

# RETAIL INVESTMENT OPPORTUNITY

ONTARIO, OREGON



**COMPASS**   
COMMERCIAL

REAL  
ESTATE  
SERVICES

## ONTARIO RETAIL CENTER

1636 & 1648 E. IDAHO AVENUE, ONTARIO, OREGON

**\$7,950,000**  
TOTAL PRICE

**\$523,353**  
2026 NOI

**6.58%**  
CAP

**100%**  
LEASED

**ADAM BLEDSOE**

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## EXECUTIVE SUMMARY



## OFFERING OVERVIEW

The offering consists of two multi-tenant retail buildings located just off the I-84 & Hwy 30 interchange at 1636 & 1648 E. Idaho Avenue in Ontario, Oregon. The property is currently 100% leased by well-known quality tenants including Marshalls, Harbor Freight, T-Mobile, metro by T-Mobile, Miracle Ear, and Pizza Hut. Surrounded by major retailers Walmart, Home Depot, and Winco, the property benefits from strong tenant synergy with easy access via signalized intersections.

1636 E. Idaho Avenue is a 4-unit retail center containing 5,676 leasable square feet situated on an 0.53 acre site. This building was built in 2017 with wood frame construction and a stucco/synthetic stone exterior. Varying tenant buildouts were completed as the property was leased and stabilized.

1648 E. Idaho Avenue is a 2-unit retail building containing 40,010 leasable square feet situated on an 3.53 acre site. Built in 1978 with CMU construction and a masonry/stucco exterior, this building underwent significant renovations in 2019 with the addition of Marshalls.

TOK Commercial has been professionally managing the property since April 2019. Recent capital expenditures include pavement replacement in 2019 and parking lot seal coating in 2023.

The property benefits from some of the highest traffic counts in the County. Located just west of the Oregon-Idaho border, Ontario Retail Center serves several Idaho communities in addition to the Oregon cities of Ontario, Nyssa, Cairo, and Vale, including Fruitland, New Plymouth, and Payette.

The asset is offered at a 6.58% cap rate on 2026 NOI. The offering is a tremendous opportunity for an investor or 1031 exchange buyer to achieve stable returns with upside in today's strong retail environment. There is also the possibility of constructing a +/- 10,000 SF addition to the east of Harbor Freight for increased income opportunity. **Harbor Freight recently extended their lease to 11/30/32, demonstrating their confidence in the location.**

Rent roll and financials are available upon execution of the confidentiality agreement.



**CLICK HERE**  
TO ACCESS FULL  
RENT ROLL AND FINANCIALS

# PROPERTY OVERVIEW



ADDRESS	1636 E. Idaho Avenue Ontario, OR 97914	ADDRESS	1648 E. Idaho Avenue Ontario, OR 97914
PARCEL	APN 20657	PARCEL	APN 20656
PROPERTY SIZE	Parcel: 0.53 Acres Building: 5,676 SF	PROPERTY SIZE	Parcel: 3.53 Acres Building: 40,010 SF
CONSTRUCTION	Year Built: 2017 Zoning: O-C2H (Heavy Commercial District)	CONSTRUCTION	Year Built: 1978 Renovated: 2019 Zoning: O-C2H (Heavy Commercial District)
OCCUPANCY	100% Leased 4 Units NNN Lease	OCCUPANCY	100% Leased 2 Units NNN Lease
TENANTS	Pizza Hut metro by T-Mobile Miracle Ear T-Mobile	TENANTS	Harbor Freight Marshalls



## INVESTMENT HIGHLIGHTS

- 100% leased, NNN investment
- Potential for +/- 10,000 SF expansion
- Stabilized tenancies with renewal options
- Professionally managed, well maintained property
- Prime location just off the I-84 and Hwy 30 interchange
- High traffic counts, over 21,000 vehicles per day on Hwy 30
- Signalized intersections at Hwy 30 & Idaho Ave and Hwy 30 & Thrifty Way
- Prominent visibility on major thoroughfare connecting Oregon and Idaho
- Strong retail anchors with Walmart, Home Depot, Big 5, and Waremart by Winco
- Quality tenants including Marshalls, Harbor Freight, T-Mobile, metro by T-Mobile, Miracle Ear, and Pizza Hut

