

**LEASE**

# Jager Professional Building

**124 S MAIN ST.**

Pendleton, OR 97801

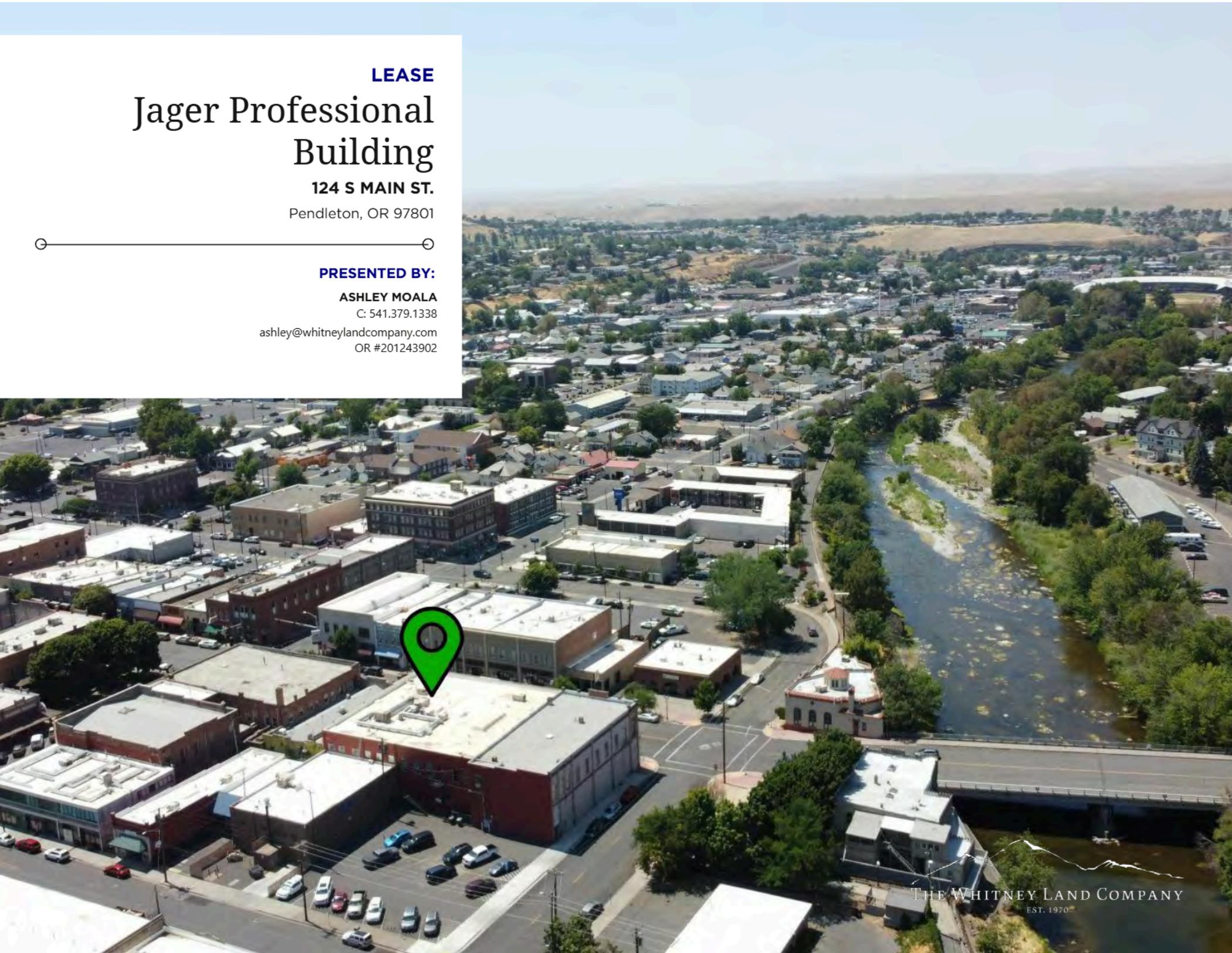
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THE WHITNEY LAND COMPANY  
EST. 1970™

