

# FOR LEASE - 1.24 ACRE WAL-MART & HOME DEPOT HARD CORNER OUTPARCEL

AVAILABLE FOR REDEVELOPMENT OR RE-USE OF 2ND GENERATION RESTAURANT

76 GOODFELLOW ST,  
ONTARIO, OR



The  
*Carrington*  
Company

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# PROPERTY SUMMARY

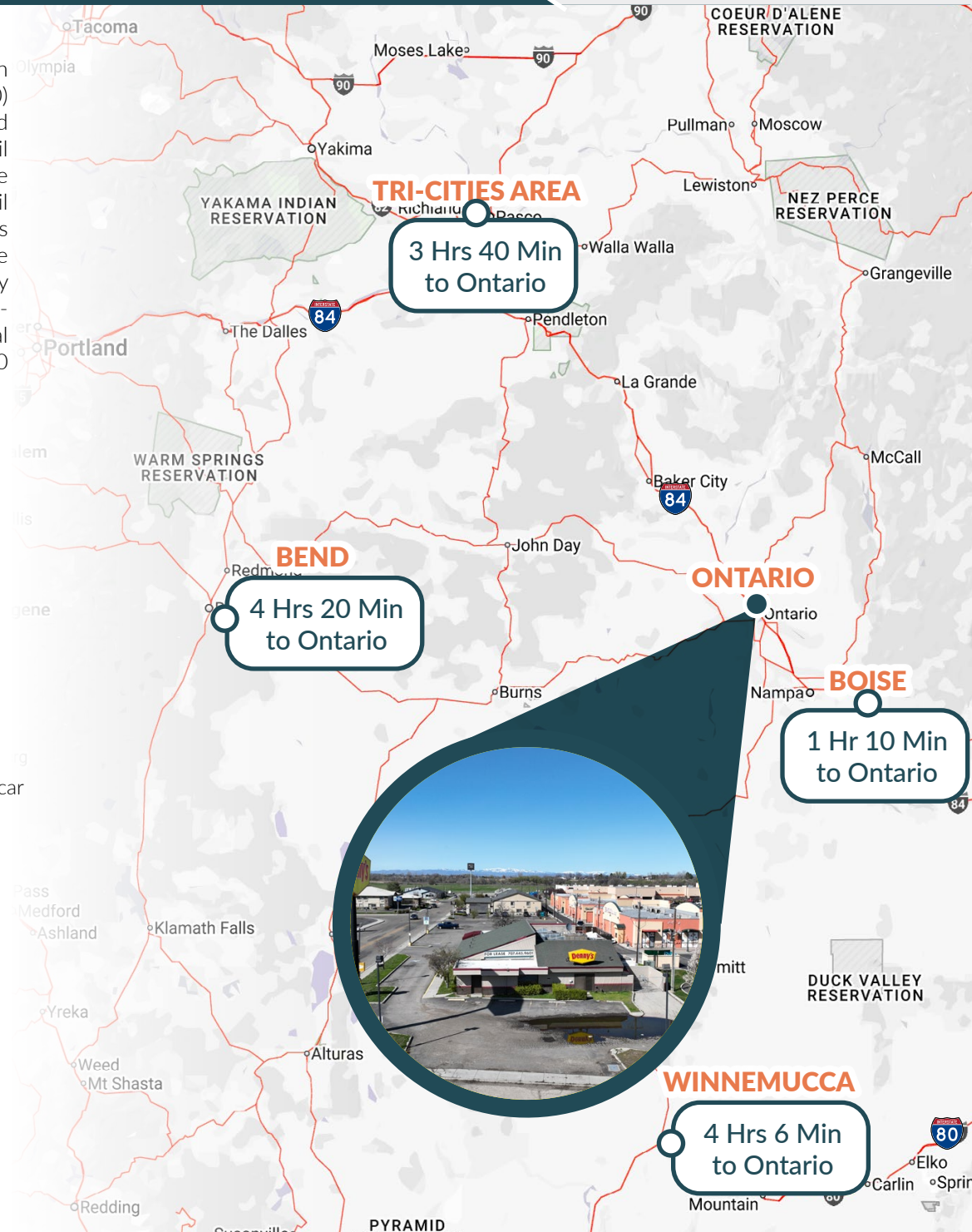
The Carrington Company is pleased to present for lease 1.24-acres on signalized intersection of Goodfellow Street and East Idaho Ave (HWY 30) in Ontario, Oregon. This property offers a prominent, highly visible, and easily accessible positioning not found elsewhere along the high-traffic retail corridor of Ontario. Positioned as the hard corner outparcel to the Home Depot and Walmart anchored centers, the site benefits from significant retail synergy from its anchors and the surrounding other major national retailers including WinCo Foods, Marshalls, Harbor Freight and Walgreens. On site currently is a 5,985 SF turn-key second-generation restaurant space (formerly Denny's); allowing this site to offer the unique opportunity for either the re-use of the former restaurant or a redevelopment to a variety of commercial uses. With this intersection experiencing daily car counts in excess of 36,000 there is no more prominent or high energy positioning to be had in Ontario.