## INVESTMENT PRICING

Sale Price	<b>\$7,950,000</b>
Net Operating Income	<b>\$523,353</b>
Capitalization Rate	<b>6.58%</b>
Occupancy	<b>100% Leased</b>
Total Leaseable Area	<b>45,686 SF</b>
Price per Square Foot	<b>\$174.00</b>

# 1648 EAST IDAHO AVENUE



# 1636 EAST IDAHO AVENUE



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## RENT ROLL

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**CLICK HERE TO ACCESS** 

## TENANT PROFILES



Marshalls, a subsidiary of The TJX Companies, Inc., is a prominent off-price retailer specializing in apparel and home fashion. With a vast network of stores across the United States and internationally, Marshalls offers customers an ever-changing selection of high-quality, brand-name merchandise at discounted prices. Leveraging its agile buying strategy and close relationships with vendors, Marshalls delivers a unique shopping experience, attracting value-conscious consumers seeking designer brands at affordable prices. Committed to operational efficiency and customer satisfaction, Marshalls continues to thrive in the competitive retail landscape by staying true to its mission of delivering exceptional value and style.



Harbor Freight Tools is a leading retailer of affordable, high-quality tools and equipment for do-it-yourself enthusiasts and professionals alike. With over 1,100 stores nationwide and a robust online presence, Harbor Freight offers a vast selection of tools, ranging from hand tools and power tools to automotive equipment and home improvement supplies. Known for its unbeatable prices and commitment to value, Harbor Freight caters to a diverse customer base seeking reliable tools without breaking the bank. By prioritizing cost efficiency, product quality, and customer satisfaction, Harbor Freight continues to be a trusted destination for customers in need of affordable solutions for their projects and repairs.



Pizza Hut, a subsidiary of Yum! Brands, Inc., is a global leader in the pizza restaurant industry, renowned for its iconic pizzas and innovative menu offerings. With a presence in over 100 countries, Pizza Hut operates a vast network of franchised and company-owned restaurants, serving millions of customers worldwide. Leveraging its strong brand recognition and commitment to quality ingredients, Pizza Hut continues to expand its market presence through strategic partnerships, digital innovation, and customer-focused initiatives.



T-Mobile is a pioneering telecommunications company based in Bellevue, Washington, renowned for its customer-centric approach and innovative "Un-carrier" initiatives. Offering a comprehensive range of wireless services, including cutting-edge 5G connectivity and diverse device options, T-Mobile is committed to delivering value and reliability to its customers nationwide. With a strong focus on corporate social responsibility, T-Mobile actively contributes to building a more connected, inclusive, and sustainable future.