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$5,000/mo (MG)
<b>BUILDING SIZE:</b>	31,600 SF
<b>AVAILABLE SF:</b>	10,558 - 17,775 SF
<b>LOT SIZE:</b>	0.70 Acres
<b>YEAR BUILT:</b>	1906
<b>RENOVATED:</b>	2018
<b>ZONING:</b>	Commercial CMU

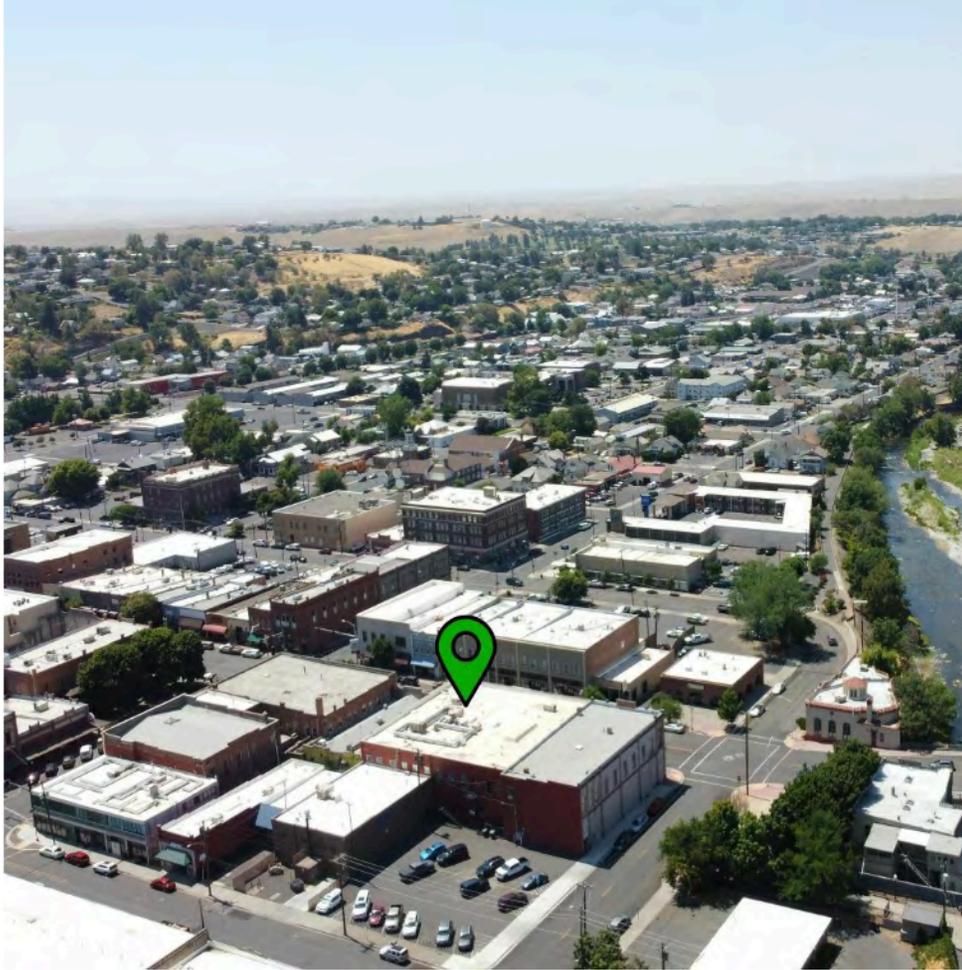
## PROPERTY OVERVIEW

Prime retail location now available in one of Pendleton's main retail hubs. The building was renovated in 2018 with many improvements to include new HVAC, Power/ADA accessible doors, LED lighting, ACT 'second look' ceiling, resurfaced facade and newly engineered parking lot. With Main St. frontage, this space is highly visible and has great income potential. Parking is available on site for easy access as well as street and cross-street parking. There is high local and surrounding consumer demand for a retail department store. Over 15,000 cars per day on nearby Dorion Ave.

