

## OFFERING MEMORANDUM

# OFFICE BUILDING - FOR SALE

195 N Canyon Blvd, John Day, OR 97845

**FOR SALE: \$425,000**



**3,924 SF | 0.28 AC | 1997**

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## OFFERING MEMORANDUM

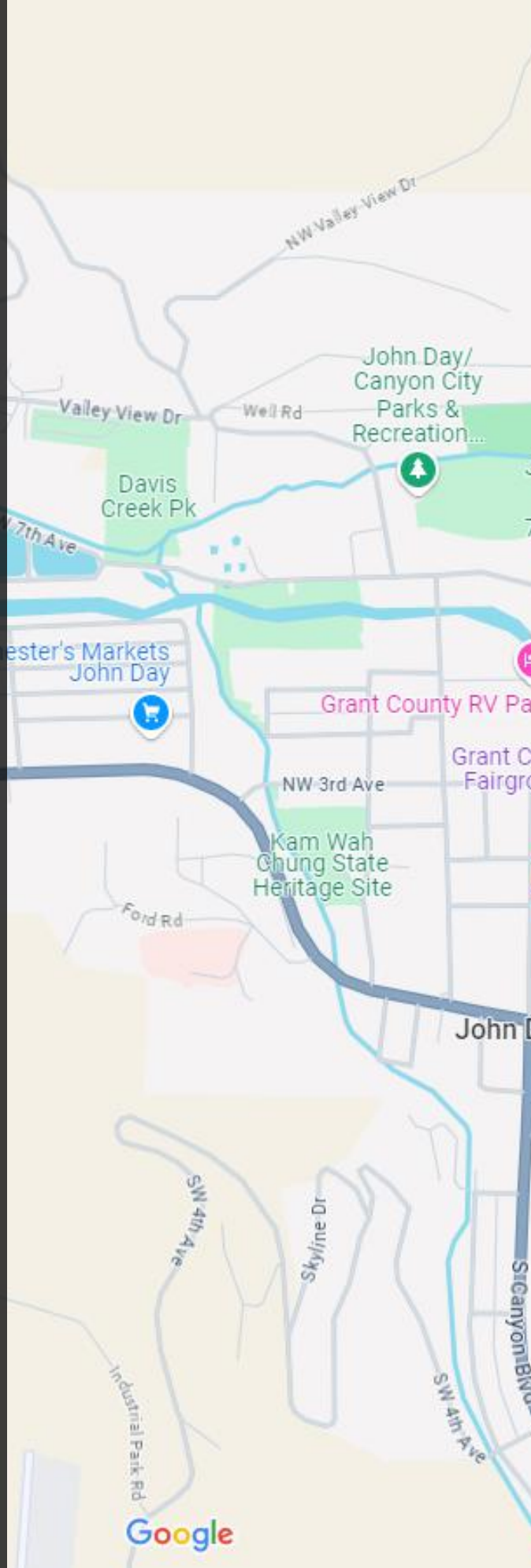
# 195 N CANYON BLVD

John Day, OR 97845

### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.



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## EXECUTIVE SUMMARY

# 195 N CANYON BLVD

John Day, OR 97845

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193/195 North Canyon Boulevard is a commercial 3,924 SF office building constructed in 1997 that is currently 100% occupied by two tenants. Blue Mountain Eagle Newspaper occupies 2,004 SF in Suite 195 and the State of Oregon DMV occupies 1,920 SF in Suite 193. The wood frame building is situated on a 0.28-acre site at the well-located southeast corner of N Canyon Blvd and NE 1st Ave in central John Day, about 550 feet north of HWY-26.



# MARKET OVERVIEW



## John Day, Oregon

John Day is nestled in the scenic and rugged landscapes of eastern Oregon, situated along the John Day River. It has a rich history tied to mining, ranching, and logging industries, which were significant drivers of the local economy in the past. John Day is surrounded by stunning natural beauty and offers ample opportunities for outdoor recreation. Nearby attractions include the John Day Fossil Beds National Monument, which preserves remarkable paleontological and geological resources, including well-preserved fossils and colorful rock formations. The town boasts several cultural attractions, including museums and historic sites. The Grant County Historical Museum provides insight into the region's pioneer history and showcases artifacts from the area's past. Throughout the year, John Day hosts various community events and festivals, offering opportunities for locals and visitors to come together and celebrate. These events often showcase the area's heritage, culture, and outdoor lifestyle. Beyond its immediate surroundings, John Day serves as a gateway to vast outdoor recreational areas, including national forests, wilderness areas, and scenic byways. Outdoor enthusiasts can enjoy activities such as hiking, camping, fishing, hunting, and wildlife viewing in the pristine wilderness of eastern Oregon. Overall, John Day is a charming town with a rich history, stunning natural landscapes, and abundant outdoor recreational opportunities, making it a popular destination for tourists seeking an authentic Oregon experience.



