

PENDLETON LEASING OPPORTUNITY

PRIME LOCATION DIRECTLY OFF I-84

*AVAILABLE RESTAURANT
SURROUNDED BY 520 HOTEL ROOMS*

319 SE Nye Ave
Pendleton, OR 97801

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**COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company

CALL FOR
PRICING

RESTAURANT OPPORTUNITY

319 SE NYE AVE | PENDLETON, OR 97801

Value

Call for Pricing

Zoning

C-2

NSF

4,000 SF

Parking

66 stalls

Land SF

40,075 SF

Lease Type

NNN

Year Built

1979





NEIGHBORHOOD HIGHLIGHTS



A Vibrant Community with Rich Culture and Local Attractions:

Located in the heart of Pendleton, OR, 319 SE Nye Ave offers easy access to the town's lively community and unique cultural events. Pendleton is best known for its Pendleton Round-Up and Happy Canyon, annual rodeo events that **attract thousands of visitors each September**. The Eastern Oregon Film Festival and Pendleton Wine Walks also **draw crowds year-round**, while the city's historic downtown offers a mix of shopping, dining, and entertainment that keeps visitors coming back.



Pendleton's top-rated schools, such as Pendleton High School, Sunridge Middle School, and Grant Elementary, provide excellent educational opportunities for families. The town's rich cultural heritage and local amenities make it an **ideal location for both residents and visitors alike**. With a variety of lodging options, including The Pendleton House Historic Inn and Red Lion Hotel, Pendleton is well-equipped to accommodate travelers exploring the area.

Outdoor enthusiasts will appreciate **Umatilla River Trail**, perfect for hiking and biking, while history buffs can explore the **Pendleton Underground Tour** or visit Pendleton Woolen Mills. The area's combination of modern amenities, seasonal events, and small-town charm makes Pendleton an exciting place to live and work. Whether you're looking to settle in or just passing through, Pendleton offers a welcoming community for all.

SITE MAP



AMENITY MAP: NORTH I-84



AMENITY MAP: SOUTH I-84

UNDER CONSTRUCTION

HOUSING DEVELOPMENT
CONSTRUCTION SLATED FOR
SPRING 2025

WITH LIMITED COMPETITION SOUTH OF
I-84, THIS PRIME LOCATION OFFERS AN
EXCEPTIONAL OPPORTUNITY FOR YOUR
RESTAURANT TO THRIVE

Lodging within 500 feet of property:



**520 HOTEL ROOMS
WITHIN 1/4 MILE,
DRIVING HIGH
VISITOR TRAFFIC**

**SUBJECT
PROPERTY**

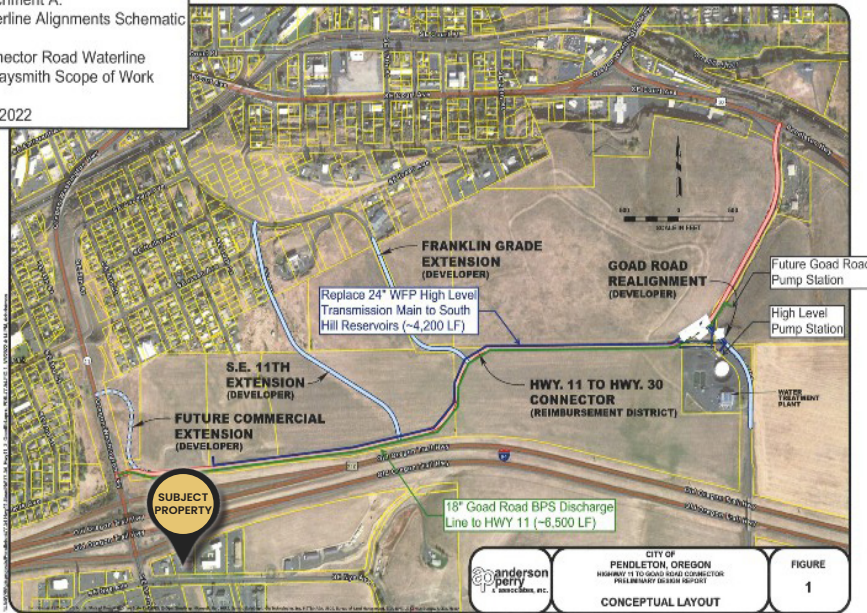
**I-84:
24,119 VPD**

AREA HIGHLIGHTS

Attachment A:
Waterline Alignments Schematic

Connector Road Waterline
Murraysmith Scope of Work

July 2022



NEW CONSTRUCTION – SPRING 2025

The city is moving forward with plans to develop the Rees-Goad property, **adding more housing options within a mile of the area.** Starting with the construction of Franklin Grade Road in spring 2025, this project will pave the way for further infrastructure, including a new connector road linking Highway 11 and Highway 30. **This development will unlock 250 acres for future homes,** bringing new opportunities and growth to the community!