## PROPERTY HIGHLIGHTS

- Anchor Retail space in multi-tenant mixed-use building
- Front and side Storefront entrance with direct parking lot access
- Main St. frontage, surrounded by established residential neighborhoods
- Ample basement storage for inventory
- Back loading dock and bay
- New 24-hr Security camera surveillance system

## LOCATION AND ZONING INFORMATION



### COMMERCIAL CENTRAL MIXED-USE ZONING

The property is zoned in the COMMERCIAL (C-MU Central Mixed Use), which is defined in the City of Pendleton Unified Development Code, Chapter 4.01.1 as:

The purpose of the C-MU Central Mixed-Use district is to provide for land areas and uses that preserve and enhance the City's core area and historic structures, within which will occur the greatest concentration of retail, business, government and residential activity.

### PENDLETON, OREGON

Situated downtown and in one of Pendleton's main retail hubs, this is a great location for any major retailer.

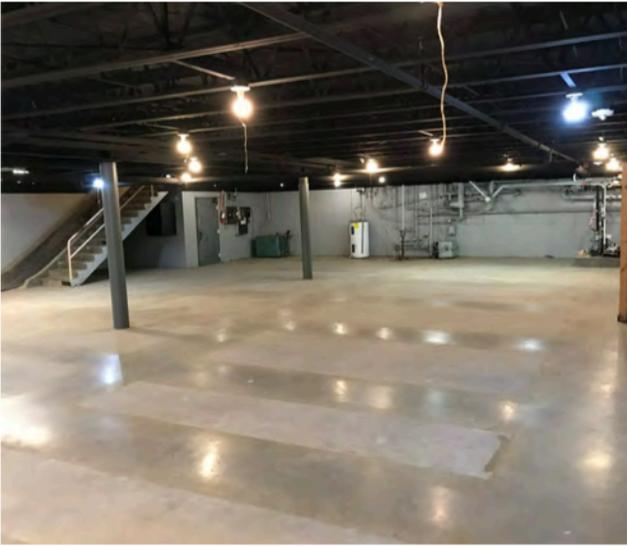
Pendleton is the cultural center of Northeastern Oregon and within 3-4 hours to Seattle, Spokane, Portland and Boise and within 50 minutes to Tri-Cities, Washington.

With thriving tourism, Pendleton is also a regional hub for events and home to major employers, Blue Mountain Community College, Wildhorse Resort & Casino, EOCC, St. Anthony's Hospital, Walmart, the Pendleton Airport and others in Aviation, Manufacturing, Warehousing and Distribution. Major industries in Pendleton include agriculture, woolen mills, healthcare, education and manufacturing.