# DEMOGRAPHIC SUMMARY

JOHN DAY, OR

## POPULATION

John Day

**1,660**

State: Oregon 4.233 Million

## MEDIAN AGE

John Day

**43.9 Years**

State: Oregon 39.9 Years

## AVERAGE HOUSEHOLD INCOME

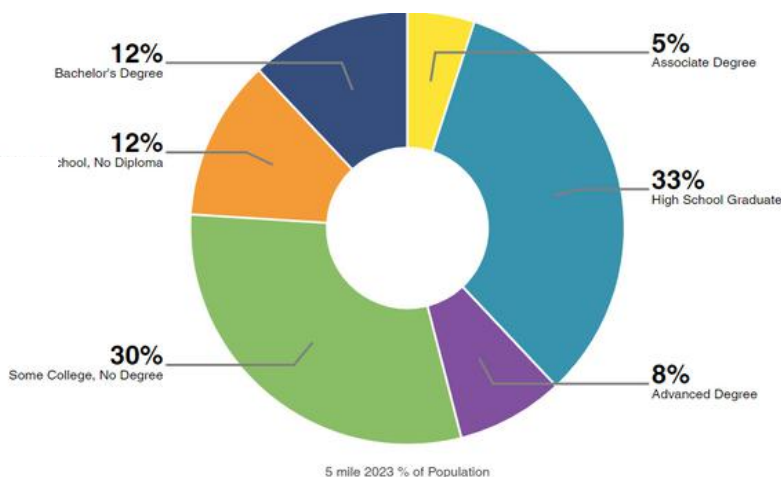
John Day

**\$70,878**

State: Oregon \$103,330

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Oregon at large.



## 2023 STATISTICS

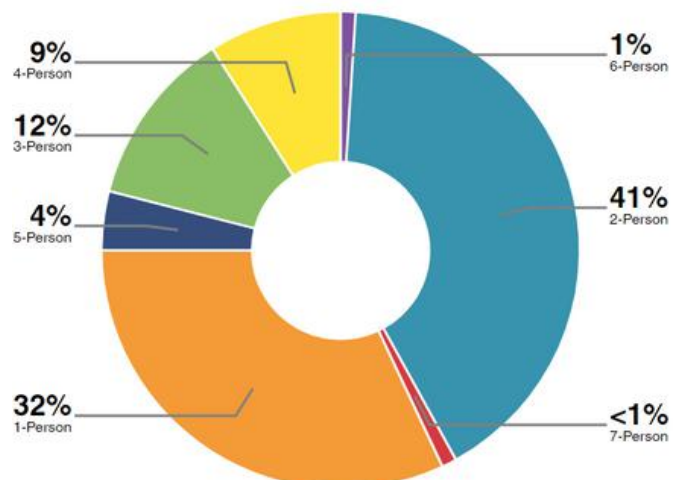
	2 Mile	5 Mile	10 Mile
Population 2023	2,596	3,342	4,455
Total Households	1,161	1,489	2,000
Avg Household Size	2.2	2.2	2.2
Avg Household Income	\$60,621	\$58,948	\$61,089

## ECONOMIC INDICATORS

**5.9%** Hermiston Unemployment Rate

**3.9%** U.S. Unemployment Rate

## HOUSEHOLDS



Hermiston

**6,551**

State: Oregon 1.681 Million



Average Household Size



# LOCATION OVERVIEW



## HIGHWAY ACCESS

**U.S. Route 26 (US-26):** Also known as the John Day Highway, US-26 is one of the main routes connecting John Day with other parts of Oregon. It runs east-west through the state, passing through towns like John Day and Prineville before continuing on to the Oregon coast.

**Oregon Route 395 (OR-395):** OR-395 intersects with US-26 in John Day and provides a north-south route through eastern Oregon. It connects John Day with other communities in the region, including Canyon City to the south and Long Creek to the north.

**Oregon Route 7 (OR-7):** OR-7 intersects with US-26 just west of John Day and provides access to communities like Mount Vernon and Prairie City to the west.



## AIRPORT PROXIMITY

**Eastern Oregon Regional Airport at Pendleton (PDT):** Located approximately 140 miles southwest of John Day in Pendleton, Oregon, this airport offers commercial air service. It's the closest airport with scheduled commercial flights, providing connections to major hubs such as Portland International Airport (PDX).

