

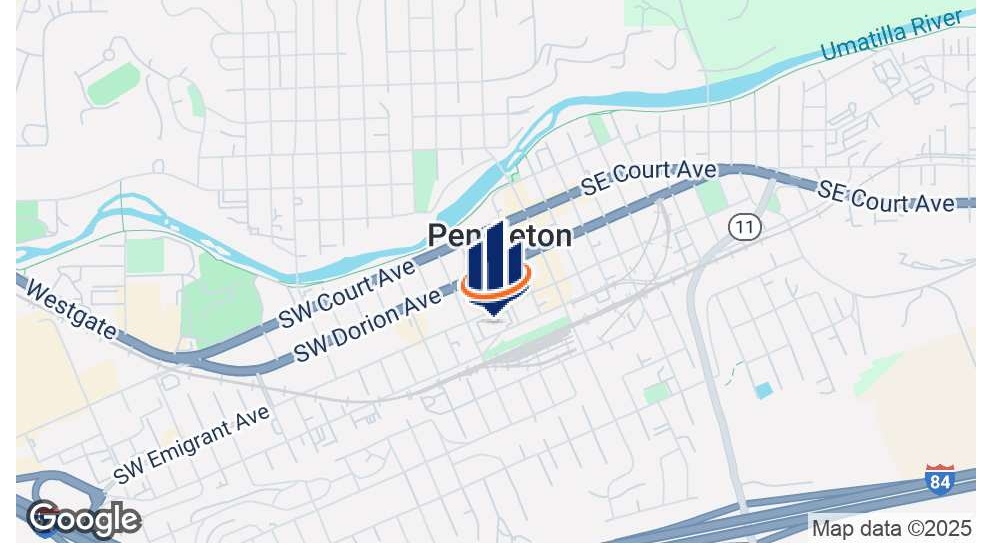
# PENDLETON FREESTANDING RETAIL

320-336 SW EMIGRANT  
PENDLETON, OR 97801

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,495,000
Lease Rate - Suite 320:	\$6,910.83/mo (NNN)
Lease Rate - Suite 336:	\$10,480.83/mo (NNN)
Available Lease SF:	10,770 SF - 26,300 SF
Lot Size:	2.1 Acres
Building Size:	26,300 SF
Price/SF:	\$95
APN:	2N3210-AD-03300, 2N3210-AD-03600, 2N3210-AD-03300

## PROPERTY DESCRIPTION

Large Freestanding Retail building available for Sale and Lease. Situated in high traffic area of Pendleton and surrounded by nearby residential neighborhoods. Excellent visibility along Emigrant Ave and Frazer, two of the main arterial roads through town. The building is currently demised into two separate retail suites with shared basement storage space. Investment or owner-user opportunity with income from next door tenant. Baxter Auto Parts will vacate upon Sale or Lease. Various uses possible within C-1/CMU Zoning.

Suite 320 is ±10,770 SF and features large showroom space, a private office, restrooms, dock-high truck loading dock and basement space. Currently occupied on a month-to-month basis by Western Auto at below market rate.

Suite 336 is ±15,530 SF and features a large showroom with restrooms, back inventory area, private office space, dock-high door and roll-up door, ventilated paint room and basement space. Currently occupied by Baxter Auto Parts.

# Complete Highlights



## PROPERTY HIGHLIGHTS

- Prime Retail Location in Pendleton
- Large showroom space
- Ample Parking
- Lit parking lot
- Multiple Points of Access
- Pole Sign
- 13' Clear Height
- Two [2] 10x10 dock-high doors and one [1] 11x8 roll-up door
- Conveyor belt from basement to main level
- 5,600 SF Below grade storage

# Location And Zoning Overview



## ZONING DESCRIPTION

The property is zoned in the Commercial Central Mixed-Use [C-MU] district, which is defined in the City of Pendleton Unified Development Code.

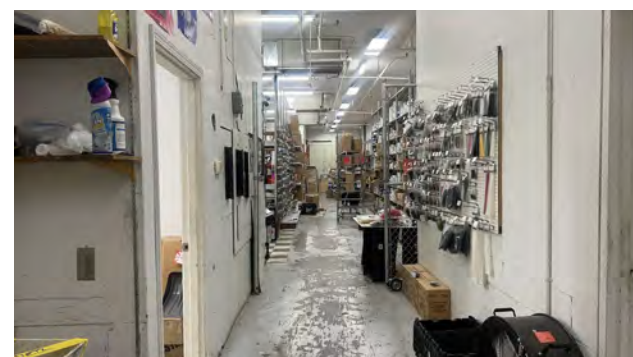
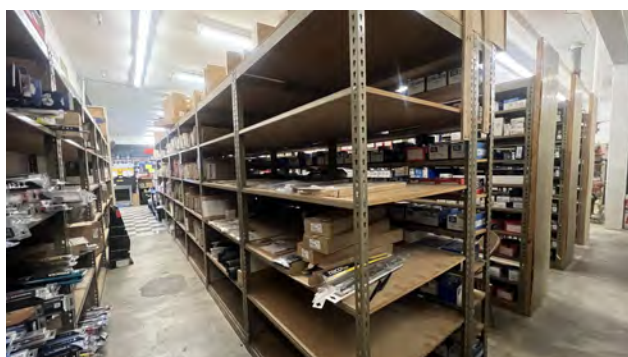
## LOCATION OVERVIEW

