

LEASE
**Jager Professional
Building**

124 S MAIN ST.
Pendleton, OR 97801

PRESENTED BY:

ASHLEY MOALA
C: 541.379.1338
ashley@whitneylandcompany.com
OR #201243902



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.52 SF/yr (MG)
BUILDING SIZE:	31,600 SF
AVAILABLE SF:	10,000 - 17,000 SF
LOT SIZE:	0.70 Acres
YEAR BUILT:	1906
RENOVATED:	2018
ZONING:	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 building
- Front and side Storefront entrance
- 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.

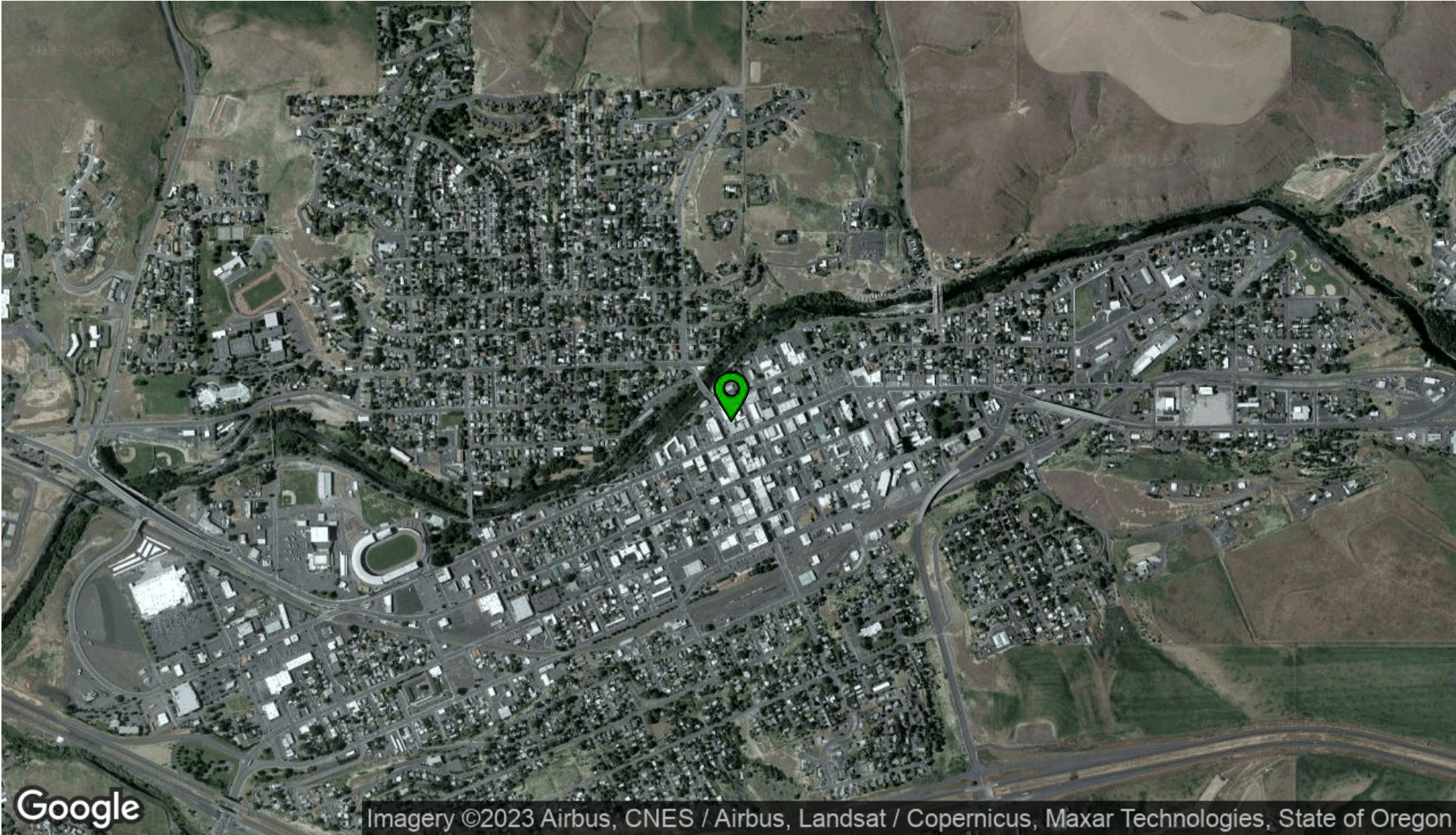
ADDITIONAL PHOTOS



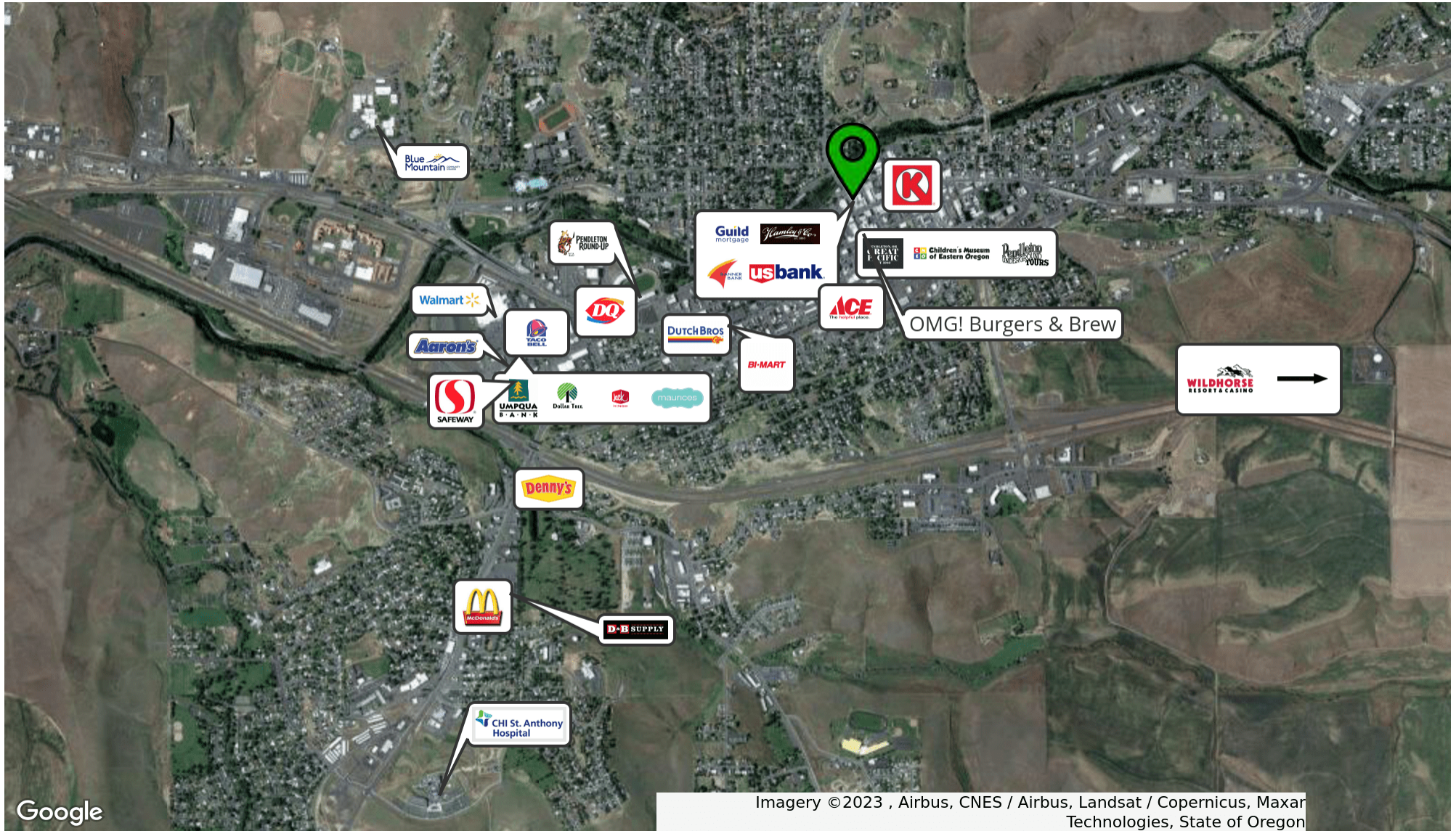
ADDITIONAL PHOTOS



