

THREE SCREEN MOVIE THEATER FOR SALE - LA GRANDE, OR

1311 ADAMS AVENUE
LA GRANDE, OR 97850

**DO NOT DISTURB
THEATER TENANT**

STACY A. LOONEY

Senior Advisor
+1 503 459 4387
stacy.looney@svn.com
OR License #940200076

9430 SW Coral St | Portland, Oregon
+1 503 459 4387 | svnbluestone.com

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com
Not Licensed in Oregon

1517 West Hays Street | Boise, Idaho
+1 208 975 4447 | summitcreg.com





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| | |
|---------------------------------|--|
| SALE PRICE: | Negotiable, Contact Agents |
| MOVIE THEATER: | 6,600 SF |
| LOT SIZE: | 0.15 Acres |
| ZONING: | <u>LG-CB - Central Business</u> |
| FRONTAGE: | ±65' Adams Ave/Hwy 30 |
| PARCEL #: | 976 |
| YEAR BUILT: | 1920 |
| MAJOR REMODEL: | 1994 - 3rd Screen Added |
| IMPROVEMENTS OVER THE YEARS: | New Rocker Seats, Digital Christie Projectors, Dolby 3D & 750 Sound Systems, Concession Bar, New Carpet, New Auditorium Drapes |
| SEATING: | 323 Total |
| STATUS: | Open & Operating |
| LOCKBOX: | No, Contact Agents |

-- DO NOT DISTURB CURRENT OPERATOR --



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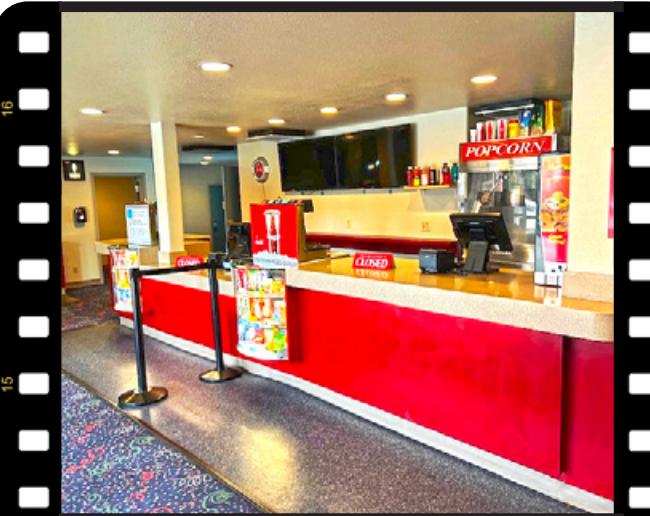
OWNER OPERATOR OPPORTUNITY

- **Rare opportunity** for a buyer to purchase & operate a historic three screen movie theater in downtown La Grande - [lagrandemovies](#)
- **This historic building** was completely renovated in the late 1800's and early 1900's and has been a longtime staple in the area - [Read about the buildings history here](#)
- **Originally designed as a single screen theater**, the current owner of the Granada added a second screen in 1972, followed by a third screen in 1994 bringing the total capacity to 323 seats - Auditorium 1 = 103 seats - Auditorium 2 = 45 seats - Auditorium 3 = 175 seats
- **More recent renovations include** the installation of new rocker seats, state-of-the-art digital Christie projectors, Dolby 3D and 750 surround sound systems, an updated concession bar and lobby area, new carpet, new auditorium drapes, and other improvements
- **The location offers** over 6,798 households and a median age of 38 within a 15 minute drive time of the property, with consumer spending reports showing over \$19,910,248 spent on entertainment which includes movies tickets
- **Surrounding local, regional and national retailers and restaurants include** Bi-Mart, Safeway, KFC, Papa Murphy's, Walmart, Grocery Outlet, Dollar Tree, & Panda Express - [Google Map View](#)
- **Local traffic generators include** Eastern Oregon University (3,000 students), La Grande High School (628 students), Middle School (456 students) and Elementary School, Woodgrain (over 200 employees), and Grande Ronde Hospital (50 beds)
- **La Grande is known as** a gateway to Eastern Oregon's outdoor recreation, which includes the Blue Mountains & the Hells Canyon area, it is a historic stop on the Oregon Trail, a center for arts and culture with venues like the Elgin Opera House, and a college town thanks to Eastern Oregon University, with its economy supported by lumber and agriculture the City is a blend of rugged outdoor adventure, deep history, and small-town charm set in the scenic landscape of Eastern Oregon
- **Please Do Not Disturb Theater Employees, Contact agents to schedule tours and to request additional information**





