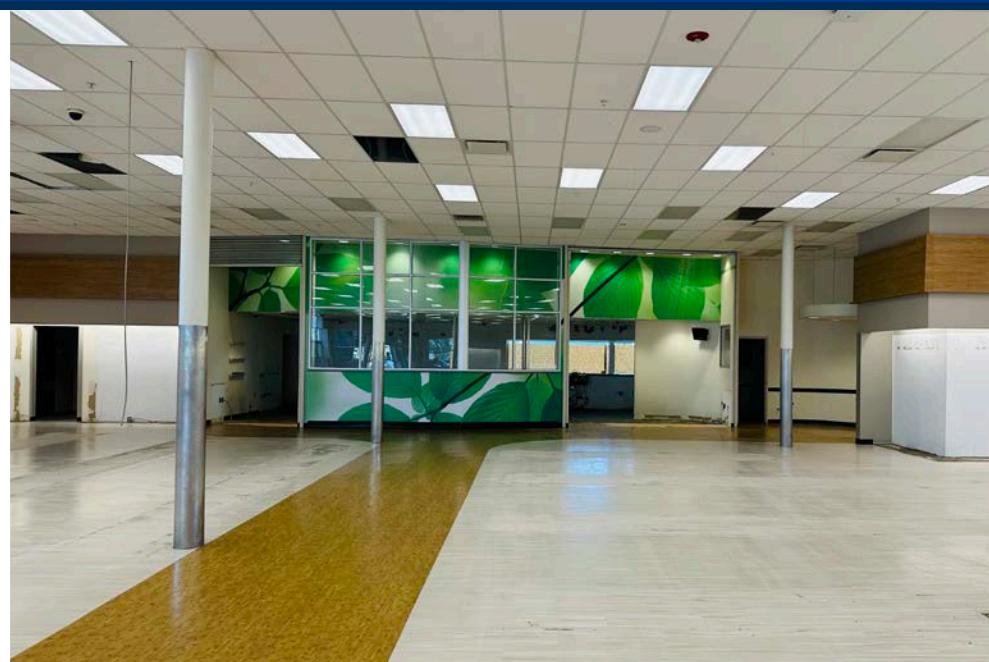
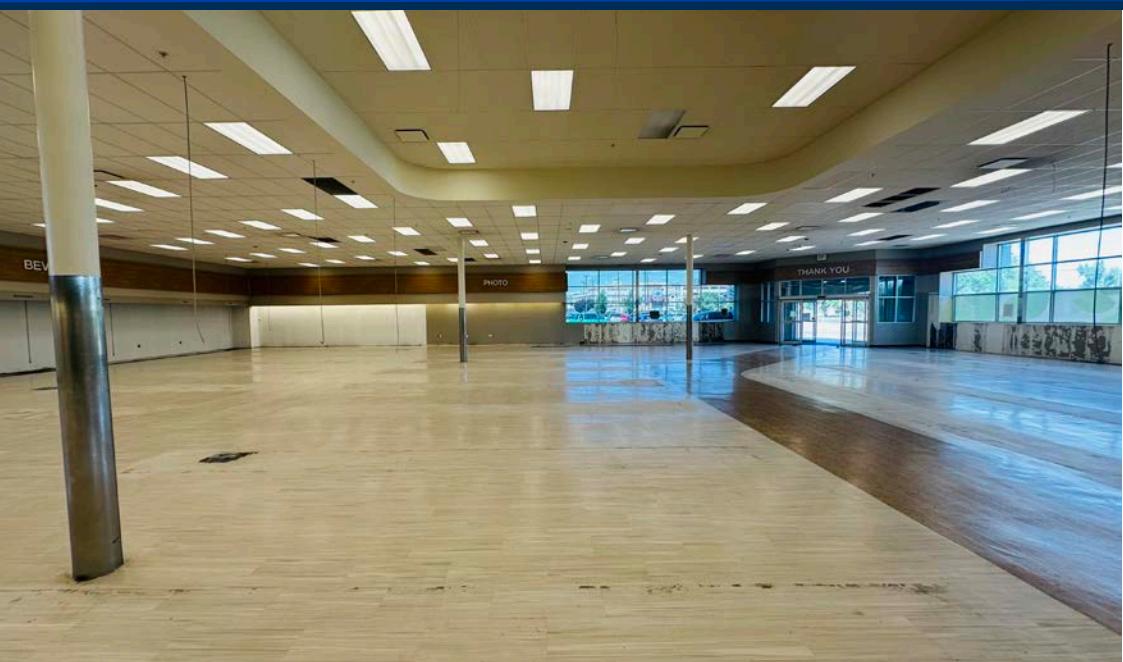
ZONING INFORMATION

