

THE EAST OREGON
SURGERY CENTER

THE EAST OREGON
SURGERY CENTER, LLC

Medical Office & Surgery Center

1050 Southgate, Pendleton OR 97801

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

This offering is for a beautiful, well-kept 7,256 sf building on a 0.7-acre lot, with high visibility on Highway 395 (15,735 ADT - 2023), 36 marked parking spaces (with additional space to expand.) The building was an upgraded doctor office with a 2002 multispecialty ambulatory surgery center (ASC) addition, and is suitable for multiple uses including general business, retail, or specialized medical such as urgent care, kidney dialysis, cancer treatment, physical therapy, etc. The two spaces have separate entrances and can be separate or combined (or even an apartment with offices). One space has a large reception room, 6 exam rooms with sinks, 4 offices (or exam rooms without sinks), a large minor surgery room, 4 restrooms (one with shower, 2 handicapped), storage room, employee break room, lab/record area, and a large, adaptable former optical retail room.

The second space has a reception room, 2 exam rooms, 2 handicapped restrooms (one with shower), 2 extra large rooms (ORs), large open room (6-bay recovery with nurse station), cleaning/sanitizing room, sterilizing room with large autoclave, storage room, men's and women's pass-through locker area, employee break room, 3 business offices, conference room, laundry & janitor facilities, and medical gas, vacuum, and mechanical rooms. The facility meets ADA, HVAC, fire, medical gas, and automatic back-up generator ASC codes.





