



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:	\$350,000
Building Size:	1,750 SF
Available SF:	1,750 SF
Lot Size:	0.13 Acres
Price / SF:	\$200
Year Built:	1966
Zoning:	Commercial

PROPERTY AND BUSINESS OVERVIEW

Amazing opportunity to purchase an established restaurant and property along the Columbia River. Great traffic 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. Locals and surrounding consumers are driven to the area for travel, outdoor recreation, fairs and riverfront activities. Sale includes real property and FF&E. The restaurant, Big River Pizza & Grill, was voted the 2023 People's Choice Business of the Year. Managers and staff are ready to stay on with the right buyer.

PROPERTY HIGHLIGHTS

- Profitable Location
- Interstate 84 signage, Eastbound and Westbound
- Established and Reputable Restaurant

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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

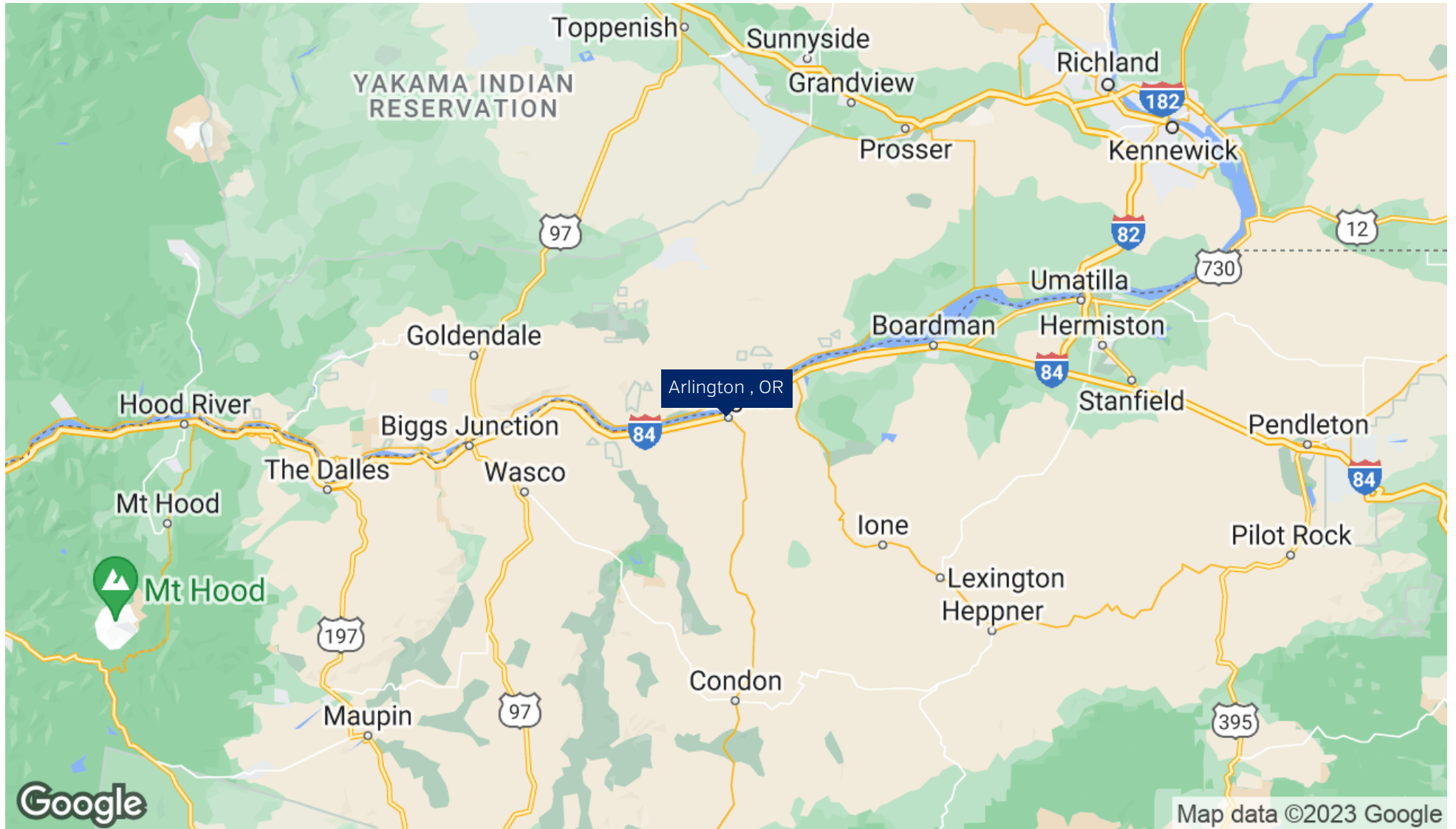
The property is zoned COMMERCIAL [C-1], which uses are defined in the City of Arlington Zoning Ordinance 383, Section 3.3 Commercial Zone "C-1".