## AVAILABILITY

- 1.24-acre parcel situated on signalized hard corner of HWY30/E. Idaho Ave. and Goodfellow St
  - Total combined frontage of 574'
  - Splitting/subdividing considered
- 5,985 SF turn-key former restaurant space available to re-use
- Flexible C-2 zoning (General Commercial)

## LOCATION FEATURES

- Located at signalized intersection of Goodfellow St & E. Idaho Ave with daily car counts in excess of 36,000
- Conveniently located at first intersection off of I-84, the main throughfare connecting Boise, ID to Portland, OR
- Positioned as the hard corner outparcel to Home Depot and Walmart Supercenter
  - Other notable neighboring retailers: WinCo Foods, Walgreens, Marshalls, Harbor Freight, Staples, Petsense, Big 5, Dollar Tree
  - +10 nationally branded drive-thru food service operators within 600' radius
- At the entrance to Ontario's hospitality hub with a concentration of six nationally branded hotels containing 407 rooms
- Ontario is a regional retail hub serving eastern Oregon and western Idaho



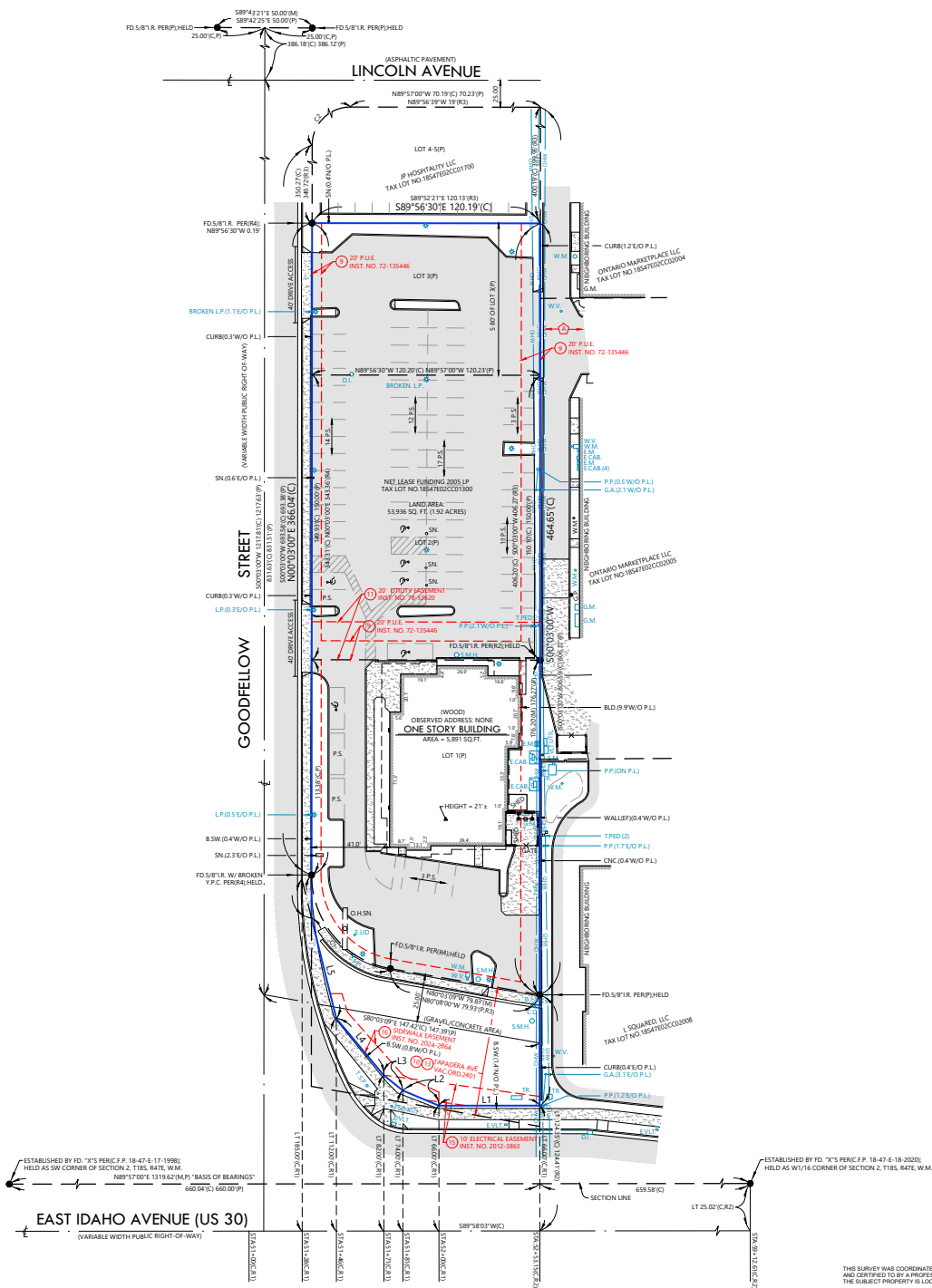


# PROPERTY AERIAL





SITE PLAN





## CITY PROFILE

Ontario, Oregon, the largest city in Malheur County, sits along the Idaho border on the banks of the Snake River. With a population of around 11,500, it serves as a regional hub for agriculture, commerce, and outdoor recreation in the Treasure Valley.

## LOCAL ATTRACTIONS

Downtown Ontario features local shops, restaurants, and cultural landmarks like the Four Rivers Cultural Center & Museum, which celebrates the area's diverse heritage. The annual Ontario Basque Festival and America's Global Village Festival highlight the city's multicultural roots.

## CULTURAL SCENE

Ontario's food scene reflects its diverse community, with Basque, Mexican, and Japanese influences. Local arts and history are highlighted through community events, museum exhibits, and nearby Oregon Trail sites.

## OUTDOOR ACTIVITIES

Ontario is a gateway to outdoor adventure, with the Snake River providing excellent fishing, kayaking, and boating. The high desert landscape offers hiking, hunting, and birdwatching, while the Owyhee Canyonlands boast breathtaking rock formations, remote trails, and camping spots. In winter, Bogus Basin Ski Resort is a popular destination for skiing and snowboarding.