This property is situated on one of Pendleton's main arterial roads in the retail hub of downtown and just 3 blocks from the town's bustling Main St. Conveniently located and easily accessible with close proximity to Interstate 84 and Hwy 395.

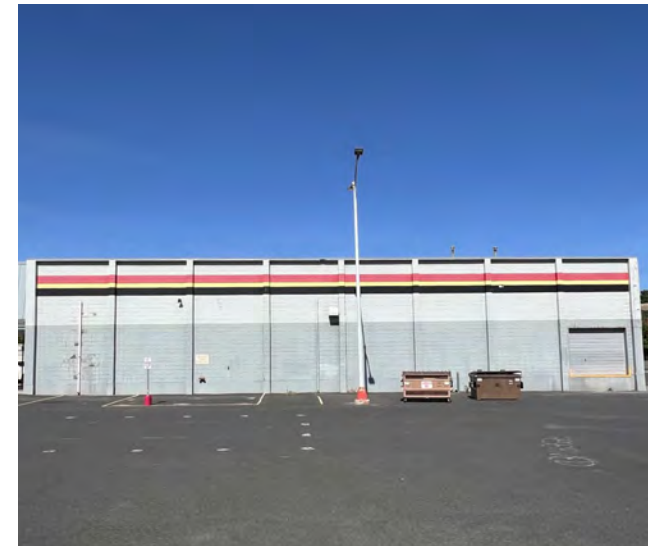
Pendleton is the cultural center of Northeastern Oregon and within 3-4 hours to Seattle, Spokane, Portland and Boise and within 50 minutes to Tri-Cities, Washington.

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



# Location Map



*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Retailer & Surrounding Area Map



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# FINANCIAL ANALYSIS

336 SW Emigrant  
Pendleton, OR 97801



# Financial Summary

### INVESTMENT OVERVIEW

Price	\$2,495,000
Price per SF	\$95
CAP Rate	6.72%
Total Return (yr 1)	\$167,770

### OPERATING DATA

Total Scheduled Income	\$186,037
Gross Income	\$186,037
Operating Expenses	\$18,267
Net Operating Income	\$167,770
Pre-Tax Cash Flow	\$167,770

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# Income & Expenses

### INCOME SUMMARY

Suite 336 / Vacancy Suite (Proforma)  
Suite 320 / Western Auto  
NNN Reimbursement (Proforma)

### PENDLETON FREESTANDING RETAIL

\$125,770  
\$42,000  
\$18,267

### GROSS INCOME

**\$186,037**

### EXPENSES SUMMARY

Property Taxes (2024)  
Insurance (estimated)  
Utilites (TBD)