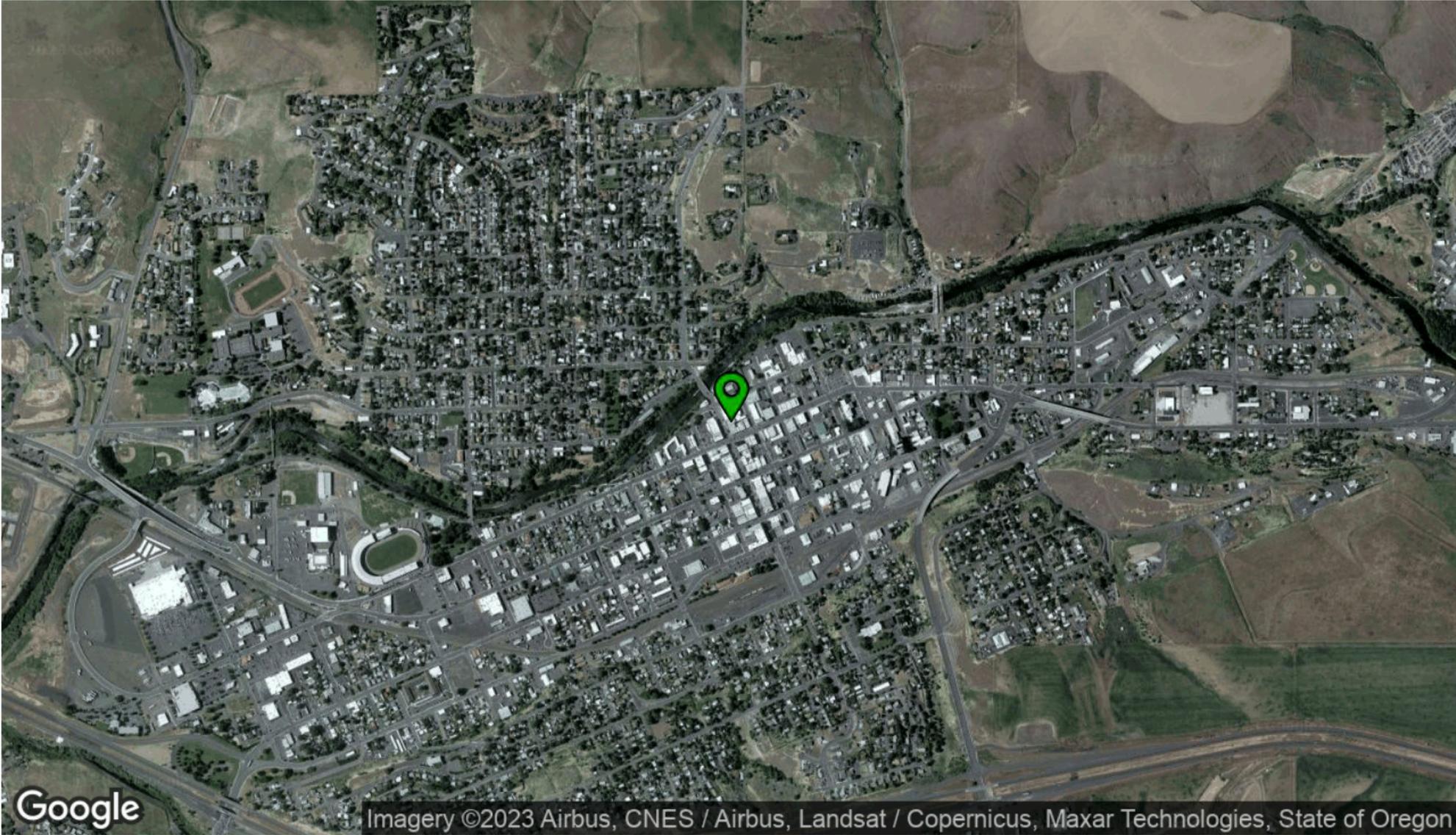
ADDITIONAL PHOTOS



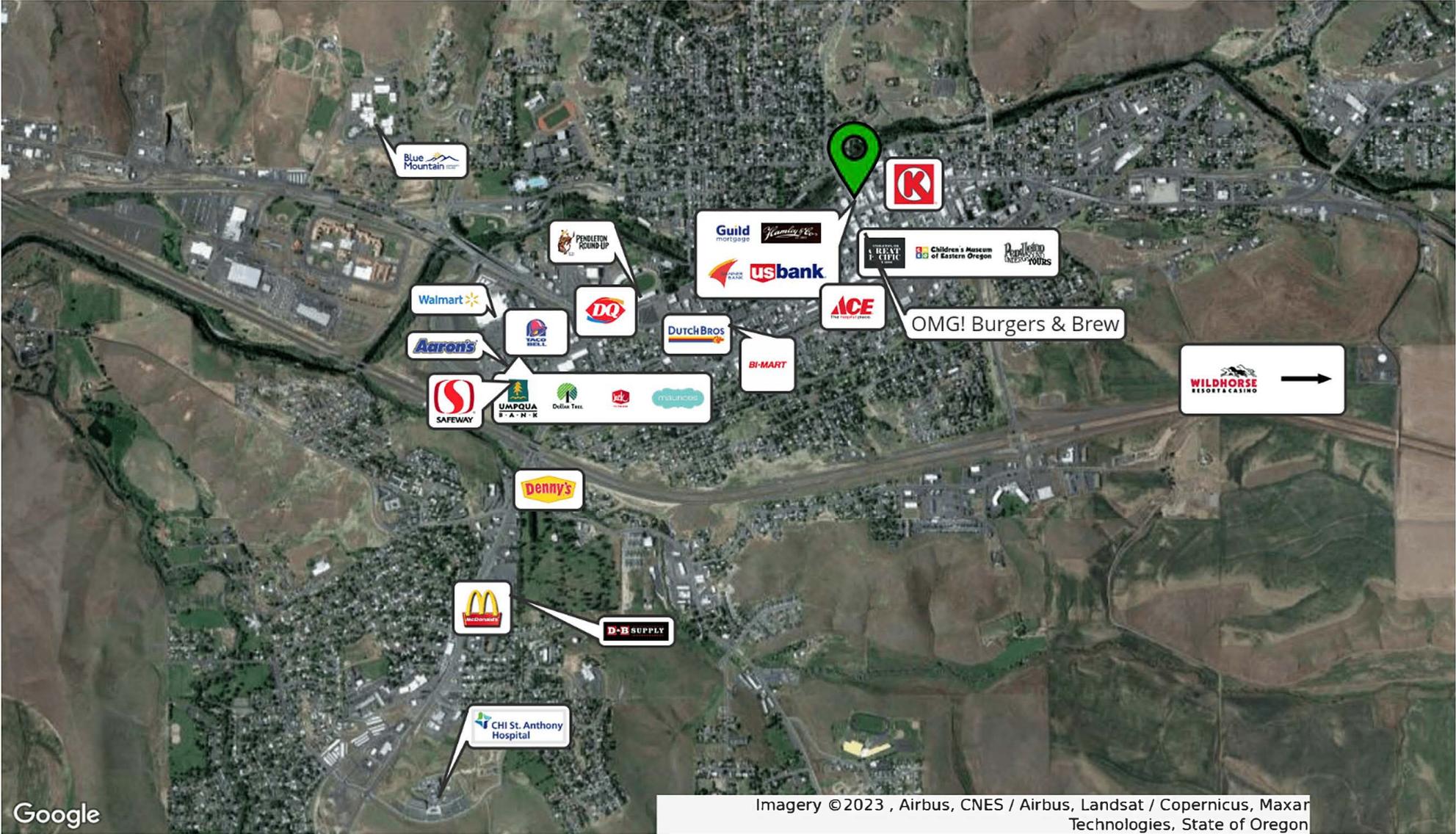