ZONING

C3 – Service Commercial

UTILITIES

Power – Pacific Power

Water & Sewer – Town of Pendleton Water Works

Gas – Cascade Natural Gas

TAX PARCEL

2N3216-AD-00600

TRAFFIC COUNTS

15,735 ADT - 2023

PRICE

\$1,195,000.00

7,256 SF
0.68 AC

CONTACT

Kirt Shaffer

Office 509.545.3355

Mobile 509.521.9183

kirt@tippetcompany.com

2815 St, Andrews Loop, Suite F
Pasco, WA 99301

LINKS

Municipal

<https://pendletonor.gov/>

<https://www.co.umatilla.or.us/>

Economic Development

<https://www.prosperinpendleton.com/>

LOCATION MAP

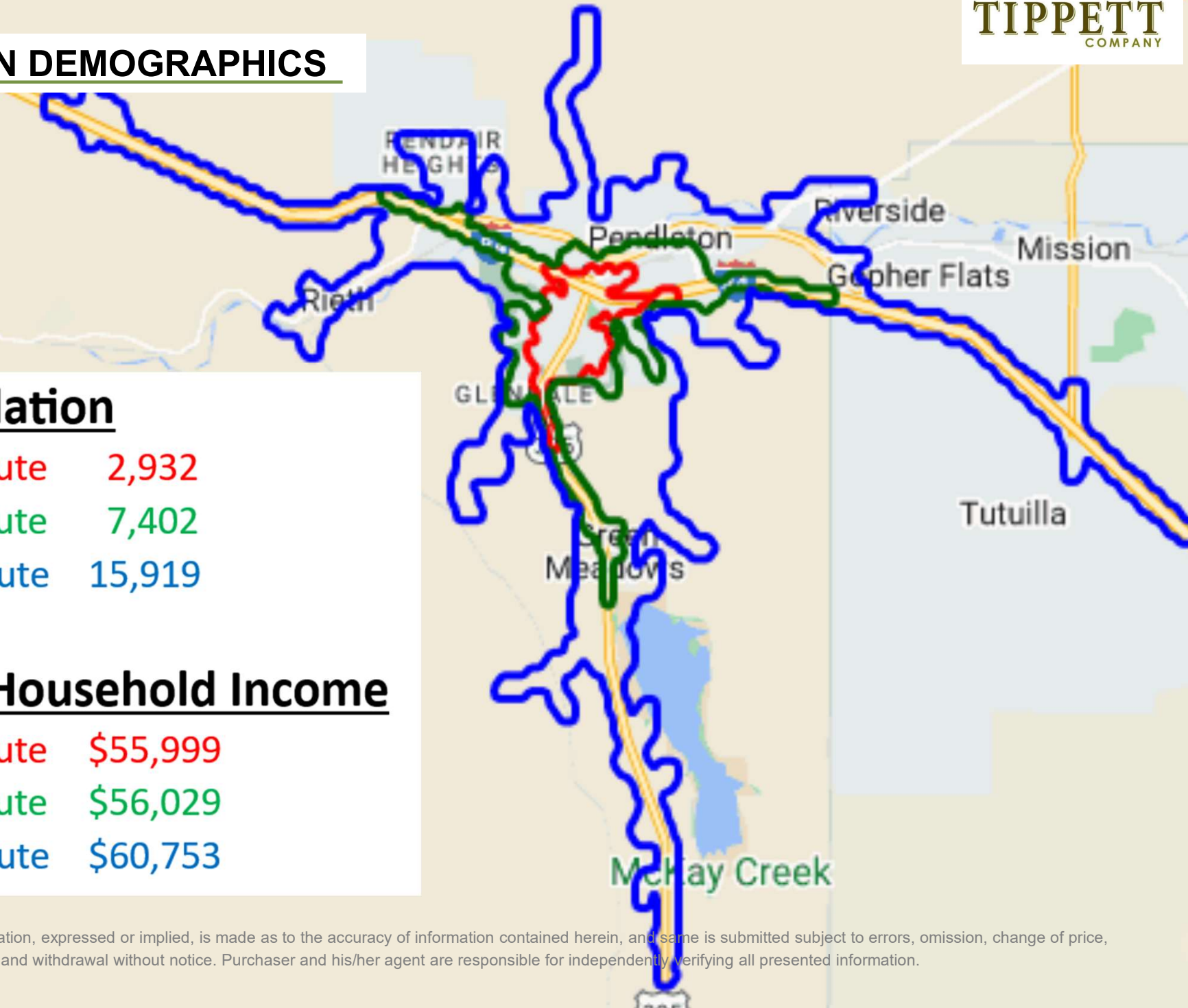


No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

LOCATION DEMOGRAPHICS

<u>Population</u>	
3 Minute	2,932
5 Minute	7,402
10 Minute	15,919

<u>Avg. Household Income</u>	
3 Minute	\$55,999
5 Minute	\$56,029
10 Minute	\$60,753



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PENDLETON, OR - DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 1050 Southgate, Pendleton, OR 97801

CITY, STATE

Pendleton, OR

POPULATION

15,919

AVG. HHSIZE

2.44

MEDIAN HH INCOME

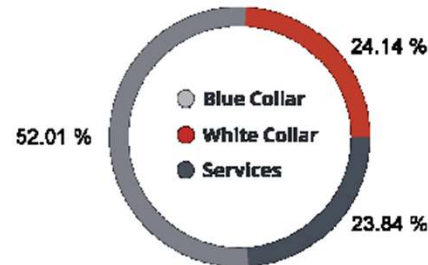
\$53,059

HOME OWNERSHIP

Renters: **2,587**

Owners: **3,696**

EMPLOYMENT



44.17 %
Employed

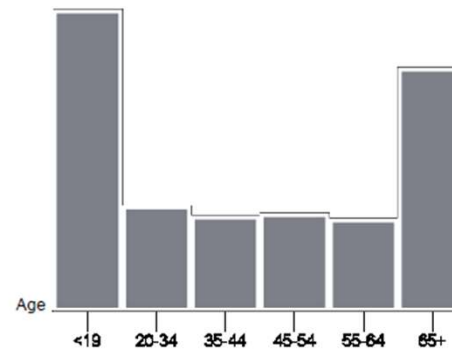
2.93 %
Unemployed

EDUCATION

High School Grad: **24.72 %**
Some College: **26.82 %**
Associates: **8.89 %**
Bachelors: **29.11 %**

GENDER & AGE

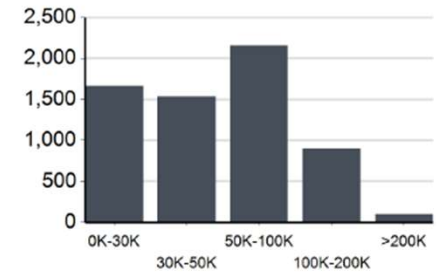
49.38 %  50.62 % 



RACE & ETHNICITY

White: **82.82 %**
Asian: **0.44 %**
Native American: **1.05 %**
Pacific Islanders: **0.00 %**
African-American: **0.08 %**
Hispanic: **9.03 %**
Two or More Races: **6.59 %**

INCOME BY HOUSEHOLD



HH SPENDING



SW 30th St

AERIAL VIEW



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PHOTOS

Ambulatory Surgery Center and Doctors' Office with ample parking, separate entrances and large on-site signage at lighted intersection.