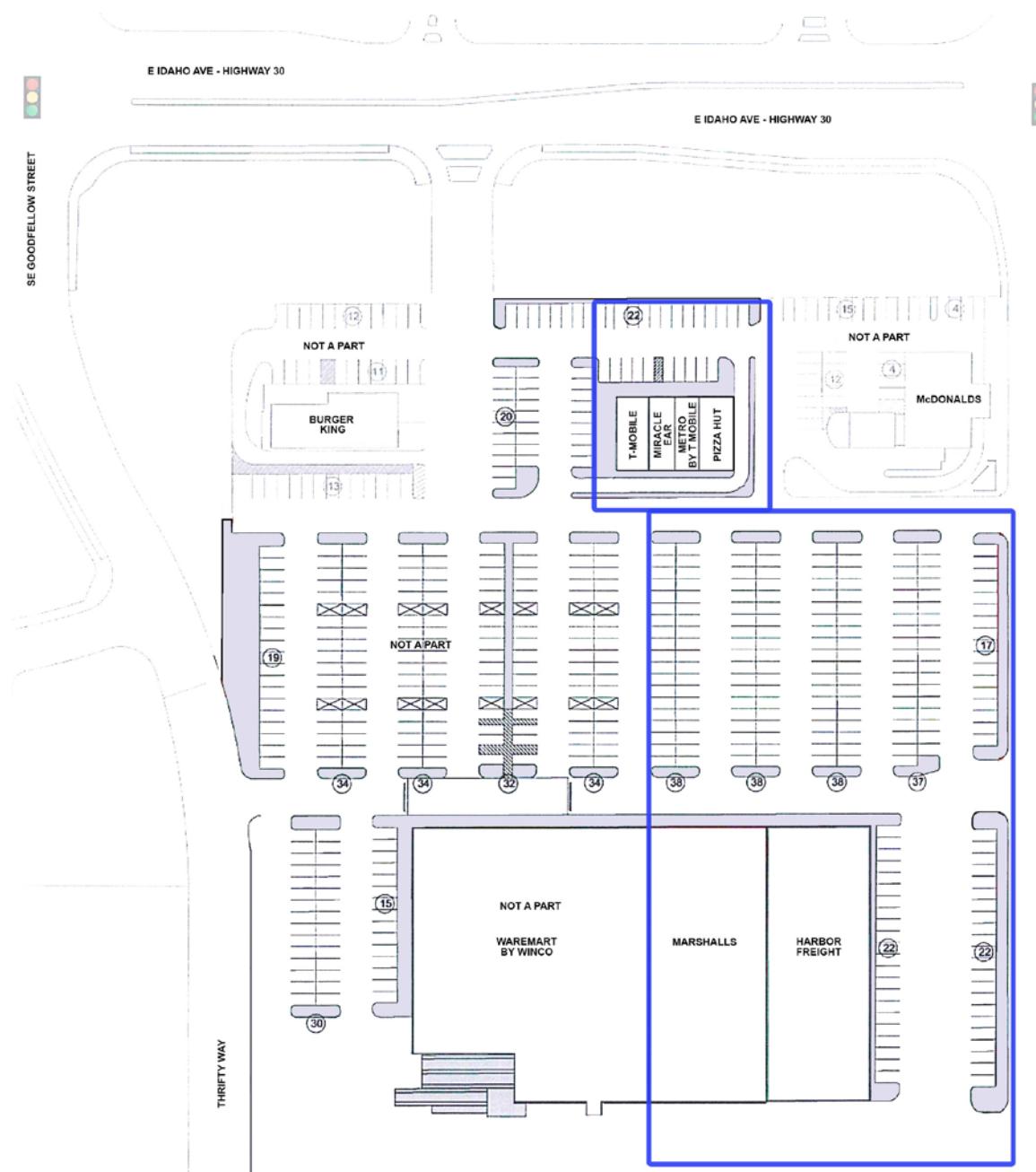


Miracle-Ear stands as a pioneer in the realm of hearing health, boasting over 70 years of expertise in providing top-tier hearing aids and related services. With a nationwide network of hearing centers staffed by highly trained professionals, Miracle-Ear ensures personalized care and support for individuals seeking to address their hearing needs. By combining cutting-edge technology with a commitment to quality and customer-centric values, Miracle-Ear remains dedicated to empowering customers to reconnect with the world around them and lead fulfilling lives.