AERIAL MAP



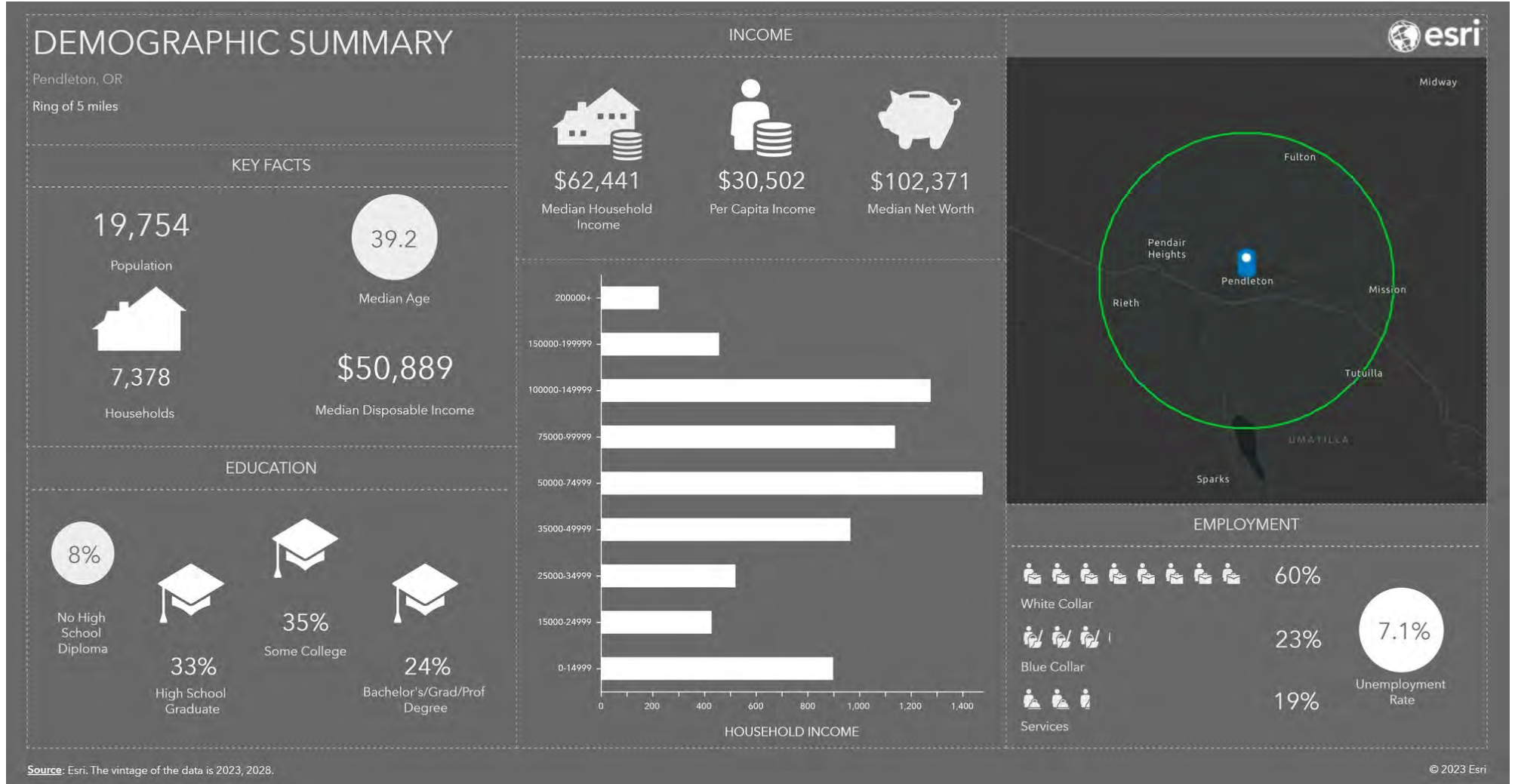
RETAILER MAP



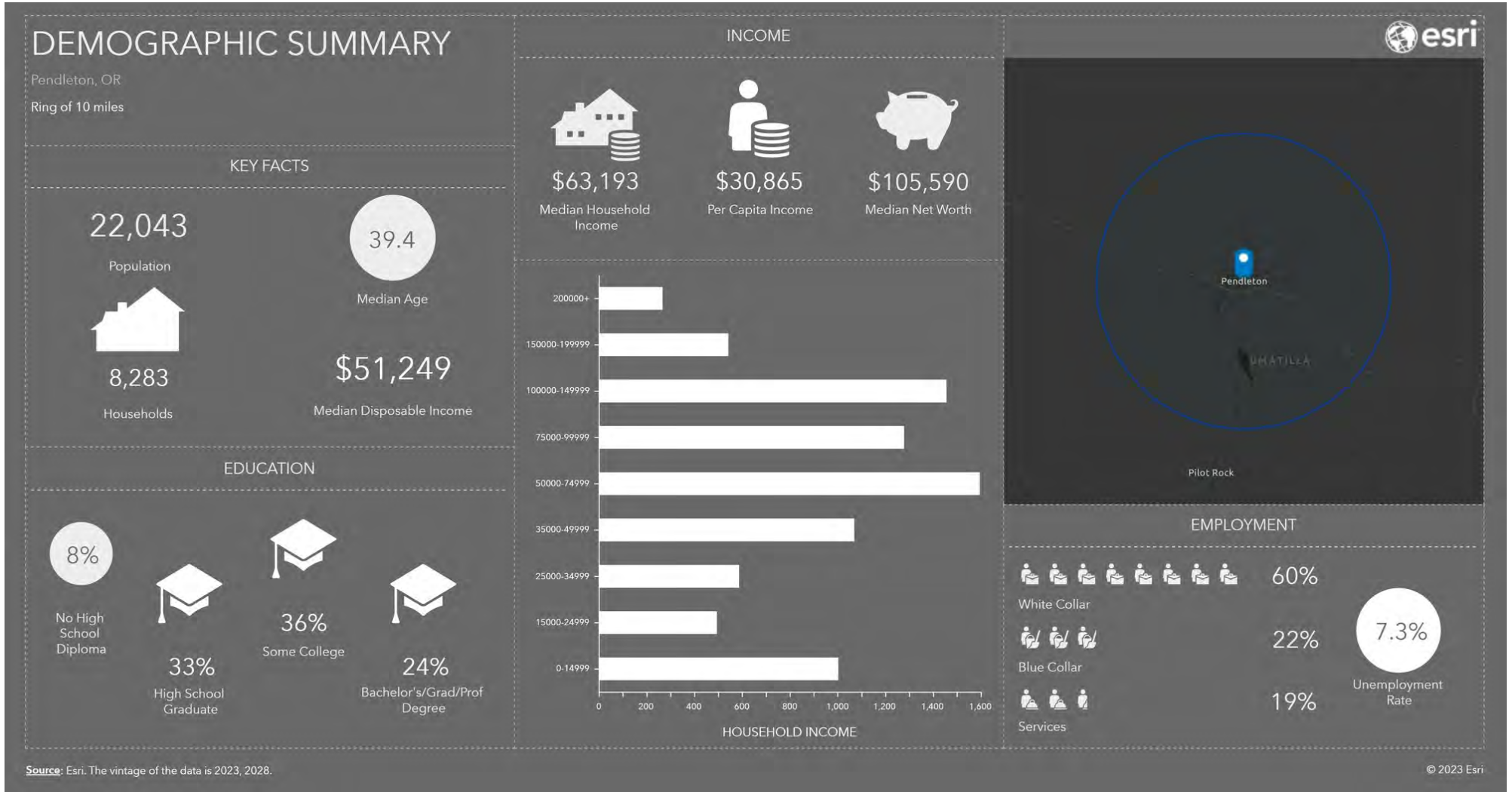
3-MILE DEMOGRAPHICS



5-MILE DEMOGRAPHICS



10-MILE DEMOGRAPHICS



30-MILE DEMOGRAPHICS