**Boise Airport (BOI):** Located about 200 miles southeast of John Day in Boise, Idaho, this airport is a larger regional hub offering a wider range of commercial flights to various destinations across the United States. While it's farther away, it may be a viable option for travelers seeking more flight choices.

**Redmond Municipal Airport (RDM):** Situated approximately 180 miles west of John Day in Redmond, Oregon, this airport primarily serves the Central Oregon region. While it's not as close as Pendleton or Boise, it offers some commercial flights and general aviation services.

# SITE OVERVIEW

## SITE

Property Type:	Office
Building Class:	Class C
Zone:	D: Downtown Commercial
Year Built:	1997
Building SF:	3,924
Floors:	1
Acres:	0.29 AC

## LEGAL DESCRIPTION

13S3126BA 701

## OPERATING EXPENSES (2023)

Taxes	\$3,900.00
Electric	\$4,174.00
HVAC	\$223.00
Water & Sewer	\$2,496.00
Janitorial	\$4,902.00
Garbage	\$975.00
Grounds	\$658.00

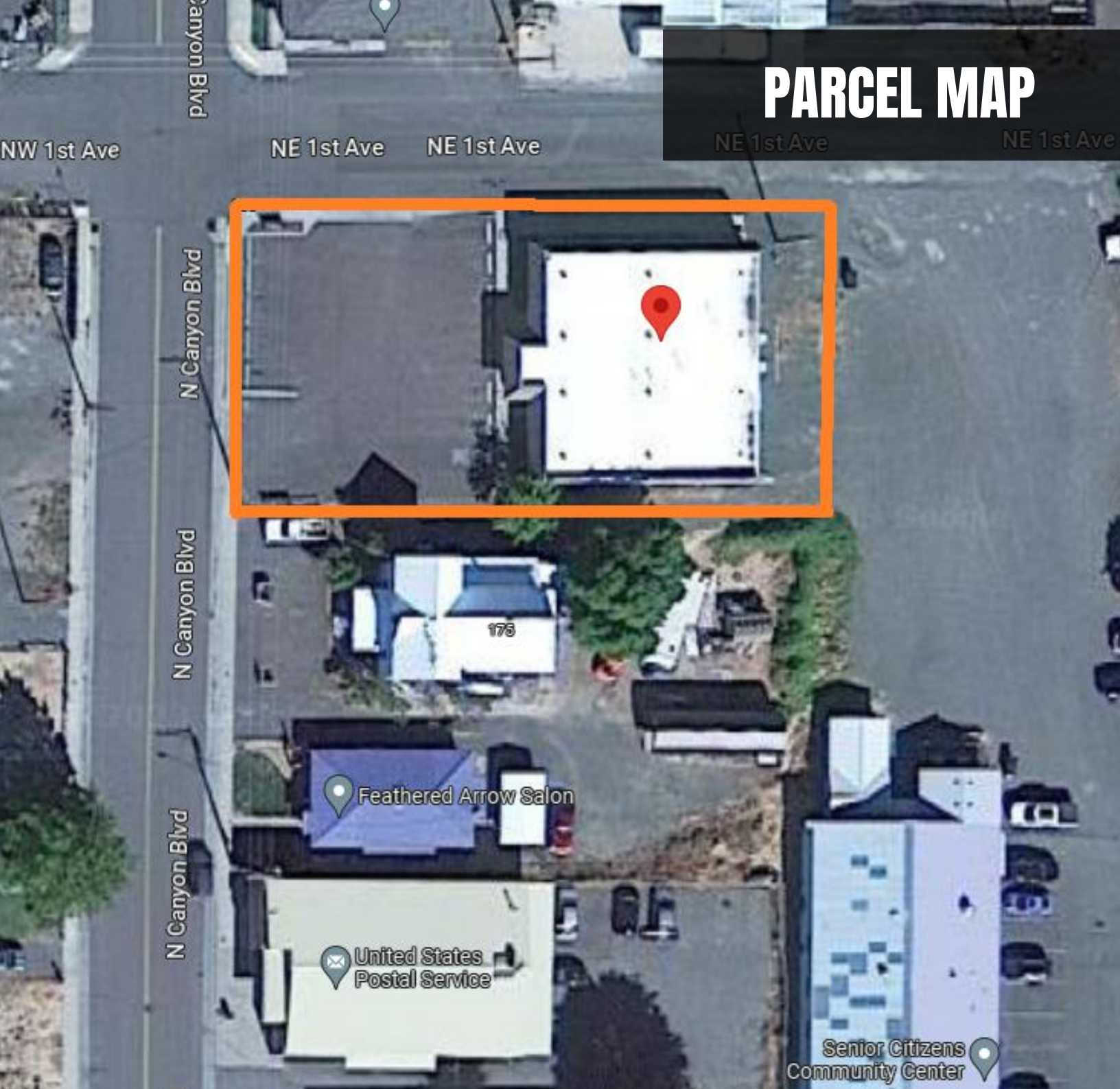
<b>TOTALS</b>	<b>\$12,770.00</b>
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## EXISTING TENANCY & INCOME