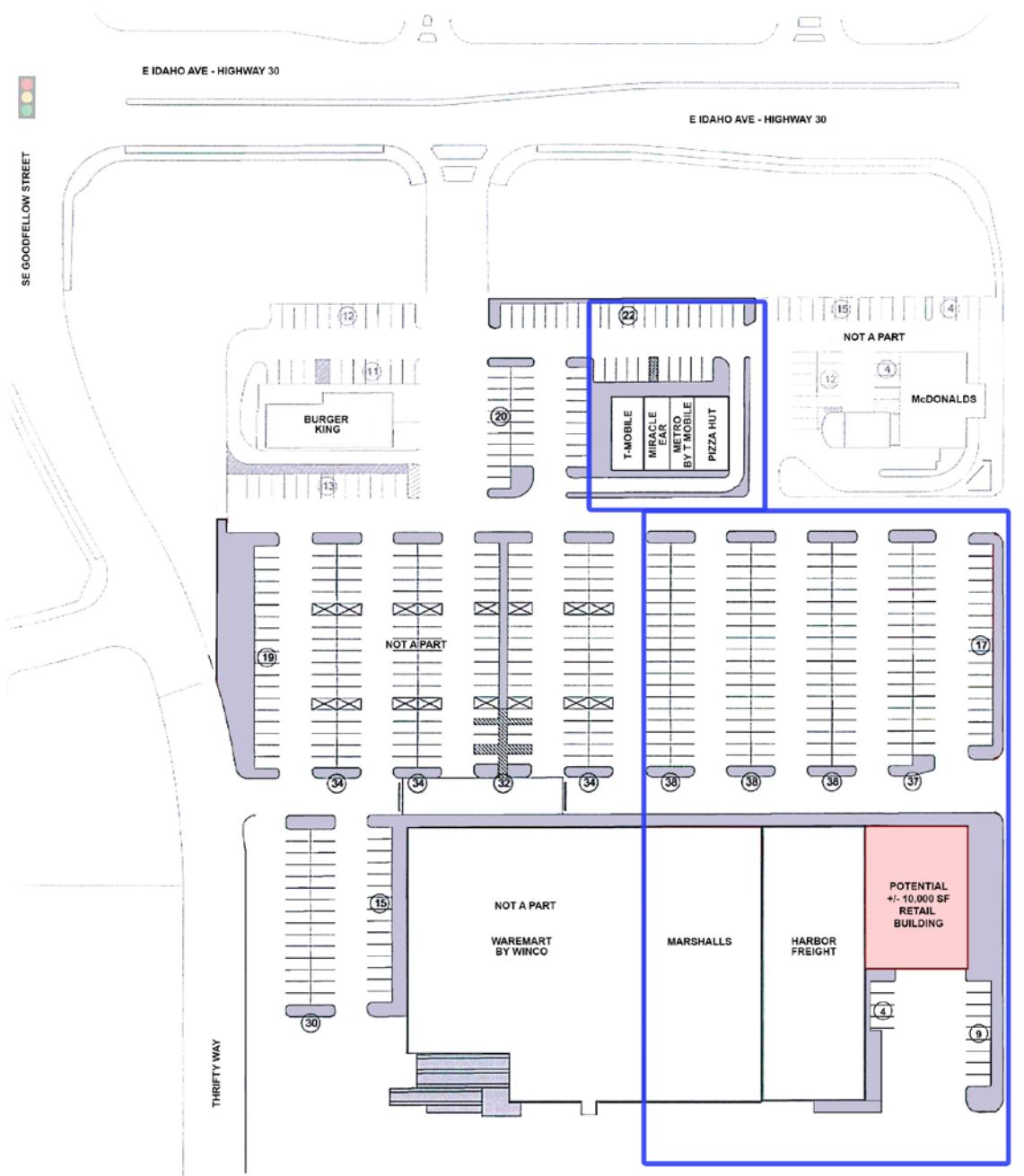


Metro by T-Mobile, a subsidiary of T-Mobile US, Inc., is a leading provider of prepaid wireless services in the United States. Catering to budget-conscious consumers, Metro offers affordable and flexible plans with no annual contracts and no hidden fees. Leveraging T-Mobile's extensive network infrastructure, Metro delivers reliable 5G connectivity and a wide selection of smartphones at accessible price points. With a focus on simplicity, value, and customer satisfaction, Metro by T-Mobile continues to expand its reach and enhance its offerings to meet the evolving needs of its diverse customer base.

