

## OFFERING MEMORANDUM

# OFFICE BUILDING - FOR SALE

333 East Main Street, Hermiston OR 97838

**FOR SALE: \$595,000**



**3,940 SF | 0.21 ACRES | SINGLE STORY | BUILT IN 1979**

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## OFFERING MEMORANDUM

# 333 EAST MAIN STREET

Hermiston OR 97838

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## DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY

# 333 EAST MAIN STREET

Hermiston OR 97838

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333 East Main Street is a brick 3,940 SF office building constructed in 1979 that is currently 100% occupied by two tenants. East Oregonian/Hermiston Herald Newspaper occupies 3,115 SF in Suite A, while Itzahiana Dalahy Beauty Atelier LLC occupies 825 SF in Suite B. The building is situated on a 0.21-acre site and is not located within a FEMA flood zone. The property is located along Main Street, a primary commercial street in Hermiston, and is proximate to HWY-395.



# MARKET OVERVIEW



## Hermiston, Oregon

Hermiston, Oregon, is a vibrant city located in the northeastern part of the state, near the border with Washington. Agriculture is the backbone of Hermiston's economy. The region is known for its fertile soil and is a major producer of crops such as wheat, potatoes, onions, watermelons, and sweet corn. The food processing industry is also prominent, with numerous food processing plants in the area. Additionally, the city benefits from its strategic location along transportation routes, including Interstate 84 and the Union Pacific Railroad. Despite its relatively small size, Hermiston offers numerous recreational opportunities. The nearby Columbia River provides opportunities for fishing, boating, and other water sports. There are also parks, golf courses, and hiking trails in the area for outdoor enthusiasts. Additionally, the city hosts events and festivals throughout the year, including the Umatilla County Fair. Hermiston has a close-knit community with a strong sense of pride and involvement. Residents often participate in local events and support community initiatives. The city also has a diverse population, with people from different backgrounds and cultures contributing to its vibrant atmosphere. Overall, Hermiston is a welcoming and dynamic city known for its agricultural heritage, outdoor recreational opportunities, and strong sense of community.



# DEMOGRAPHIC SUMMARY

HERMISTON, OR

## POPULATION

Hermiston  
**20,322**

State: Oregon 4.233 Million

## MEDIAN AGE

Hermiston  
**31.5 Years**

State: Oregon 39.9 Years

## AVERAGE HOUSEHOLD INCOME

Hermiston  
**\$72,732**

State: Oregon \$103,330

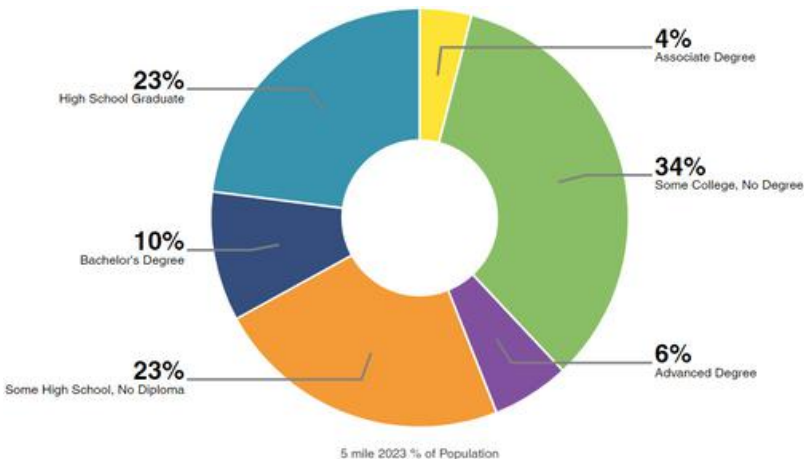


## 2023 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2023	22,152	28,963	40,877
Total Households	7,930	10,277	13,705
Avg Household Size	2.8	2.8	2.8
Avg Household Income	\$76,576	\$82,710	\$81,524

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Oregon at large.