### PENDLETON FREESTANDING RETAIL

\$16,267  
\$2,000  
\$0

### OPERATING EXPENSES

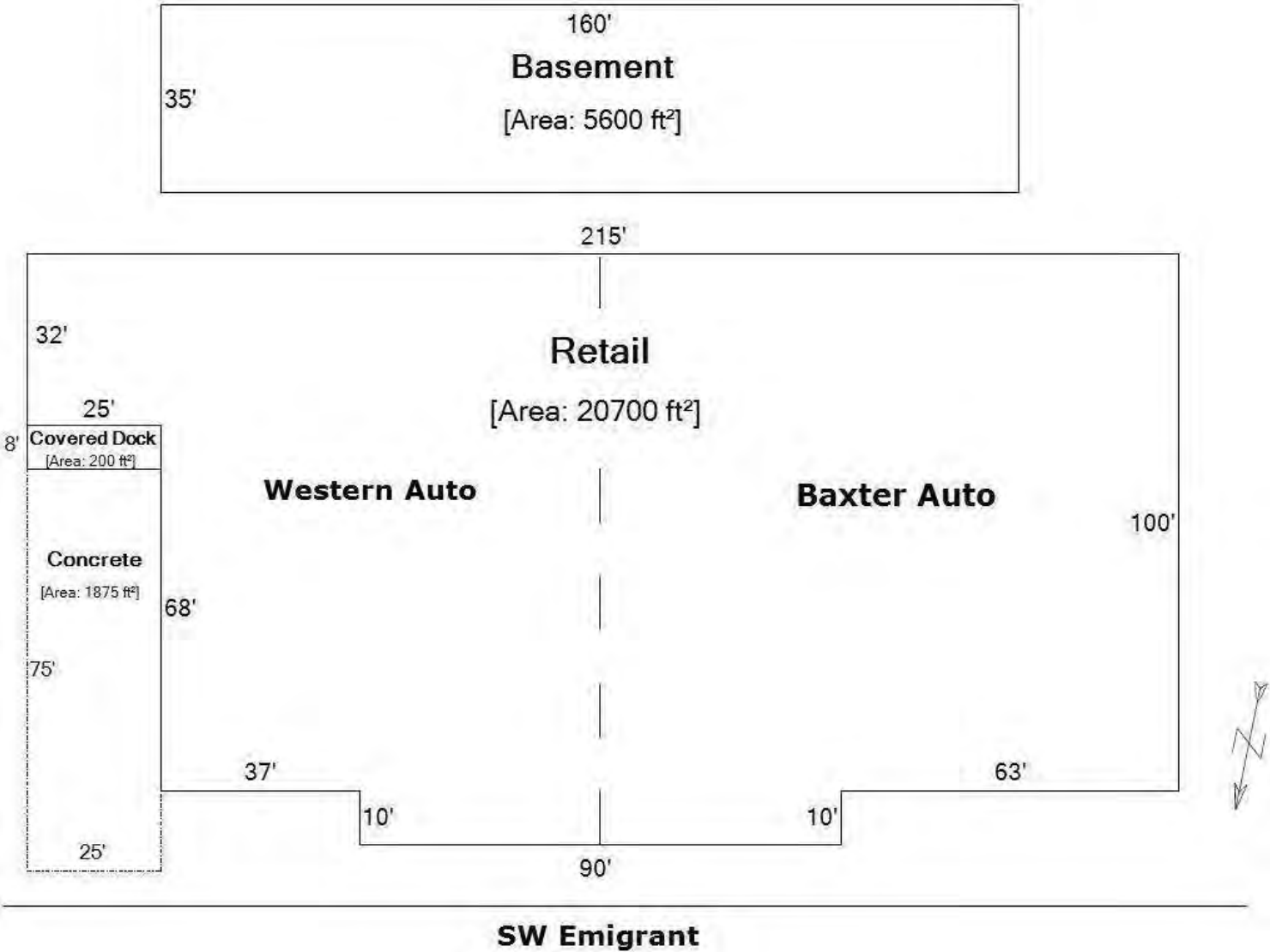
**\$18,267**

### NET OPERATING INCOME

**\$167,770**

Western Auto current lease rate (month-to-month) is below market rate at \$3.90/sf