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PHOTOS

Doctor's Office



Generous Reception Area with Privacy Glass

Greet in a Spacious Waiting Room



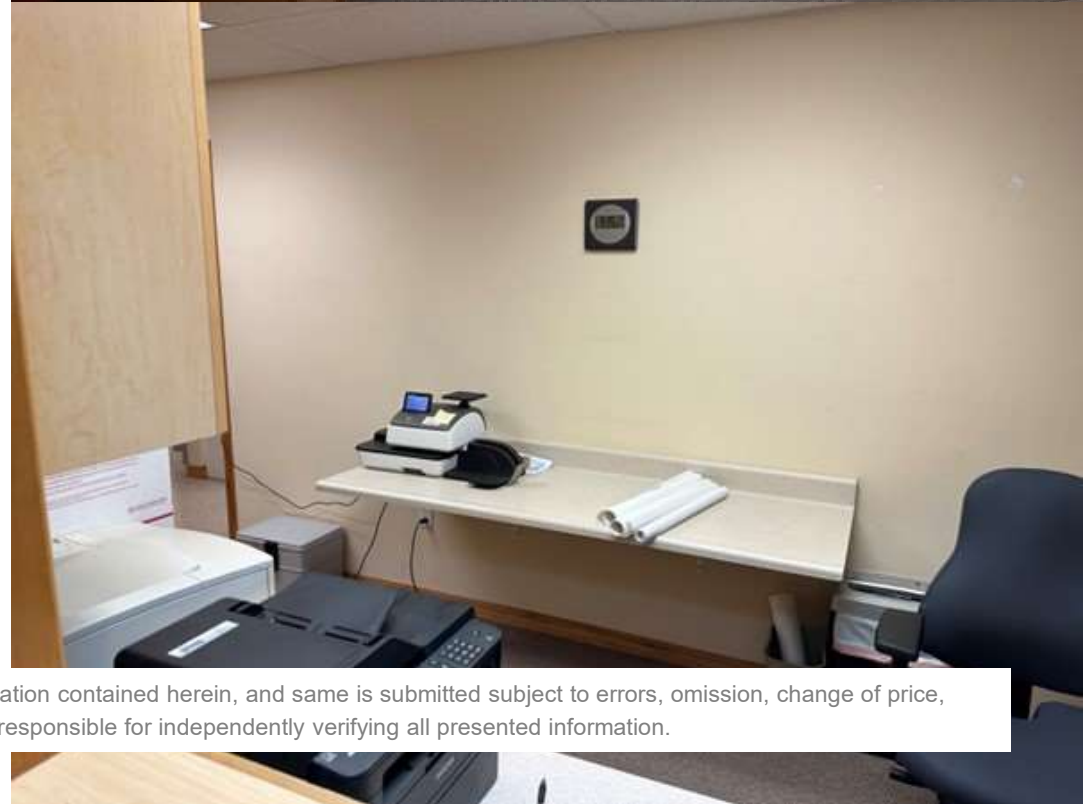
Extra Large Retail or Flexible Space



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PHOTOS

Six Large Exam rooms, three business/tech offices with ample billing space, as well as storage space