# SITE PLAN



# CONCEPTUAL SITE PLAN



# PROPERTY LOCATION

T Mobile  
metro  
by T Mobile

Miracle-Ear®  
Pizza Hut

rue21

maurices

FAMOUS  
footwear®

Dutch Bros

Little Caesars

AT&T

SUBWAY®

BIG5  
SPORTING GOODS

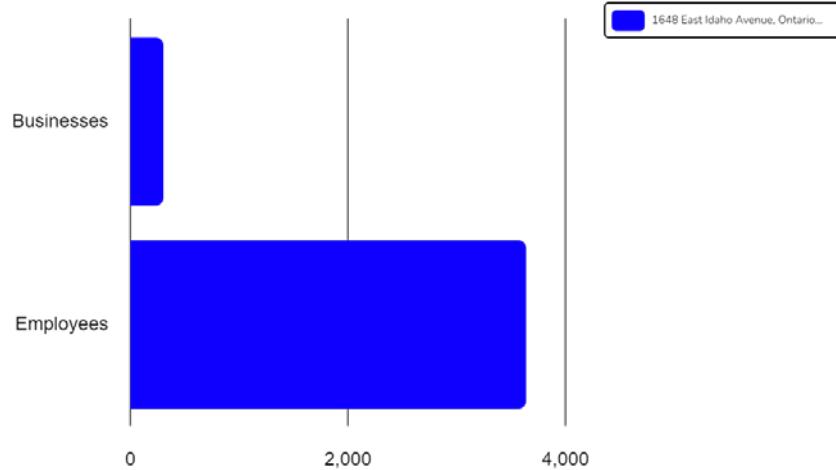


# RETAIL TRADE AREA

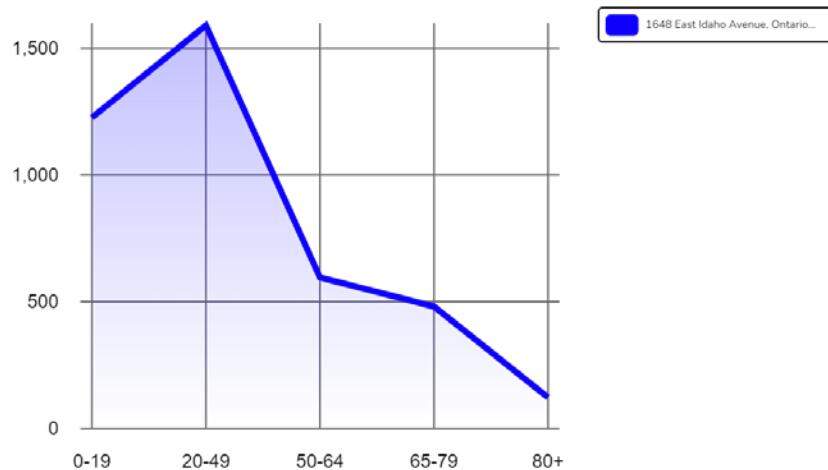


# ONTARIO DEMOGRAPHICS

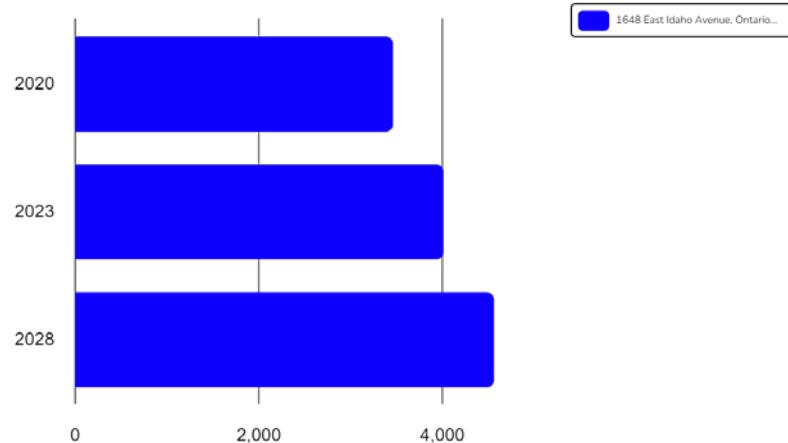
## Daytime Demographics



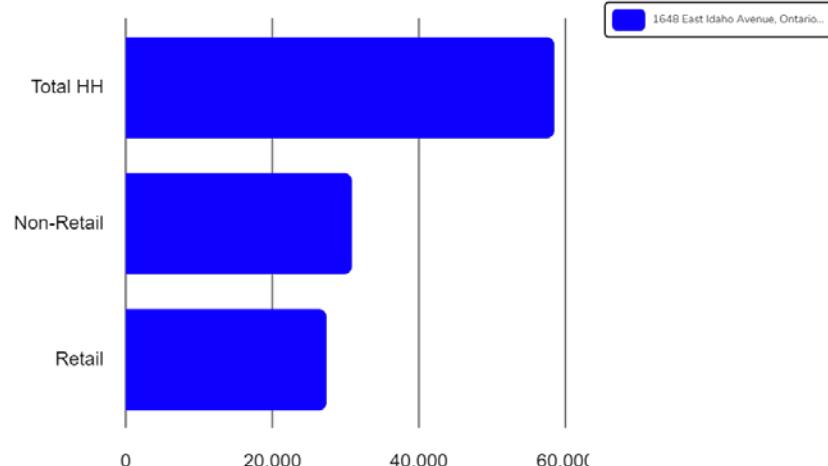
## Age



## Population

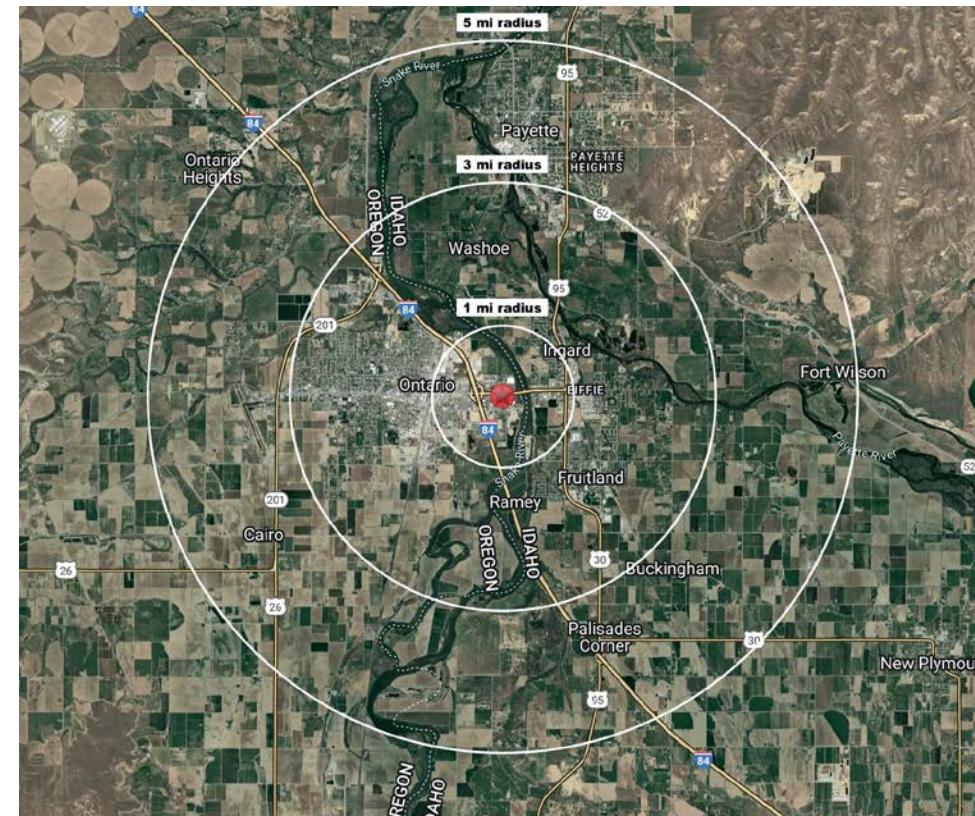


## Annual HH Consumer Expenditure

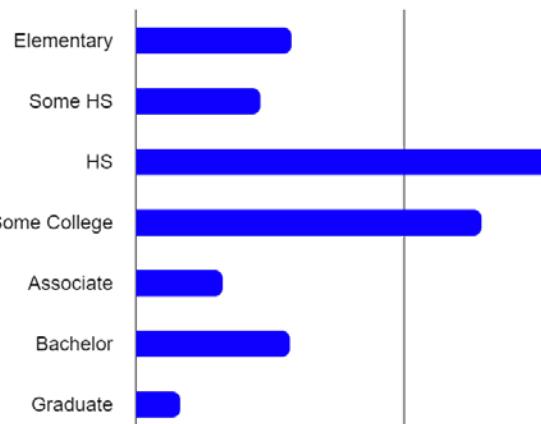


# 1, 3, 5 MILE RADIUS

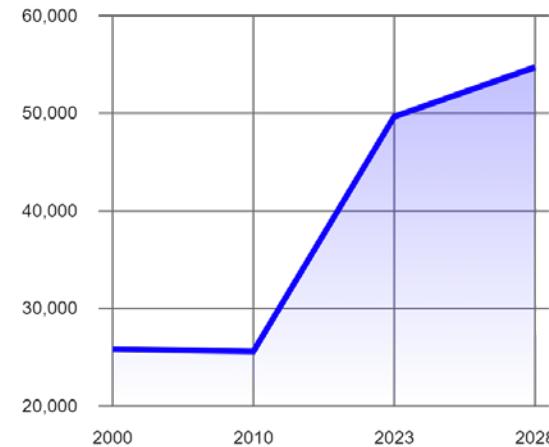
	1 MILE	3 MILE	5 MILE
EST. POPULATION (2023)	4,225	21,897	33,069
ANNUAL HH CONSUMER EXPENDITURE	\$79.14M	\$493.73M	\$743.07M
AVERAGE HH INCOME	\$77,125	\$83,797	\$82,612



## Education Level



## Median HH Income



# CITY OF ONTARIO, OREGON



**Ontario**, a bustling city located in Malheur County, Oregon, is known for its agricultural heritage, diverse community, and outdoor recreational opportunities. With a population of approximately 11,000, this welcoming city is situated along the Idaho border, approximately 55 miles northwest of Boise. Ontario is the gateway to arid desert beauty, stunning river canyons and towering mountain ranges. For centuries, the Snake, Malheur, Owyhee and Payette Rivers have supported life in this area along the Oregon-Idaho border, attracting people from all points of the compass.