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



Demographics Map & Report

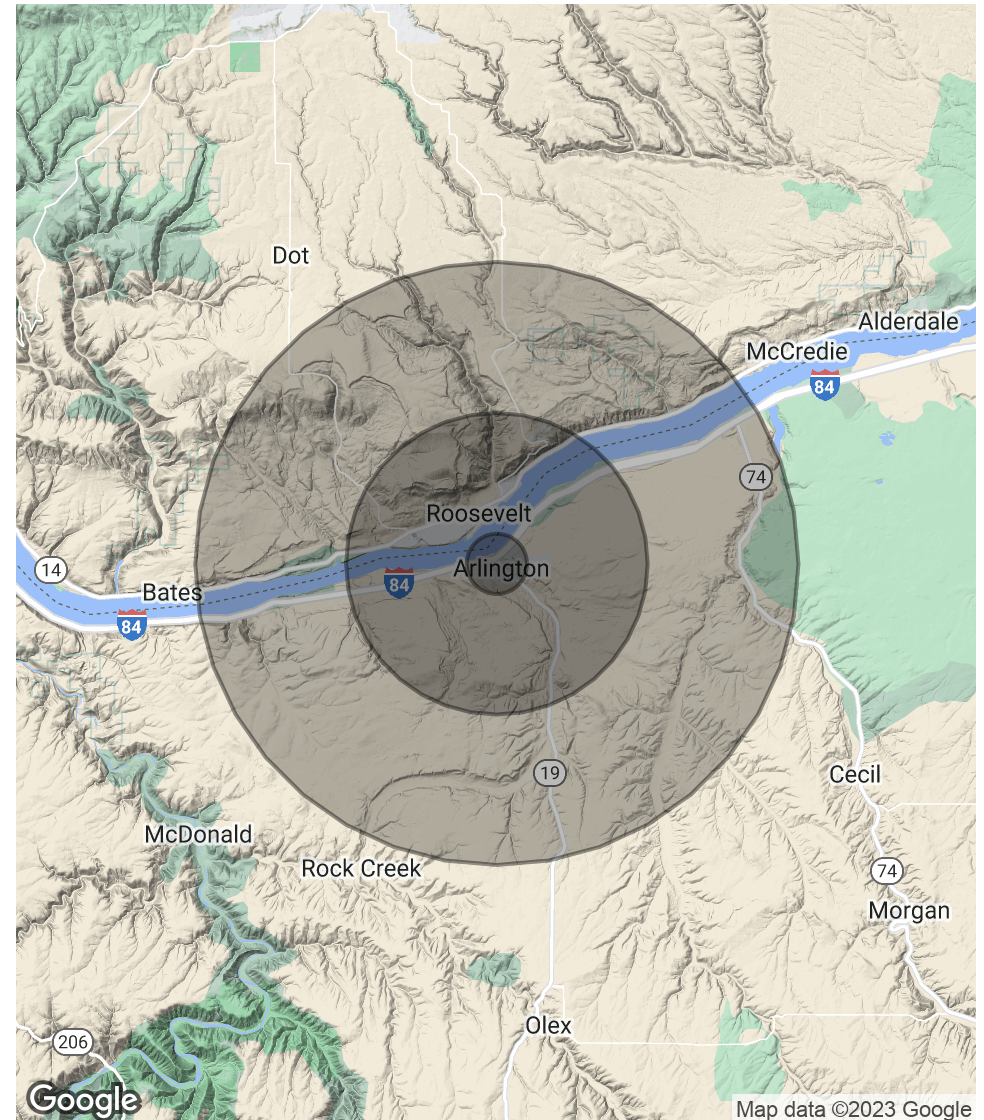
POPULATION

	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



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