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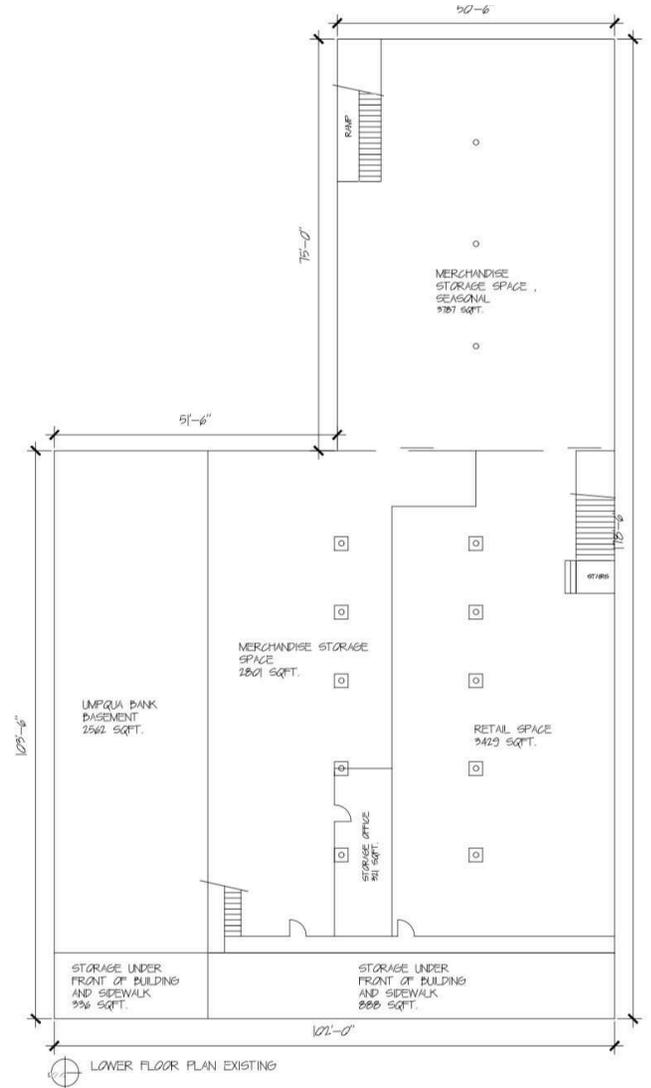
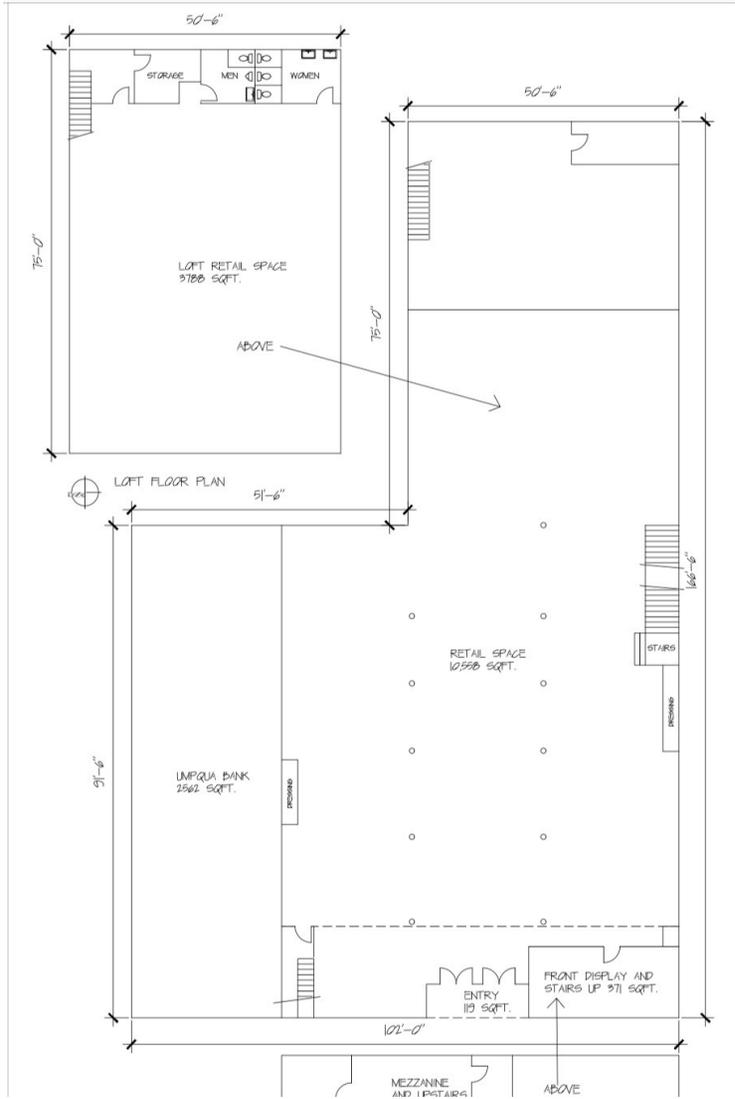
AERIAL MAP