Oregon DMV: 1,920 SF	\$15,557.52
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<b>TOTALS</b>	<b>\$15,557.52</b>
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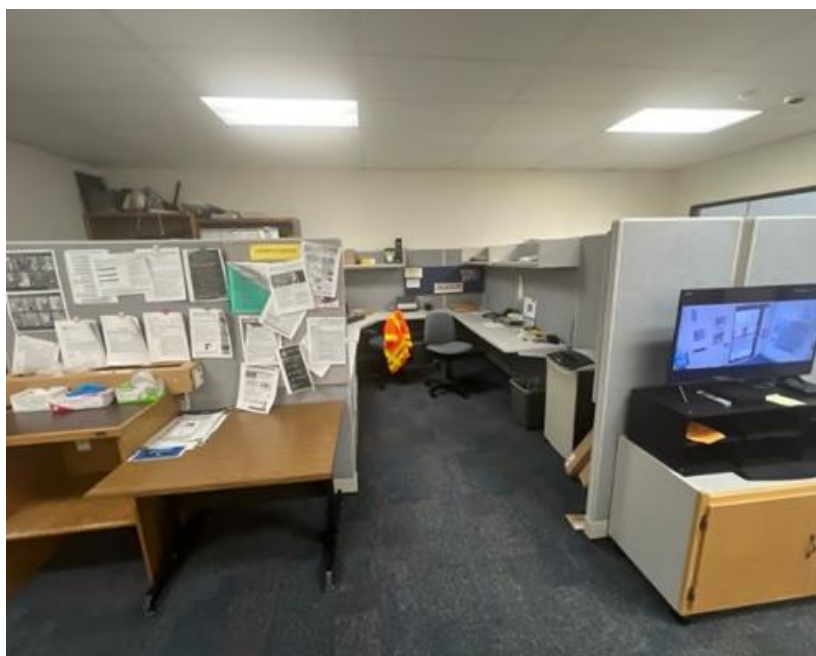
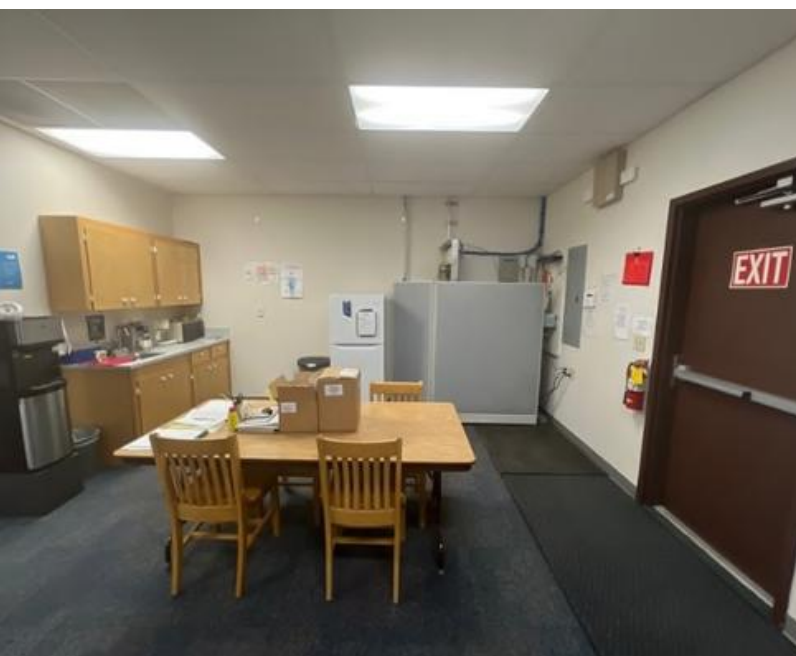


## ZONING

### D: DOWNTOWN COMMERCIAL

Several dozen commercial uses and their accessory uses are permitted outright, with further uses permitted conditionally.







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