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PHOTOS

Generous minor surgery, equipment storage, lab and break rooms



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PHOTOS

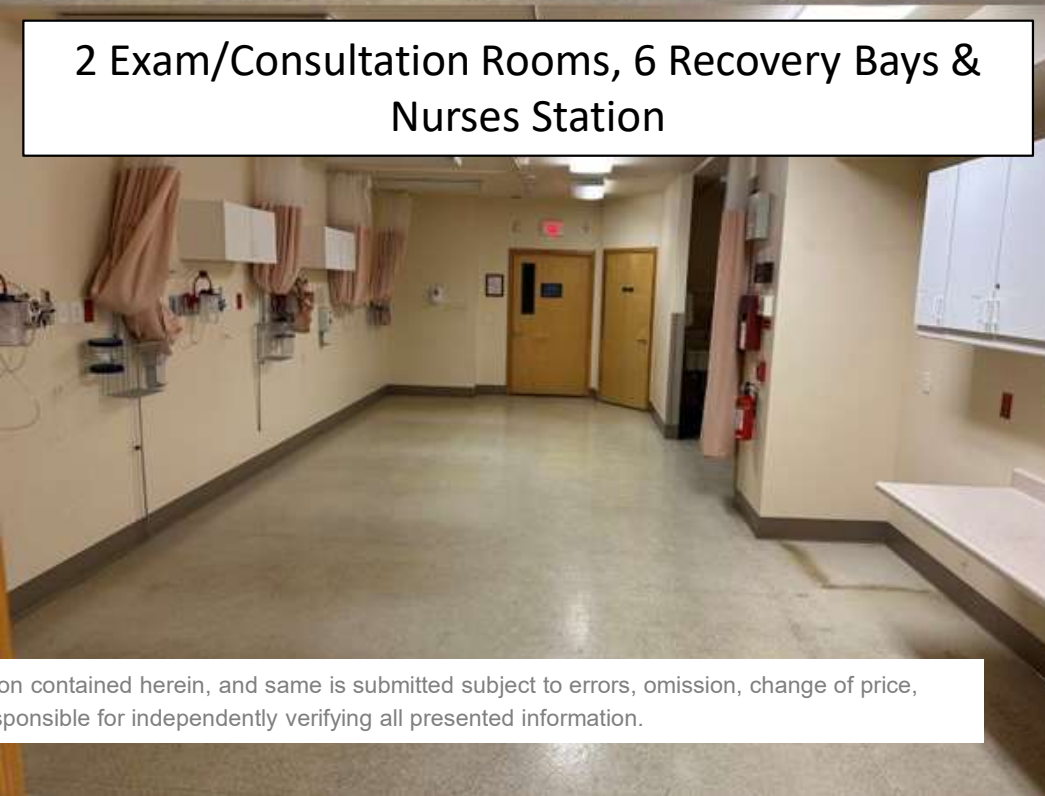
Ambulatory Surgery Center



2 Operating Rooms



Beautiful Reception Area



2 Exam/Consultation Rooms, 6 Recovery Bays & Nurses Station

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PHOTOS

Conference room, Staff Break room
and Business Offices



Large Conference or Multi-Purpose Room

Staff Break Room

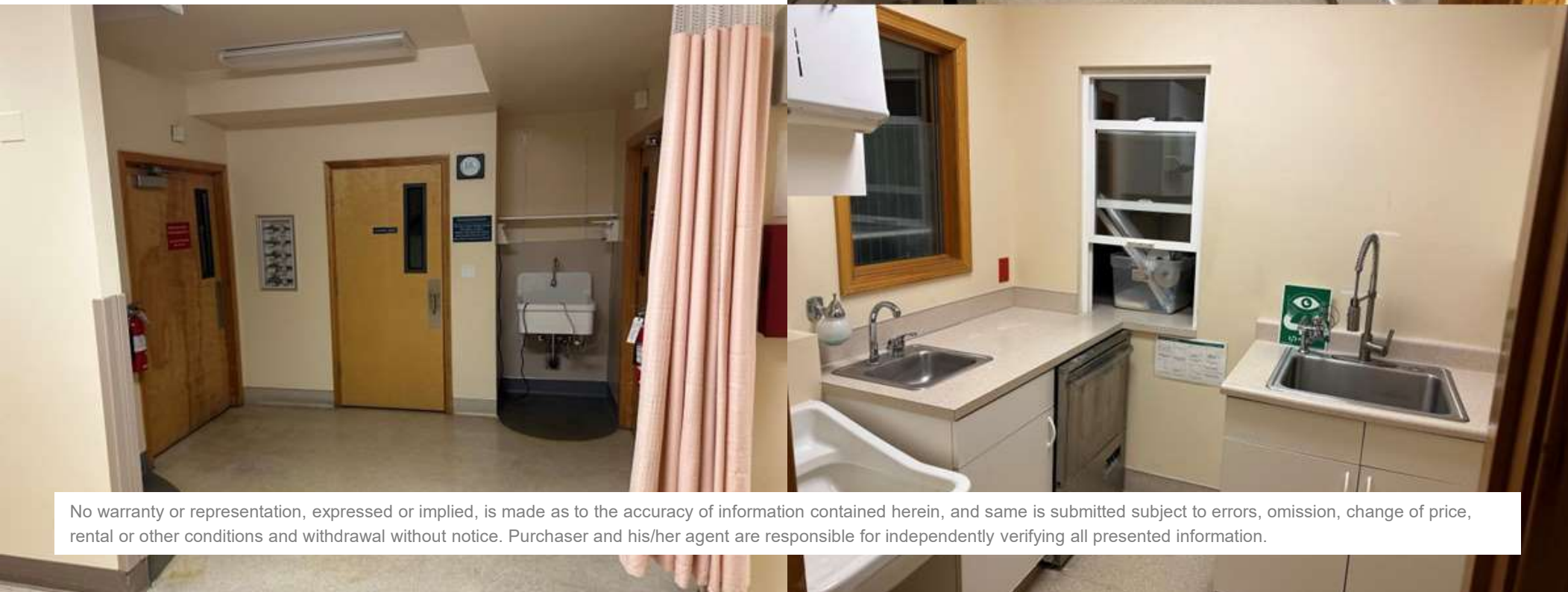


3 Business Offices



PHOTOS

Scrub Area near Walk-Through Changing, Janitor, Storage, Instrument Cleaning/Sanitizing and Sterilization Rooms



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PHOTOS

Medical Gas for Nitrous Oxide, Nitrogen, Oxygen, Separate Vacuum & Evacuation Lines, Exterior Gas & Vacuum Equipment Rooms, with Dedicated Mini-Split Heat Pump to Preserve Compressor



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.



PHOTOS

Equipment Included in Sale



Large STERIS Amsco Renaissance Sterilizer



Gas Dryer in Laundry

Kohler Auto-Start Generator Back-Up Power System



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.