RETAILER MAP



# FLOOR PLANS



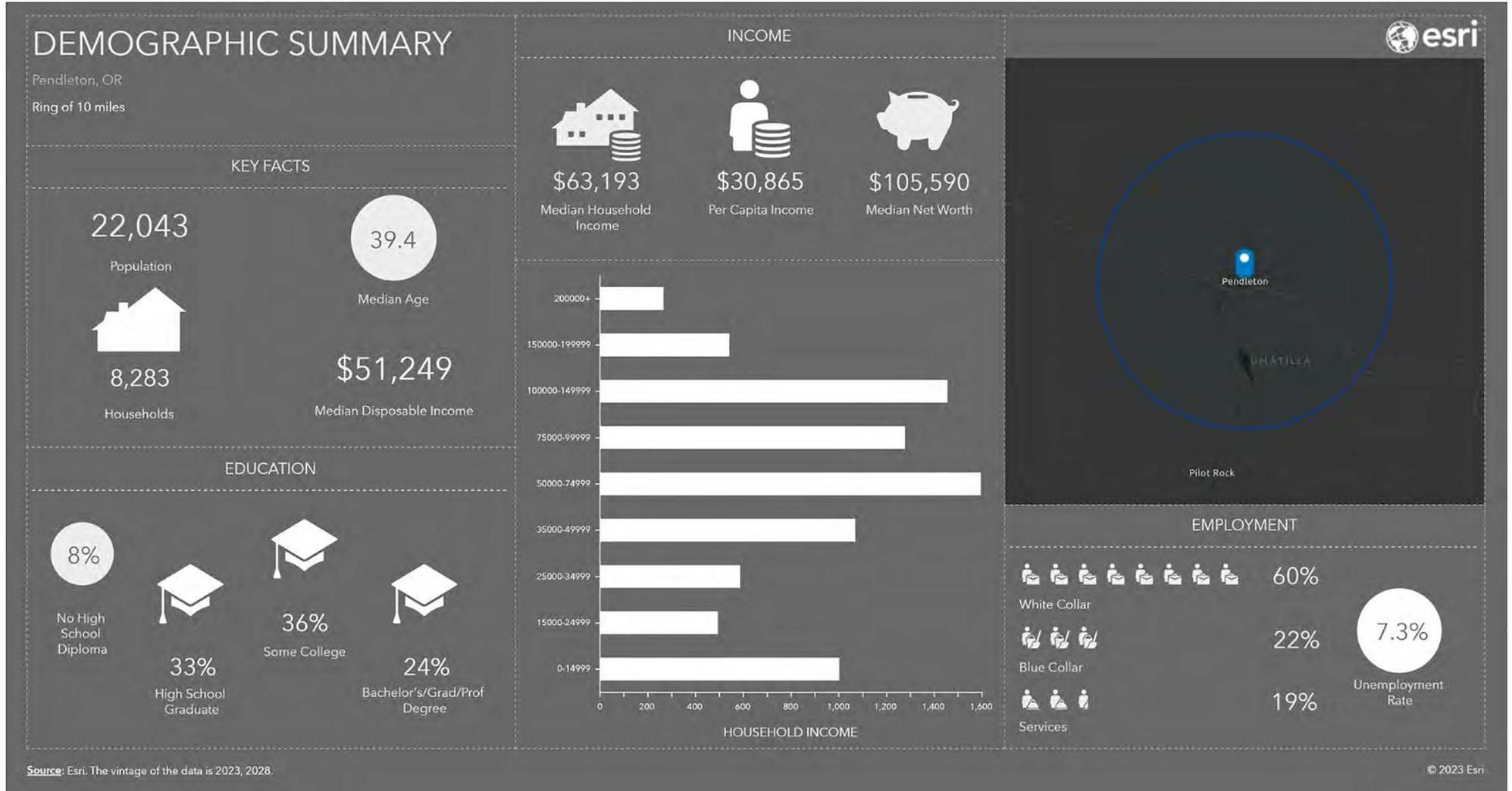
# 3-MILE DEMOGRAPHICS



# 5-MILE DEMOGRAPHICS



# 10-MILE DEMOGRAPHICS



# 30-MILE DEMOGRAPHICS