# Floor Plan



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# DEMOGRAPHIC SUMMARY

Pendleton, OR  
Ring of 5 miles



## KEY FACTS

19,754

Population



7,378

Households

39.2

Median Age

\$50,889

Median Disposable Income

## EDUCATION

8%

No High School Diploma



33%

High School Graduate



35%

Some College



24%

Bachelor's/Grad/Prof Degree

## INCOME



\$62,441

Median Household Income



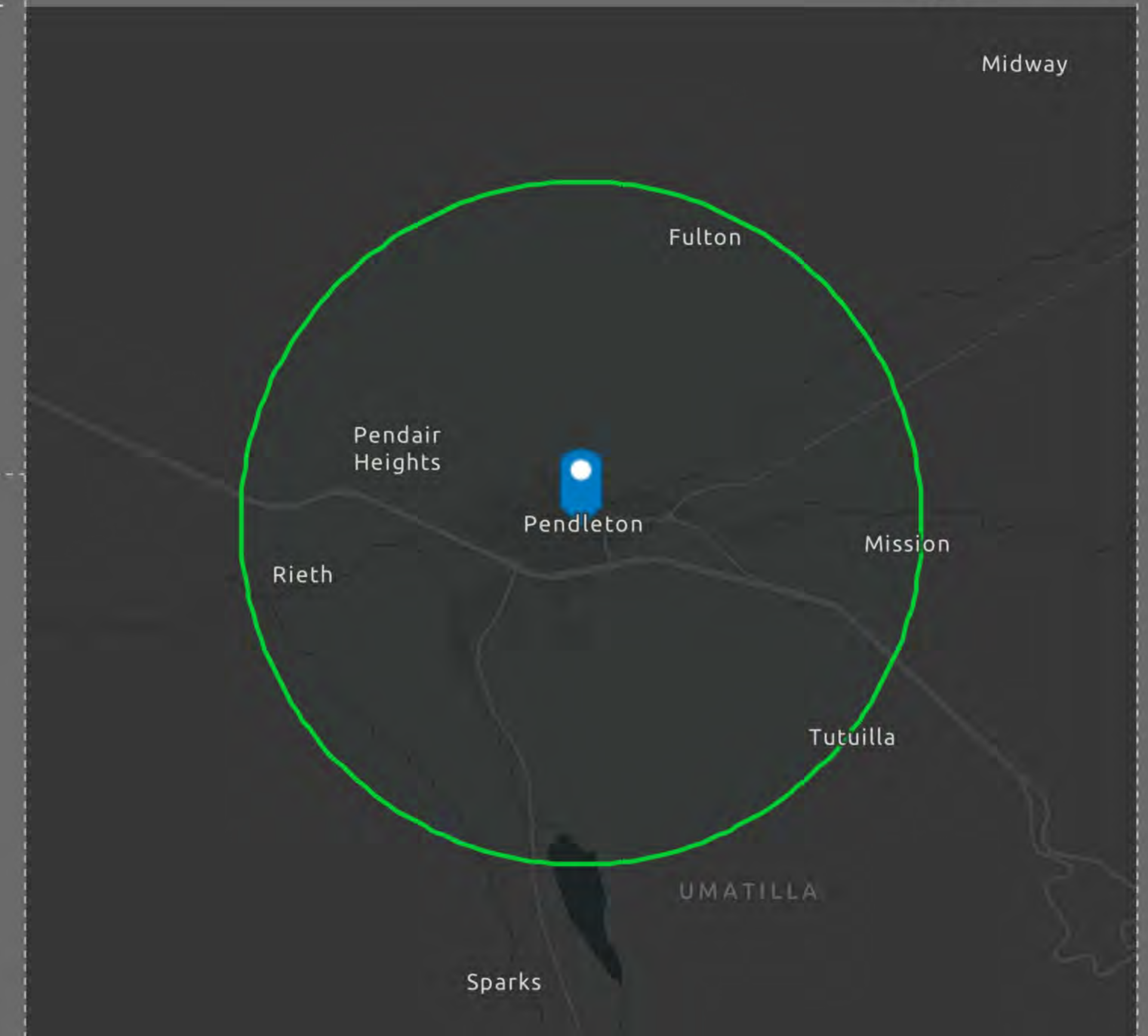
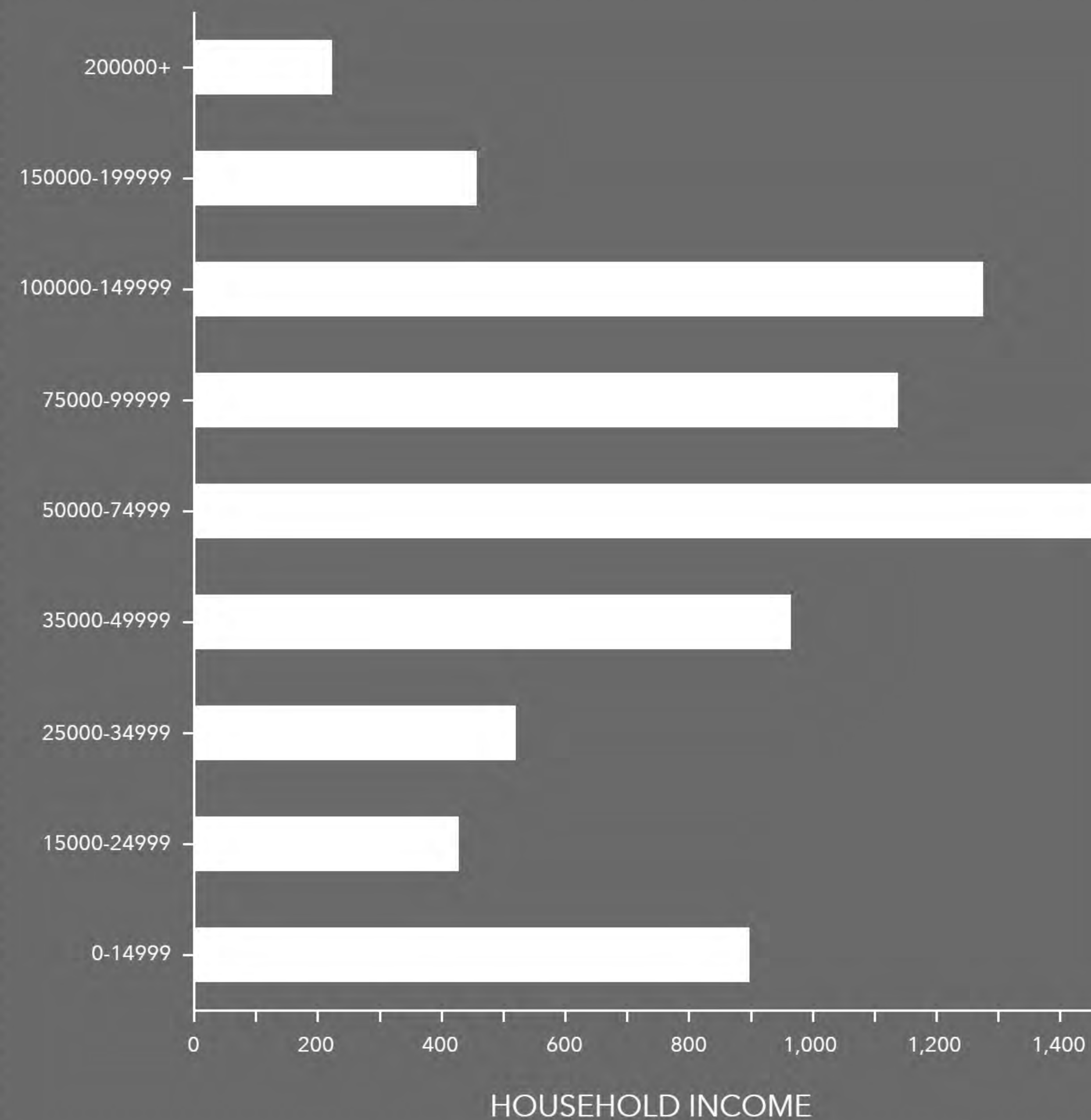
\$30,502