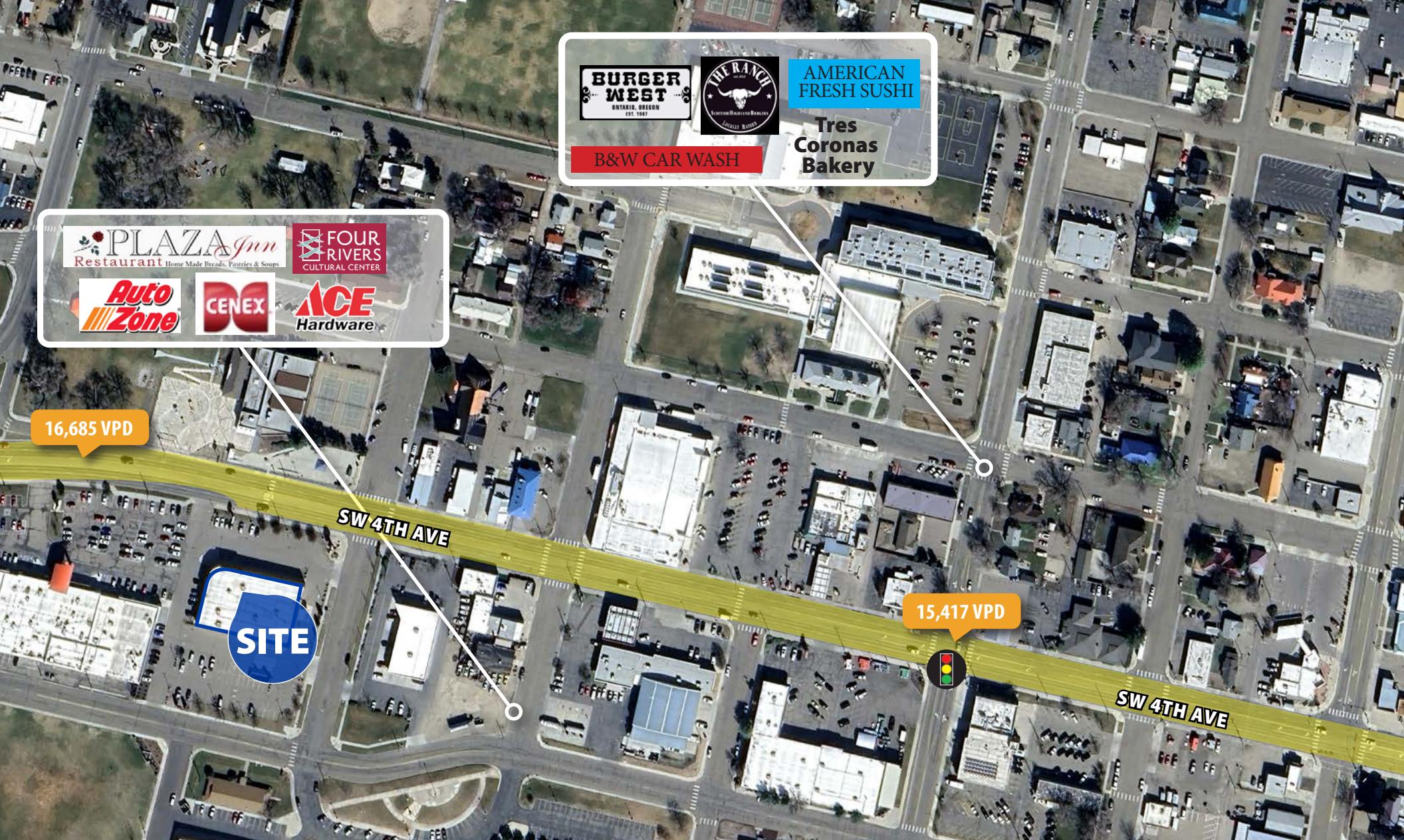


EXTERIOR PHOTOS



INTERIOR PHOTOS





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

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