



THE WHITNEY LAND COMPANY
EST. 1970

BIG RIVER PIZZA & GRILL

200 BEECH ST.
ARLINGTON, OR 97812

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Property & Business Summary



OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	1,750 SF
Available SF:	1,750 SF
Lot Size:	0.13 Acres
Price / SF:	\$214
Year Built:	1966
Zoning:	Commercial

PROPERTY AND BUSINESS OVERVIEW

Amazing opportunity to purchase an established business and waterfront property along the Columbia River. Great traffic volume and exposure, signage along Interstate 84 and ample parking. The property is situated in a profitable retail location with direct access to I-84 and surrounding towns and with consumers that are driven to the area for travel, outdoor recreation, fairs and riverfront activities. Sale includes real property and business. The restaurant, Big River Pizza & Grill, was voted the 2023 People's Choice Business of the Year and comes with full liquor license, Oregon Lottery income, inventory and equipment.

PROPERTY HIGHLIGHTS

- Profitable Location
- Interstate 84 signage, Eastbound and Westbound
- Established and Reputable Restaurant
- Liquor License and Oregon Lottery Income

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

Additional Photos



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Additional Photos



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Zoning & Location Description



ZONING DESCRIPTION

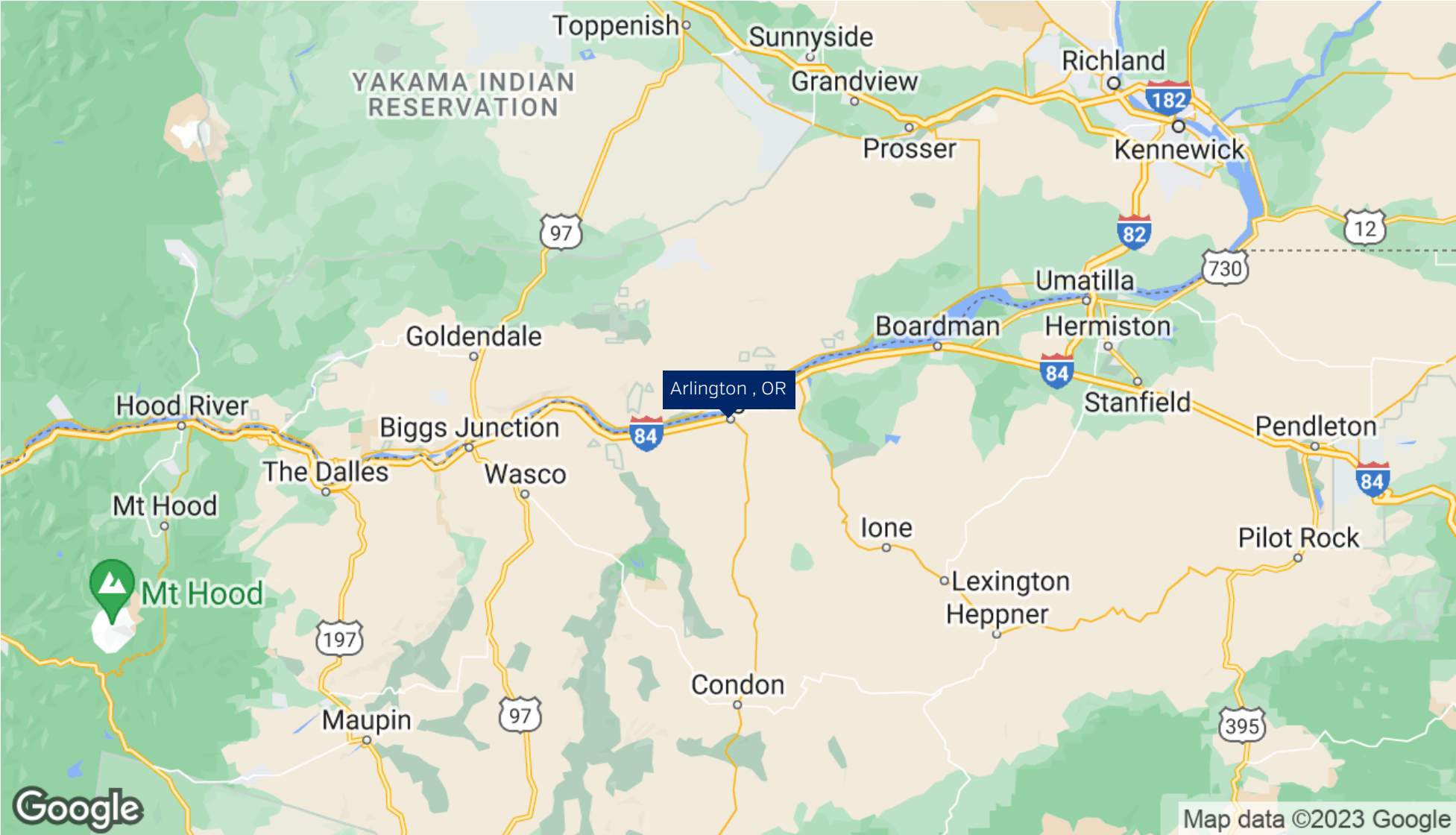
The property is zoned COMMERCIAL [C-1], which uses are defined in the City of Arlington Zoning Ordinance 383, Section 3.3 Commercial Zone "C-1".

LOCATION DESCRIPTION

Located on the mighty Columbia River, Arlington is a peaceful community and a paradise for water lovers. Spend your afternoon swimming and picnicking at the lush Earl Snell Memorial Park or try your hand windsurfing, kite boarding or paddle boarding on the Columbia River or in our quaint marina.

Arlington is linked to the major population centers of the Pacific Northwest by Interstate Highways 84 and 82 and Oregon Route 19. Portland is 2 ½ hours by car, Seattle and Boise are 4 hours.