Per Capita Income



\$102,371

Median Net Worth



## EMPLOYMENT



60%

White Collar



23%

Blue Collar



19%

Services

7.1%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

Pendleton, OR  
Ring of 10 miles



## KEY FACTS

22,043

Population



8,283

Households

39.4

Median Age

\$51,249

Median Disposable Income

## INCOME



\$63,193

Median Household Income



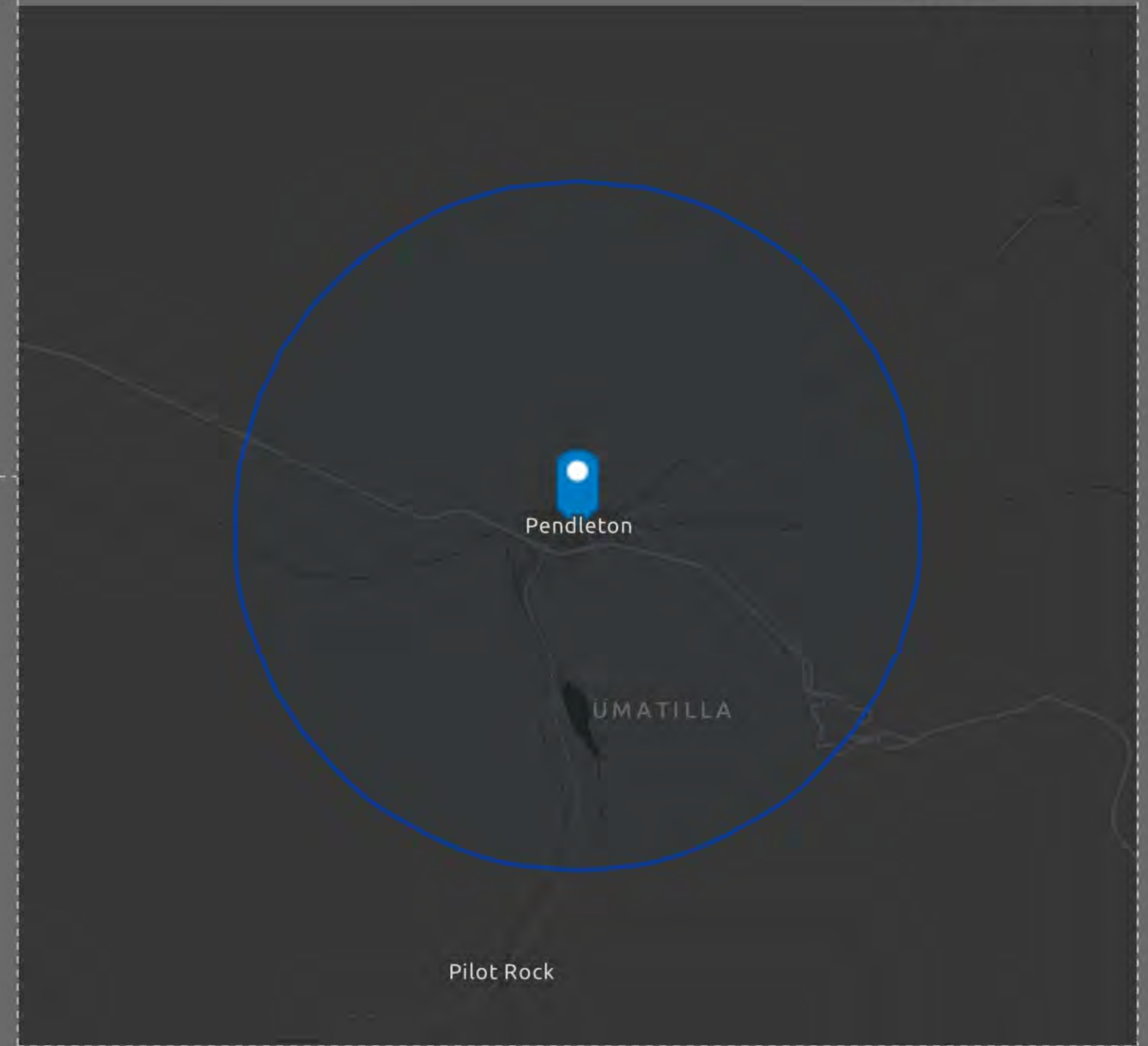
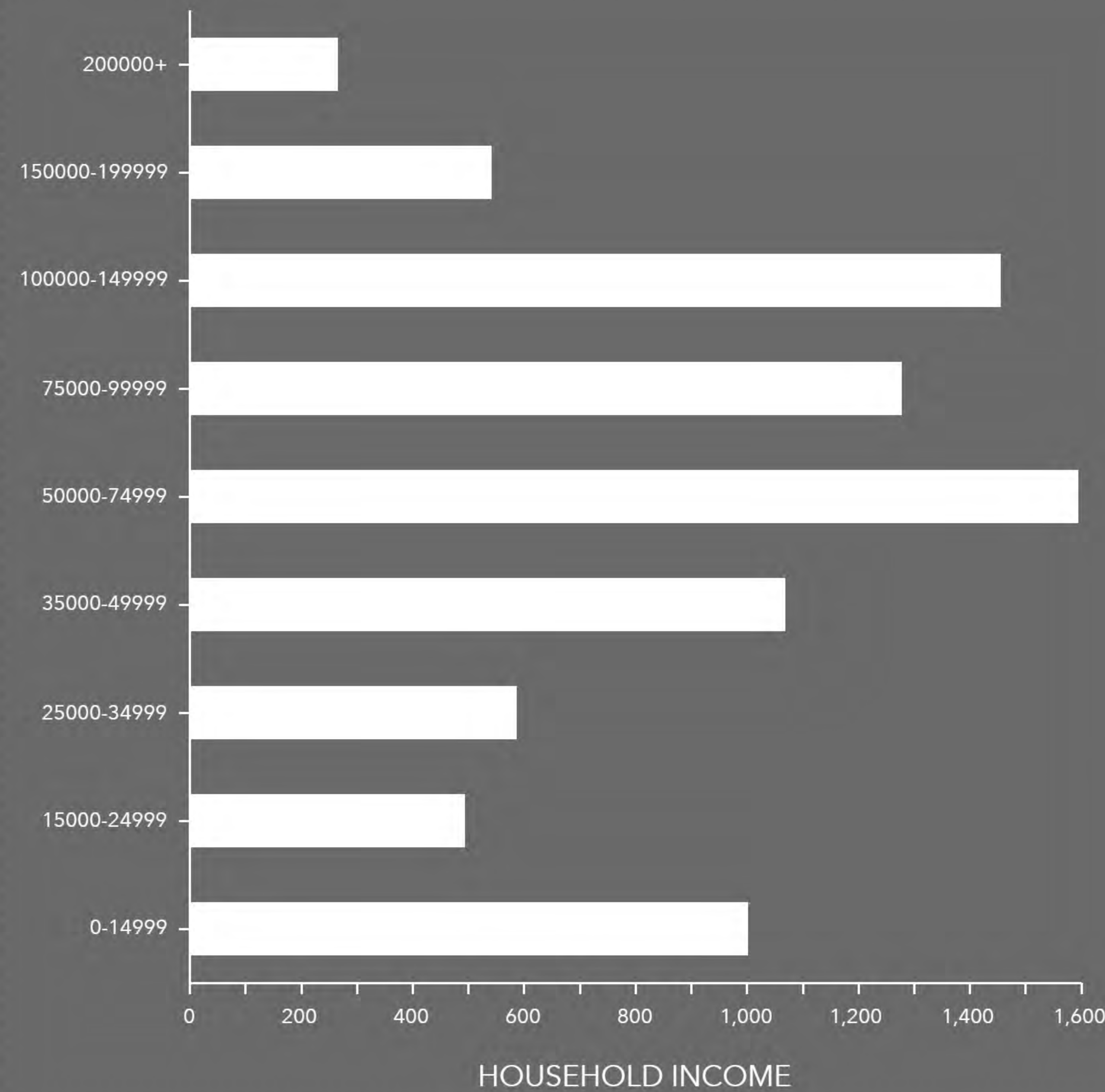
\$30,865