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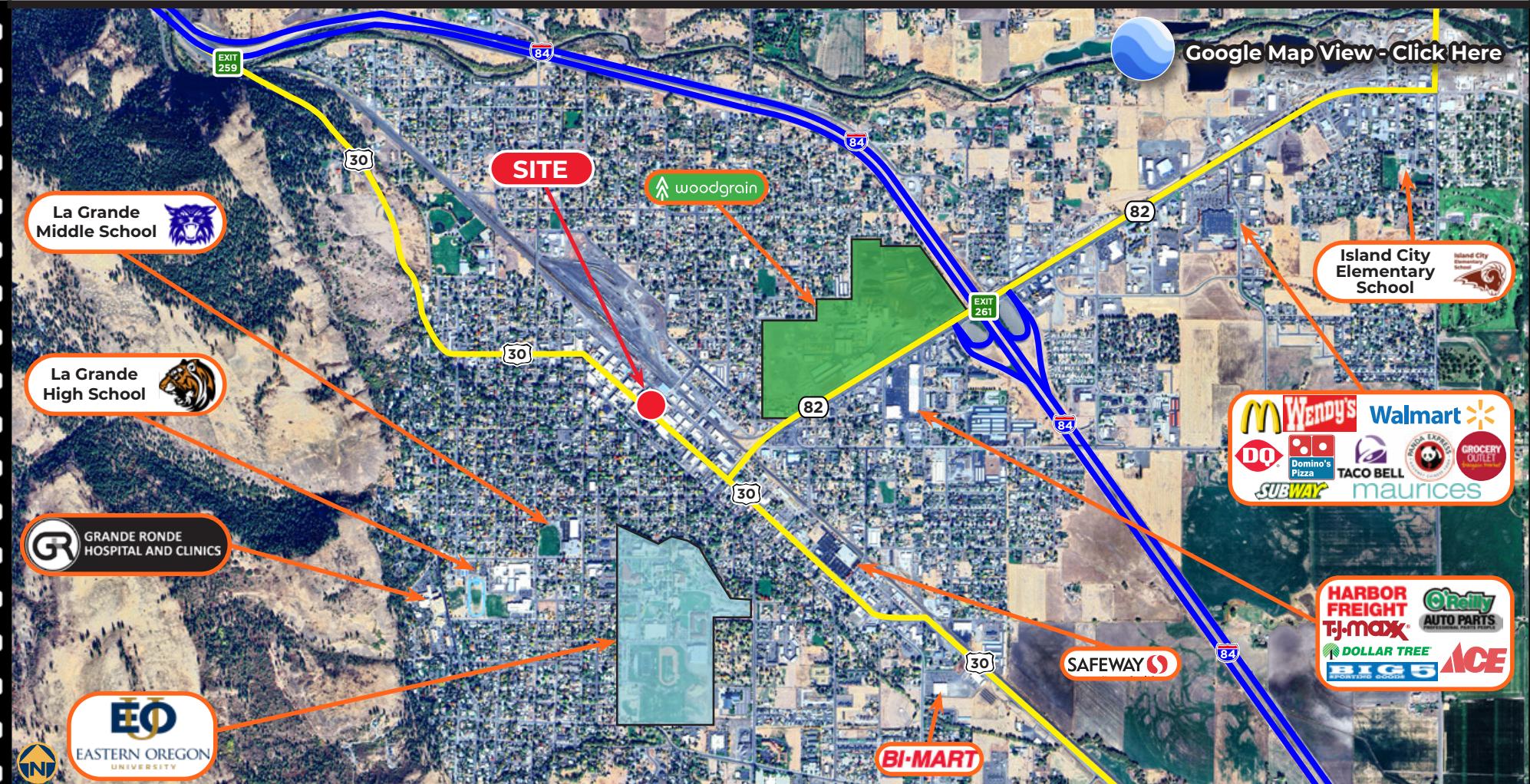