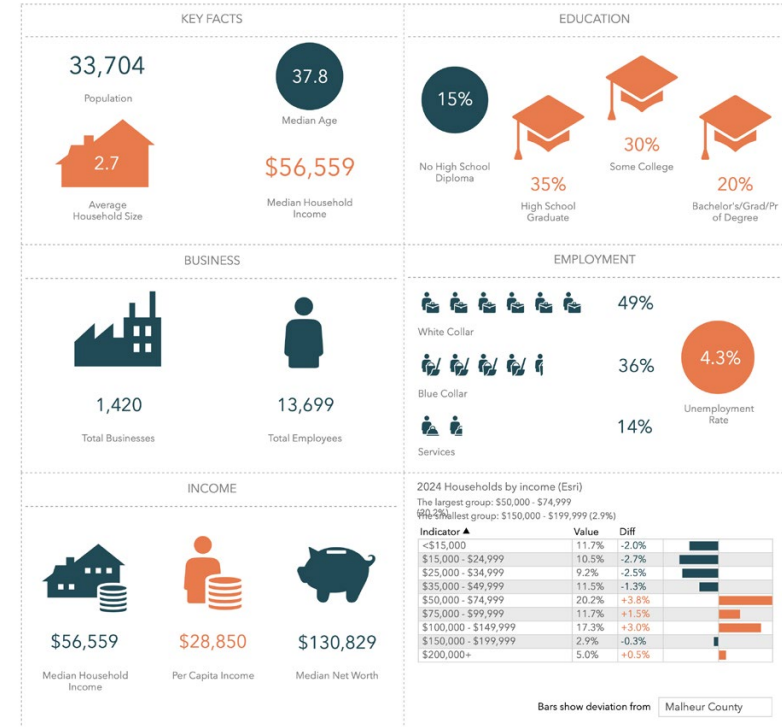
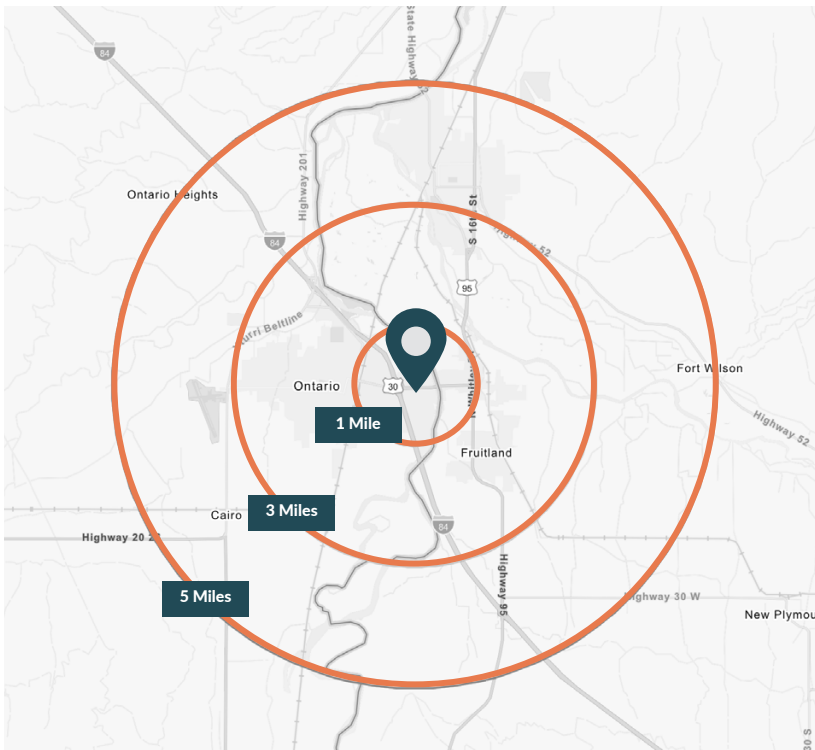
## ECONOMY

Agriculture, food processing, healthcare, and retail drive Ontario's economy. The city is known for its onion and potato farms, and legal cannabis sales have contributed to economic growth. Major employers include:

- Saint Alphonsus Medical Center
- Ontario School District
- Heinz Frozen Food Company
- Snake River Correctional Institution
- Treasure Valley Community College

# DEMOGRAPHICS

2024 SUMMARY	1 Mile	3 Miles	5 Miles
Population	3,986	22,379	33,704
Households	1,365	8,273	12,520
Families	952	5,352	8,255
Average Household Size	2.91	2.67	2.66
Owner Occupied Housing Units	791	5,110	8,111
Renter Occupied Housing Units	574	3,163	4,409
Median Age	32.3	36.6	37.8
Median Household Income	\$40,955	\$55,290	\$56,559
Average Household Income	\$78,240	\$76,348	\$77,543



2029 SUMMARY	1 Mile	3 Miles	5 Miles
Population	4,296	23,435	35,200
Households	1,480	8,683	13,130
Families	1,025	5,599	8,623
Average Household Size	2.90	2.67	2.65
Owner Occupied Housing Units	889	5,513	8,767
Renter Occupied Housing Units	590	3,170	4,364
Median Age	32.7	37.2	38.5
Median Household Income	\$53,827	\$65,166	\$65,260
Average Household Income	\$92,158	\$89,228	\$90,027



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