Per Capita Income



\$105,590

Median Net Worth



## EDUCATION

8%

No High School Diploma



33%

High School Graduate



36%

Some College



24%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



60%

White Collar



22%

Blue Collar



19%

Services

7.3%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

Pendleton, OR

Ring of 30 miles

## KEY FACTS

79,046

Population

37.3

Median Age



28,208

Households

\$51,663

Median Disposable Income

## EDUCATION

15%

No High School Diploma



30%

High School Graduate



35%

Some College



20%

Bachelor's/Grad/Prof Degree

## INCOME



\$63,939

Median Household Income



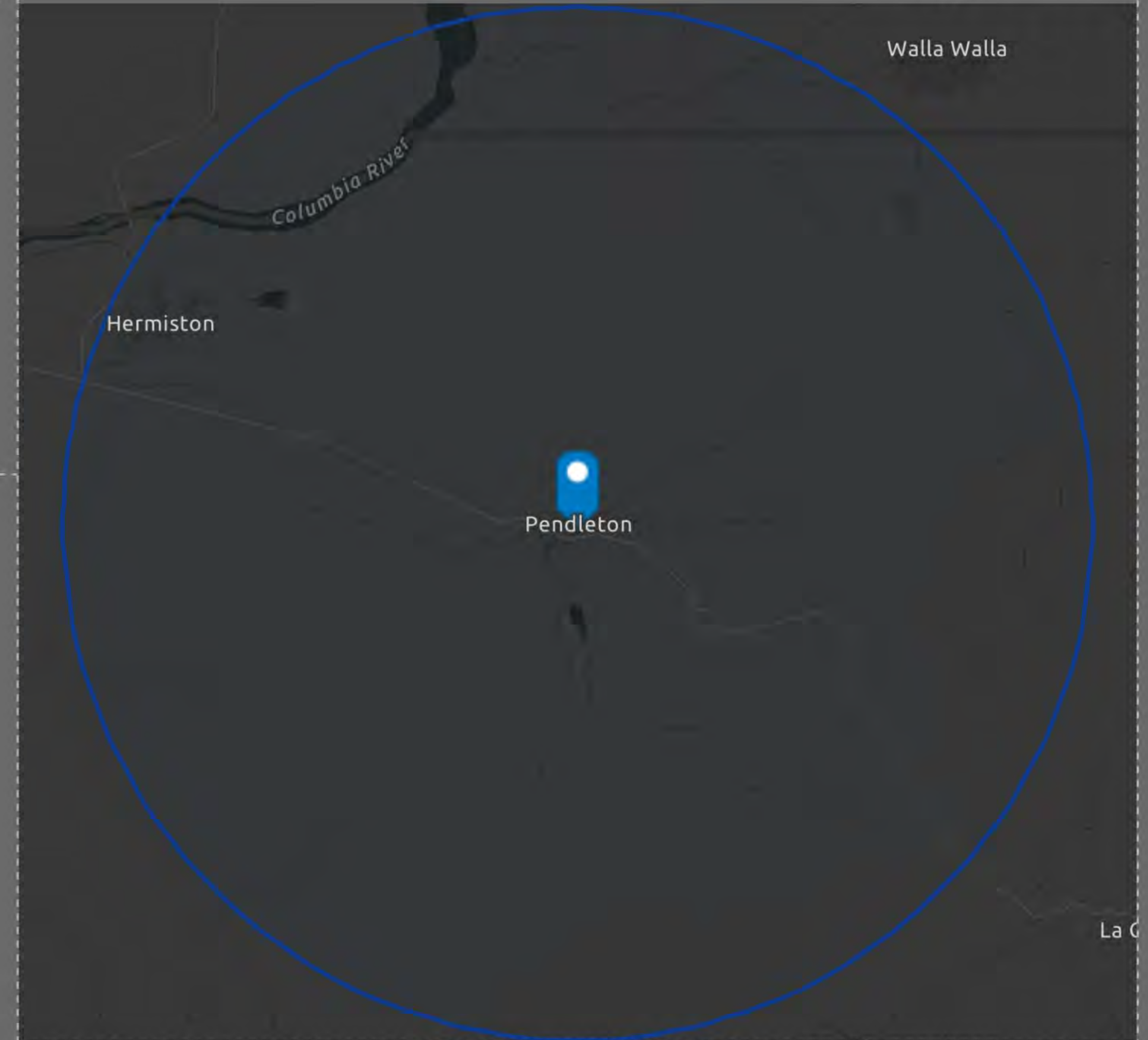
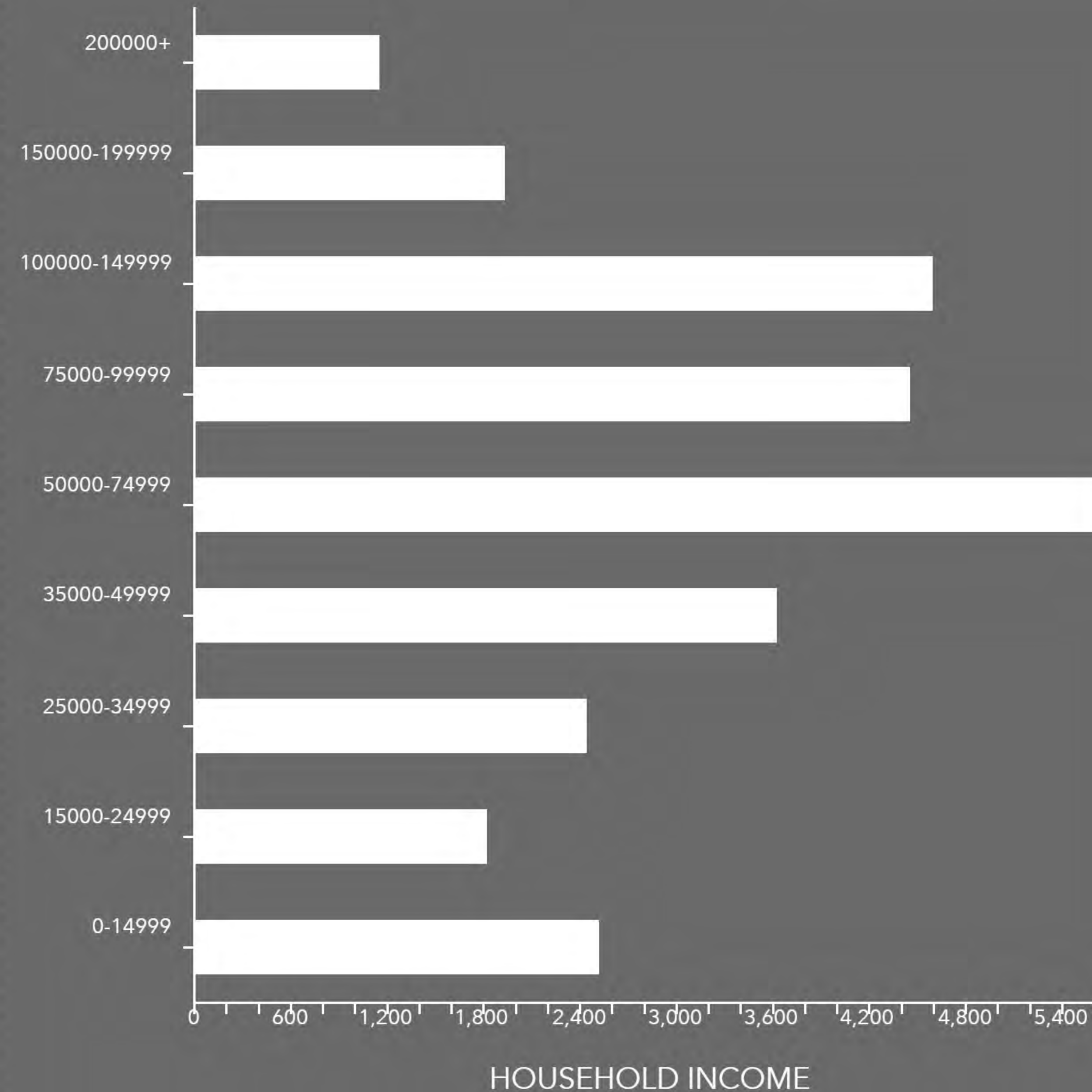
\$30,344

Per Capita Income



\$133,932

Median Net Worth



## EMPLOYMENT



White Collar

55%



Blue Collar

32%



Services

19%

6.1%

Unemployment Rate