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1, 3 & 5 MILE DEMOGRAPHICS & COMMUNITY CHANGE SNAPSHOT

5 MILE SNAPSHOT

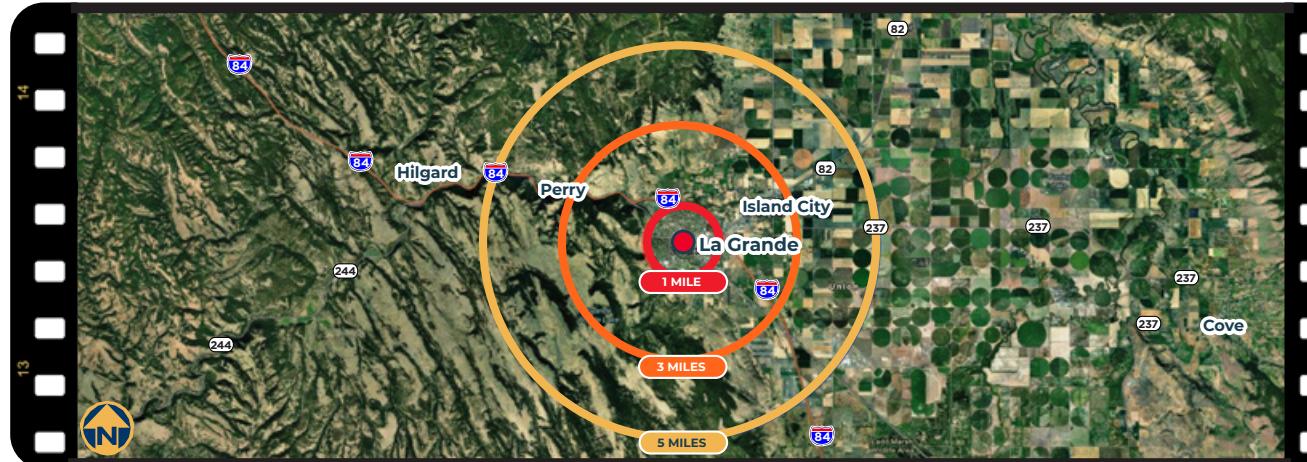
16,372
POPULATION

6,857
HOUSEHOLDS

\$64,448
MEDIAN HH INCOME

\$78,716
AVERAGE HH INCOME

38
MEDIAN AGE



1, 3 & 5 MILE DEMOGRAPHICS

CLICK BELOW TO VIEW



COMMUNITY CHANGE SNAPSHOT

CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



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WHY LA GRANDE'S A GREAT PLACE FOR BUSINESS (AND MOVIES!)

Steady Growth & Stable Community

La Grande has grown from a historic railroad town into the **economic and cultural hub of Northeast Oregon**. While city population remains modest at around **13,000 residents**, it serves a **regional area of over 26,000 people** when including surrounding communities — making it a central destination for shopping, entertainment, and services in the region.

A Diverse and Balanced Local Economy

La Grande's economy thrives on a mix of sectors, giving residents and visitors plenty of reasons to live, work, and play here:

- **Healthcare & Social Services** anchor the job market, with facilities like **Grande Ronde Hospital** providing key care and employment.
- **Education** — led by **Eastern Oregon University** — draws students, faculty, and cultural events year-round, boosting local demand for entertainment.
- **Retail, dining, and tourism** are major contributors, helped by La Grande's location on **Interstate 84** that brings shoppers and travelers through town.
- **Agriculture & small manufacturing** round out the economy, keeping the community vibrant and resilient.

This balance makes La Grande more than just a small town — it's a regional destination where families and visitors spend on entertainment and leisure.

Local Growth Trends

La Grande's population has increased steadily over decades and continues to show **modest growth**, signaling ongoing community stability.

Median household income and property values have been rising, showing **economic vitality and investment potential**.

Quality of Life Draws People In

With a **strong sense of community, outdoor recreation nearby (mountains, trails, rivers)**, and lower living costs than larger cities, La Grande attracts families, students, and small business owners looking for a vibrant small-town lifestyle.