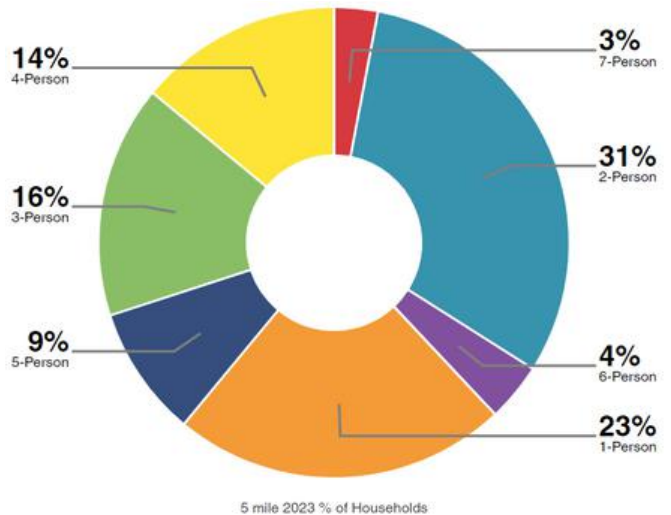


## ECONOMIC INDICATORS

**4.9%** Hermiston Unemployment Rate

**3.9%** U.S. Unemployment Rate

## HOUSEHOLDS



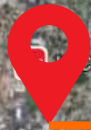
Hermiston  
**6,551**

State: Oregon 1.681 Million



Average Household Size

# LOCATION OVERVIEW



Papa Murphy's  
Take 'N' Bake Pizza



## HIGHWAY ACCESS

**Interstate 84 (I-84):** This interstate highway runs east-west through Hermiston, connecting it with major cities like Portland to the west and Boise, Idaho, to the east. In Hermiston, I-84 provides access to local businesses, residences, and serves as a primary route for travelers passing through the area.

**Interstate 82 (I-82):** Though not directly passing through Hermiston, I-82 is nearby and plays a significant role in the region's transportation network. It intersects with I-84 just northwest of Hermiston, near the town of Umatilla. I-82 runs southward into Washington, connecting with cities like Yakima and eventually merging with Interstate 84 again near the Tri-Cities area (Kennewick, Pasco, and Richland).



## AIRPORT PROXIMITY

**Eastern Oregon Regional Airport at Pendleton (PDT):** Located approximately 30 miles southwest of Hermiston in Pendleton, Oregon, this airport offers commercial air service. It's served by a major airline and provides flights to and from Portland International Airport (PDX), offering connections to various domestic and international destinations.

**Tri-Cities Airport (PSC):** Situated across the Columbia River in Pasco, Washington, about 40 miles northwest of Hermiston, Tri-Cities Airport serves the Tri-Cities area, which includes Pasco, Kennewick, and Richland. This airport offers commercial flights to destinations within the United States, including hubs like Seattle-Tacoma International Airport (SEA) and Salt Lake City International Airport (SLC).

**Hermiston Municipal Airport:** While not a commercial airport, Hermiston has its own municipal airport primarily used for general aviation purposes. It's located about 5 miles northwest of downtown Hermiston and serves private and recreational flyers, as well as corporate and charter flights.

# SITE OVERVIEW

## SITE

Property Type:	Office
Building Class:	Class C
Zone:	C-1
Year Built:	1979
Building SF:	3,940
Floors:	1
Acres:	0.21 AC

## LEGAL DESCRIPTION

4N2811-CB-06500

## ZONING

### C-1 COMMERCIAL

Several dozen commercial uses and their accessory uses are permitted outright, with further uses permitted conditionally.