**Major Industries** Ontario's economy is largely driven by its agricultural heritage, with a focus on crop production, livestock, and food processing. The city also benefits from its strategic location along major transportation routes, such as Interstate 84 and Highway 20, which has led to the development of a robust logistics and warehousing sector.

**Emerging Sectors** As Ontario continues to grow and diversify, emerging sectors such as healthcare, retail, and tourism are gaining prominence within the local economy. These new industries offer opportunities for economic growth and job creation.

**Demographics** Ontario is a diverse and inclusive community, with a population that reflects a variety of cultural backgrounds and age groups. The city is known for its friendly atmosphere and strong sense of community, making it an appealing place to live and work.

**Local Culture** Ontario boasts a vibrant local culture that reflects its diverse population and agricultural roots. The city hosts various community events throughout the year, such as the annual Malheur County Fair, the Great Owyhee Ride, and seasonal farmers' markets. Additionally, residents and visitors can enjoy a wide range of dining and shopping options, including local eateries, boutique shops, and larger shopping centers.

**Higher Education** Treasure Valley Community College, located in Ontario, offers a variety of associate degree programs, professional certifications, and continuing education courses to residents and students in the region.

**Parks and Trails** Ontario is home to an extensive network of parks and trails that cater to a wide range of recreational interests. Popular parks in the area include Lions Park, Beck-Kiwanis Park, and Alameda Park. The city also offers easy access to the nearby Owyhee Mountains and Snake River, providing additional opportunities for outdoor enthusiasts.

*Courtesy of visitoregon.com*

# CITY OF FRUITLAND, IDAHO



**The City of Fruitland** remains a relatively small rural community and is considered a part of the Ontario Metropolitan area. The community includes the newly renovated downtown, Gayway Junction, the new medical district, neighborhoods, and the entryway transportation corridors.

**Job Market.** Industrial jobs and development have provided a strong base for the Fruitland economy. Currently, the majority of jobs in the City are related to service or light manufacturing.

**Commercial Development.** Ongoing commercial development has contributed to making Fruitland competitive with surrounding communities and provides a stable tax base. Growth in the health care industry promises to bring new jobs and ongoing development and growth to the area.

**Residential Development.** Since 2022 four new subdivisions have been introduced to Fruitland with 69 lots completed in 2022 and 53 in varying stages of completion. In addition, 43.6 acres have been purchased by a regional residential developer for a newly planned subdivision.

**Population Growth.** According to the last census, Fruitland has experienced a relatively significant growth of 12.65% in the last few years from 5,390 in 2020 to 6,072 in 2023. Household income also continues to increase with the median household income of \$53,275 which is comparable to the \$54,149 median for all US households.

*Courtesy of fruitland.org*

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OUT OF STATE  
**COOPERATING BROKERS**

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