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LA GRANDE, OREGON: A NATURAL FIT FOR YOUR BUSINESS

Located in Union County, the City of La Grande is the county seat and the commercial and retail hub of Northeast Oregon. With available and affordable commercial space and a location that cannot be beat, La Grande is attracting businesses in outdoor gear & apparel, wood products, tourism, healthcare, and retail.

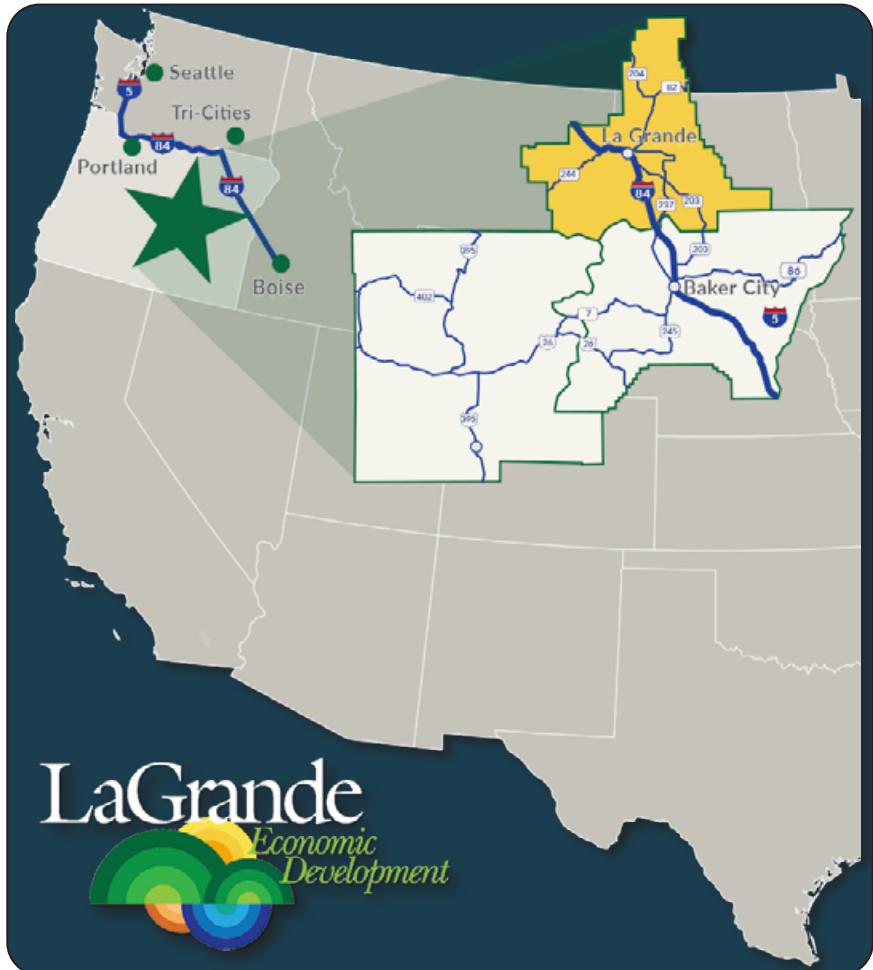
La Grande's residents & businesses enjoy year-round adventure and outdoor recreational opportunities, minutes from their backdoor. For those who enjoy the outdoors or who rely on proximity to natural resources and outdoor amenities, La Grande, Oregon is a natural fit.

Getting here is easy too. Interstate 84 and the Union Pacific Railroad connect La Grande and Union County with the markets and ports in the Western United States. [Click here to contact the La Grande Economic Development Department and learn more!](#)

Location

The interstate and Union Pacific Railroad connect Union County with the markets and ports in the western United States. Just two hours away on I-84 are Washington's Tri-Cities and Boise, Idaho - two rapidly growing regions of the country.

"La Grande offers all the services & amenities of a much larger city, but feels like a small town. As a city we planned for our future growth by ensuring we have shovel-ready property and zoning to accommodate industrial and commercial projects. Living in northeast Oregon, we have the advantage of no sales tax coupled with ample and affordable land and a low cost of living. Our vibrant and stable economy offers what new or expanding businesses need to succeed!" - Mayor Justin Rock





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SUMMIT CREG

1517 West Hays Street
Boise, Idaho 83702
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