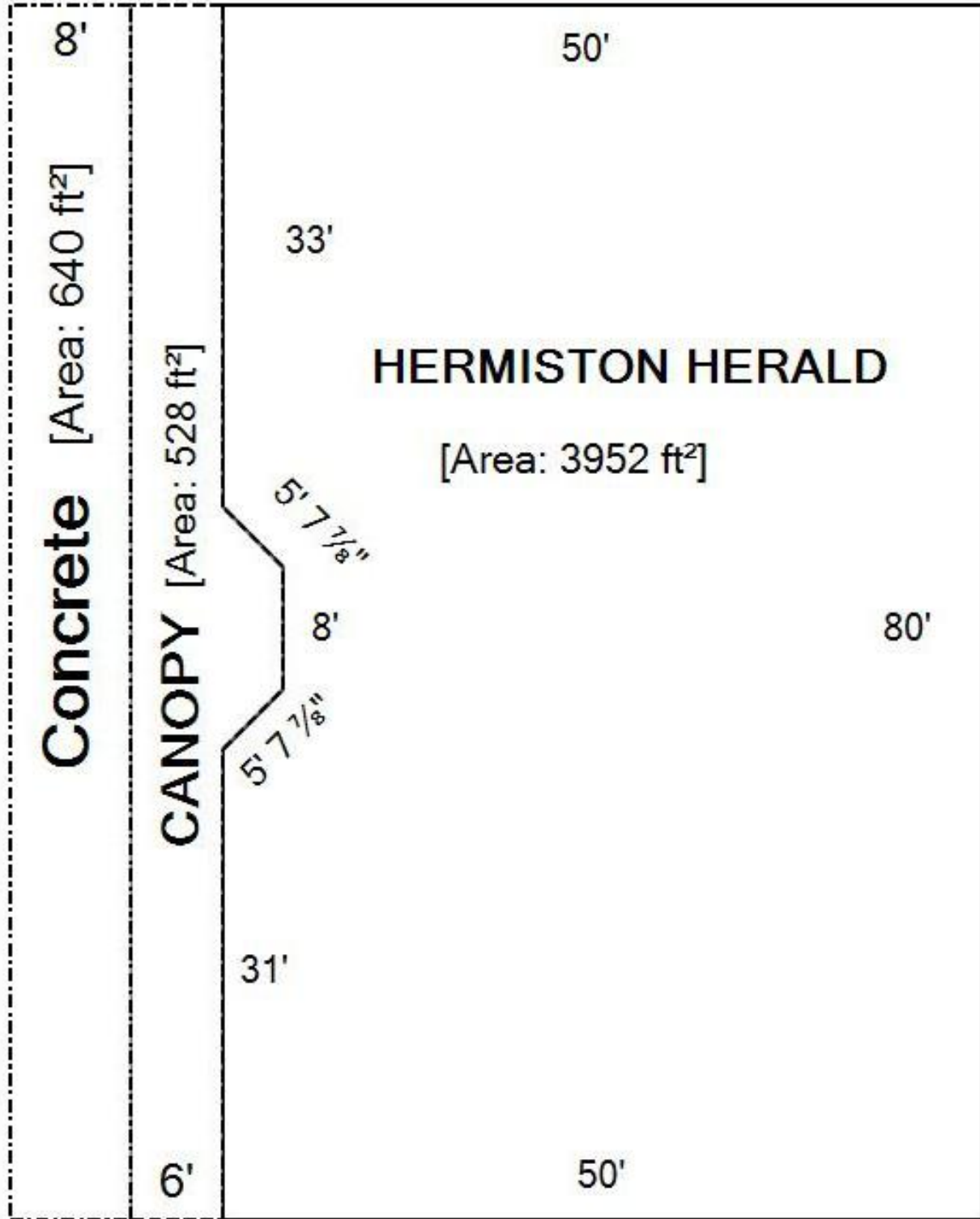


# PARCEL MAP



# SITE PLAN

1600 SQFT (20X80) ASPHALT



333 E MAIN ST









**5X** TOP SALES  
POWER  
BROKER

**BELLCORNERSTONE**  
Commercial Real Estate

2019 2020 2021  
2022 2023

**BELLCORNERSTONE**  
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**We Sell BIG  
Buildings. *FAST.***



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