Regional Map



Location Map



Aerial Map



Financial Summary

INVESTMENT OVERVIEW

Price per SF	\$214
Price	\$375,000
CAP Rate	24.01%
Cash-on-Cash Return (yr 1)	24.01%
Total Return (yr 1)	\$90,041

OPERATING DATA

Total Scheduled Income	\$688,903
Gross Income	\$688,903
Operating Expenses	\$598,862
Pre-Tax Cash Flow	\$90,041

Income & Expenses

INCOME SUMMARY

	BIG RIVER PIZZA & GRILL
Restaurant Income (Food/Beverage Sales)	\$631,331
Oregon Lottery Income	\$42,571
Grant Income	\$15,000
TOTAL INCOME	\$688,902

EXPENSE SUMMARY

	BIG RIVER PIZZA & GRILL
Property Tax	\$1,698
Insurance (Workers' Comp & Other)	\$7,082
Cost of Goods Sold (Food, Beverages, License & Permits, Supplies)	\$314,473
Advertising and Promotion	\$7,425
Bank Service Charge	\$16,390
Contract Labor	\$1,109
Subscriptions & Employee Meeting Cost	\$1,970
Legal & Professional	\$8,710
Shipping & Taxes	\$555
Office & Supplies Expense	\$4,760
Payroll (wages) & Payroll taxes	\$201,488
Licenses & Permits	\$40
Repairs & Maintenance	\$848
Utilities	\$32,307
GROSS EXPENSES	\$598,862

NET OPERATING INCOME	\$90,040
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Demographics Map & Report

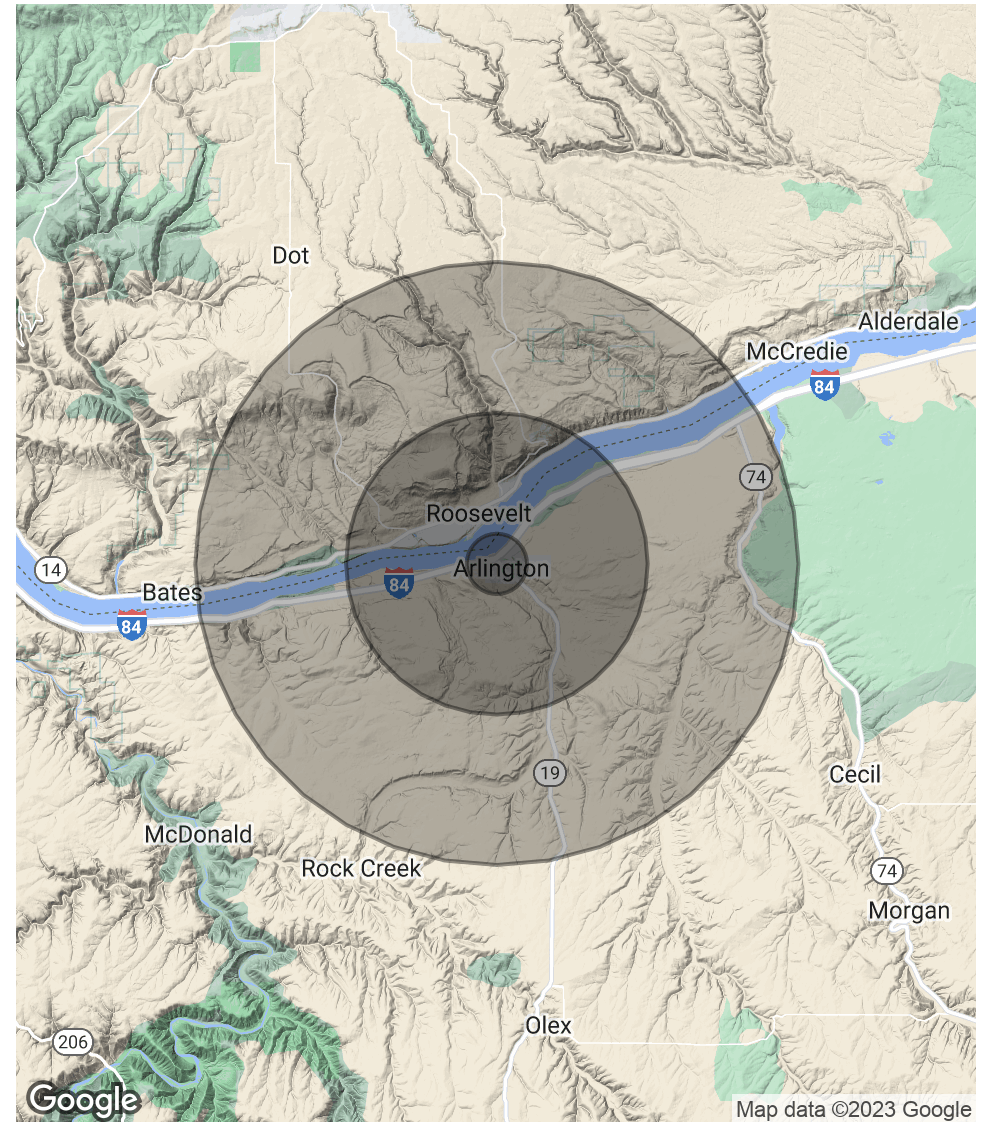
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7	154	540
Average Age	51.8	43.4	43.4
Average Age (Male)	56.0	46.8	46.8
Average Age (Female)	47.6	39.9	40.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3	78	274
# of Persons per HH	2.3	2.0	2.0
Average HH Income	\$82,804	\$58,534	\$58,422
Average House Value	\$211,396	\$183,411	\$181,253

* Demographic data derived from 2020 ACS - US Census



Disclaimer

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