HIGH DEMAND LOCATION WITH 520 HOTEL ROOMS AND LIMITED COMPETITION SOUTH OF I-84

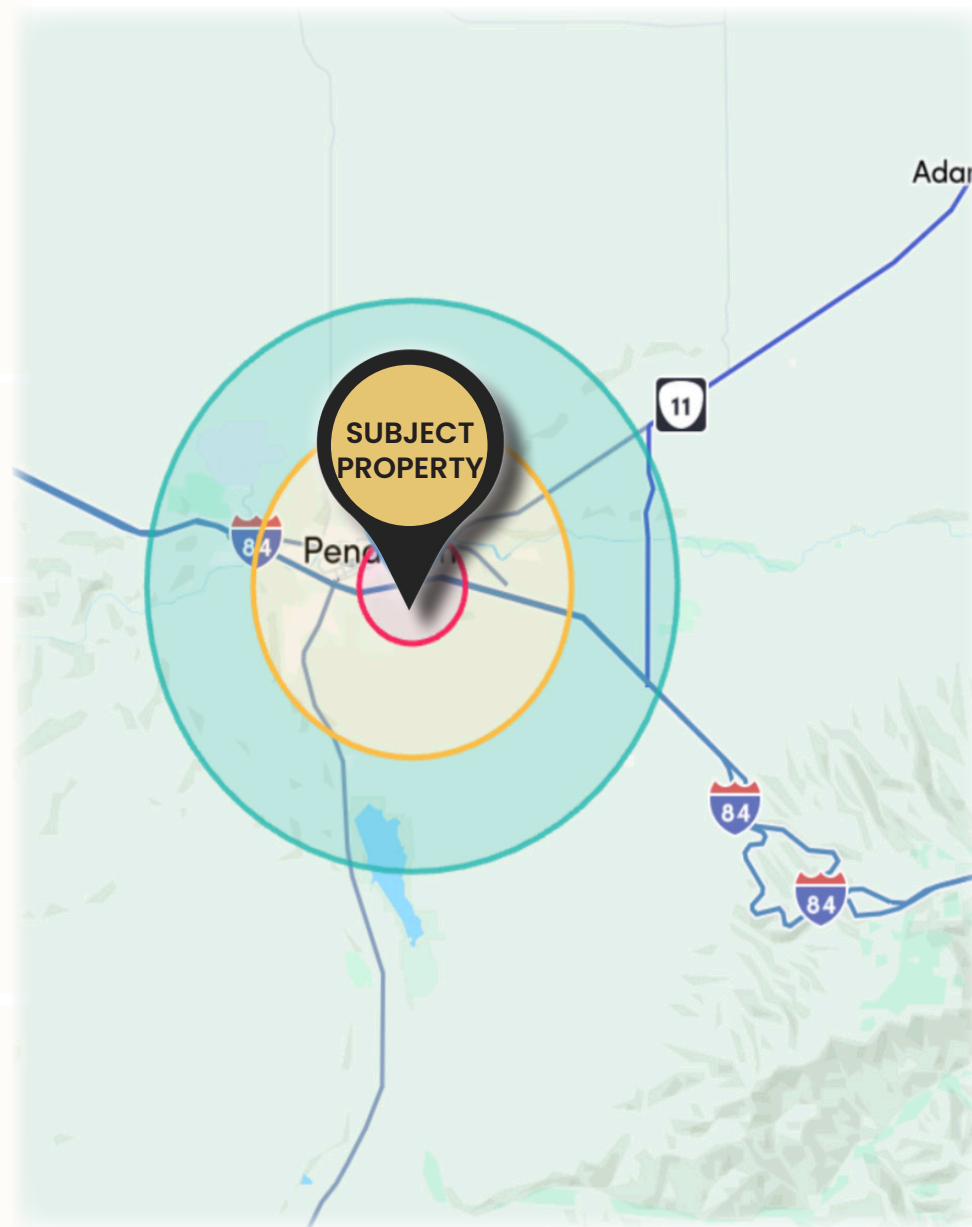
Within just 500 feet of the property, there are **6 lodging locations offering a total of 520 rooms**, ensuring a steady stream of visitors in the area. With **limited competition south of I-84**, this location is in high demand, making it an ideal spot for a restaurant. The combination of abundant accommodations and the lack of nearby dining options **creates a prime opportunity for a thriving food establishment.**



DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
DEMOGRAPHICS	POPULATION	4,647	17,788	19,702
	HOUSEHOLDS	1,998	6,797	7,493
	HH INCOME	\$61.5K	\$82.4K	\$83.2K
	CONSUMER SPENDING	\$27.8M	\$199.4M	\$218.9M
TRAFFIC		SE Nye Ave - 4,664 VPD I-84 - 24,119 VPD US 30 - 11,337 VPD OR 11 - 8,945 VPD		
TRANSPORTATION		CAR-DEPENDENT (22) MINIMAL TRANSIT (17)		
		9 MIN DRIVE TO PENDLETON AIRPORT		
POPULATION	STATE	OREGON	4.18m	
	COUNTY	UMATILLA	80k	
	MSA	HERMISTON-PENDLETON	95k	
	CITY	PENDLETON	17,289	





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