

OFFERING MEMORANDUM

1st St. | HWY 395

Frontage Retail

1619 N. 1ST ST

Hermiston, OR 97838

PRESENTED BY:

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THE WHITNEY LAND COMPANY
EST. 1970

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,850,000
BUILDING SIZE:	6,773 SF
LOT SIZE:	1.48 Acres
PRICE / SF:	\$273.14
YEAR BUILT:	2009
ZONING:	C-2 Outlying Commercial
MARKET:	Umatilla County
APN:	0801

PROPERTY OVERVIEW

Prime retail opportunity now available for Sale or Lease. This property is located along Hermiston’s main retail corridor and offers Hwy 395 frontage, ample parking and a spacious interior layout. Surrounded by established national and local retailers with over 18,600 vehicles per day. This offering is for the building and real property only. Previous Fuddruckers location. Restaurant FF&E can be negotiated.

PROPERTY HIGHLIGHTS

- 1st St. /Hwy 395 Frontage
- Excellent visibility
- Prime Retail Location on large lot, ample parking
- 18,600 ADT

PROPERTY DESCRIPTION



Where Life is Sweet

ZONING DESCRIPTION

The property is zoned OUTLYING COMMERCIAL ZONE (C-2), which is defined in the city of Hermiston Municipal Code, Chapter 157.041 as:

Uses permitted outright. In a C-2 zone, only the following uses and their accessory uses are permitted outright:

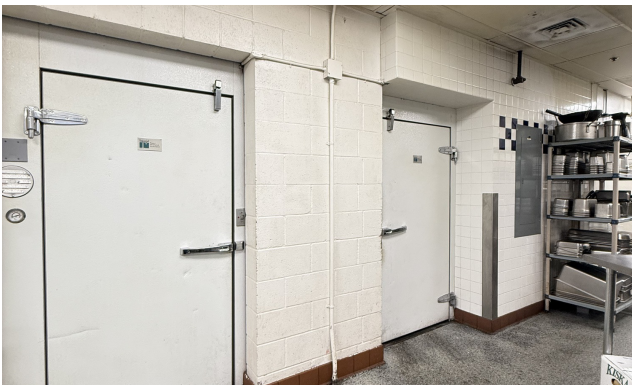
(1) A use permitted outright in a C-1 zone; (2) Amusement enterprise, including pool hall, bowling, dancing hall, skating rink, when enclosed in a building; (3) Auditorium, exhibition hall or other public assembly room; (4) Automobile, boat or trailer sales, rental, service and repair; (5) Automobile service station; (6) Automobile laundry; (7) Day care home or nursery; (8) Mortuary, undertaking or funeral parlor; (9) Motel; (10) Recreational vehicle park subject to requirements of 157.147; (11) Taxidermy shop; and (12) Tire shop, including tire recapping.

LOCATION DESCRIPTION

Prime Retail Site on North 1st Ave, in front of Home Depot. This location is the retail hub for Hermiston and this site offers excellent access, parking and street frontage.

From modest beginnings, Hermiston has grown into a modern, progressive city as the largest city in Eastern Oregon, enjoying a wealth of assets in people, land, climate, the mighty Columbia River and has tremendous potential for further agricultural, Commercial and industrial expansions, because of logistics and land availability.

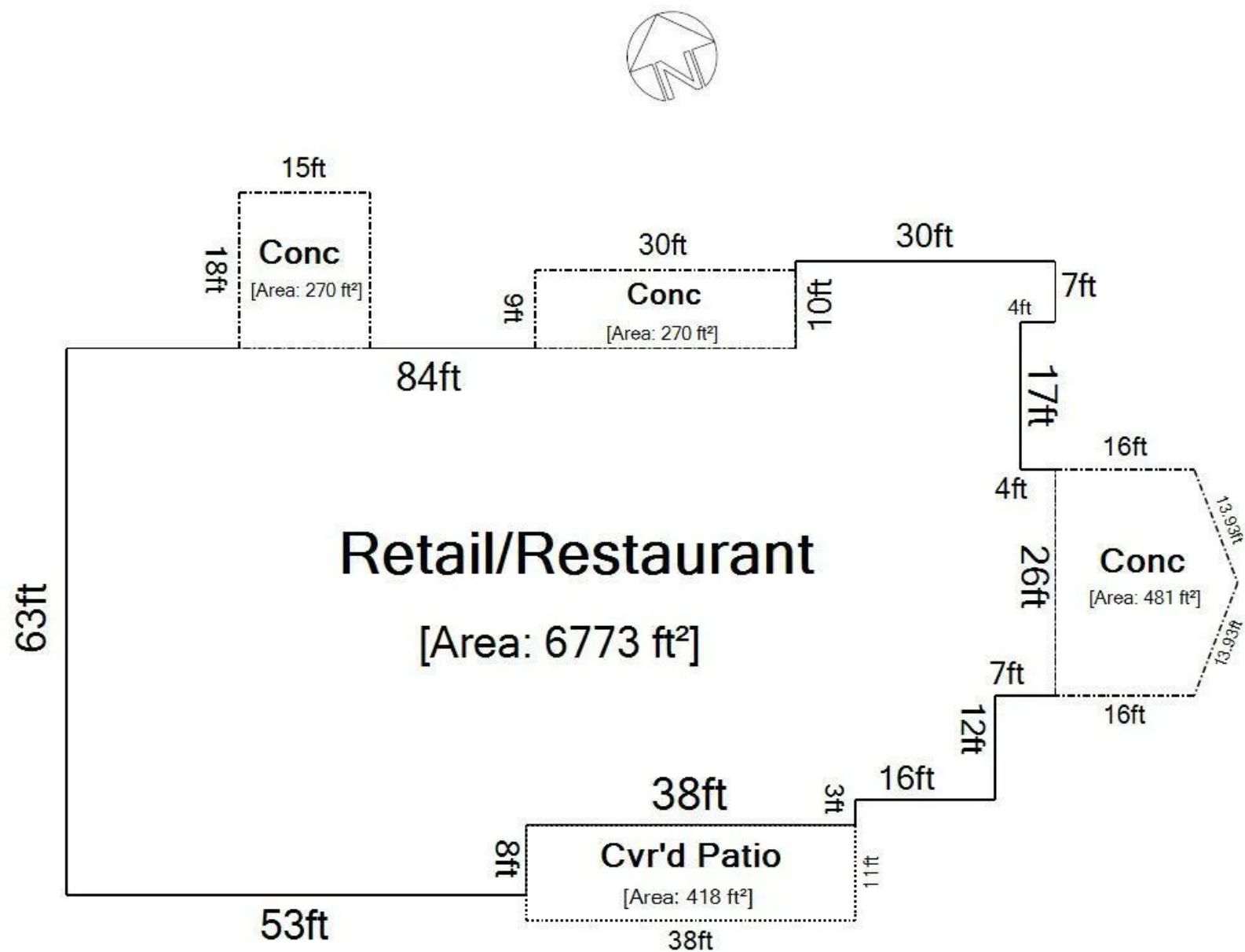
ADDITIONAL PHOTOS



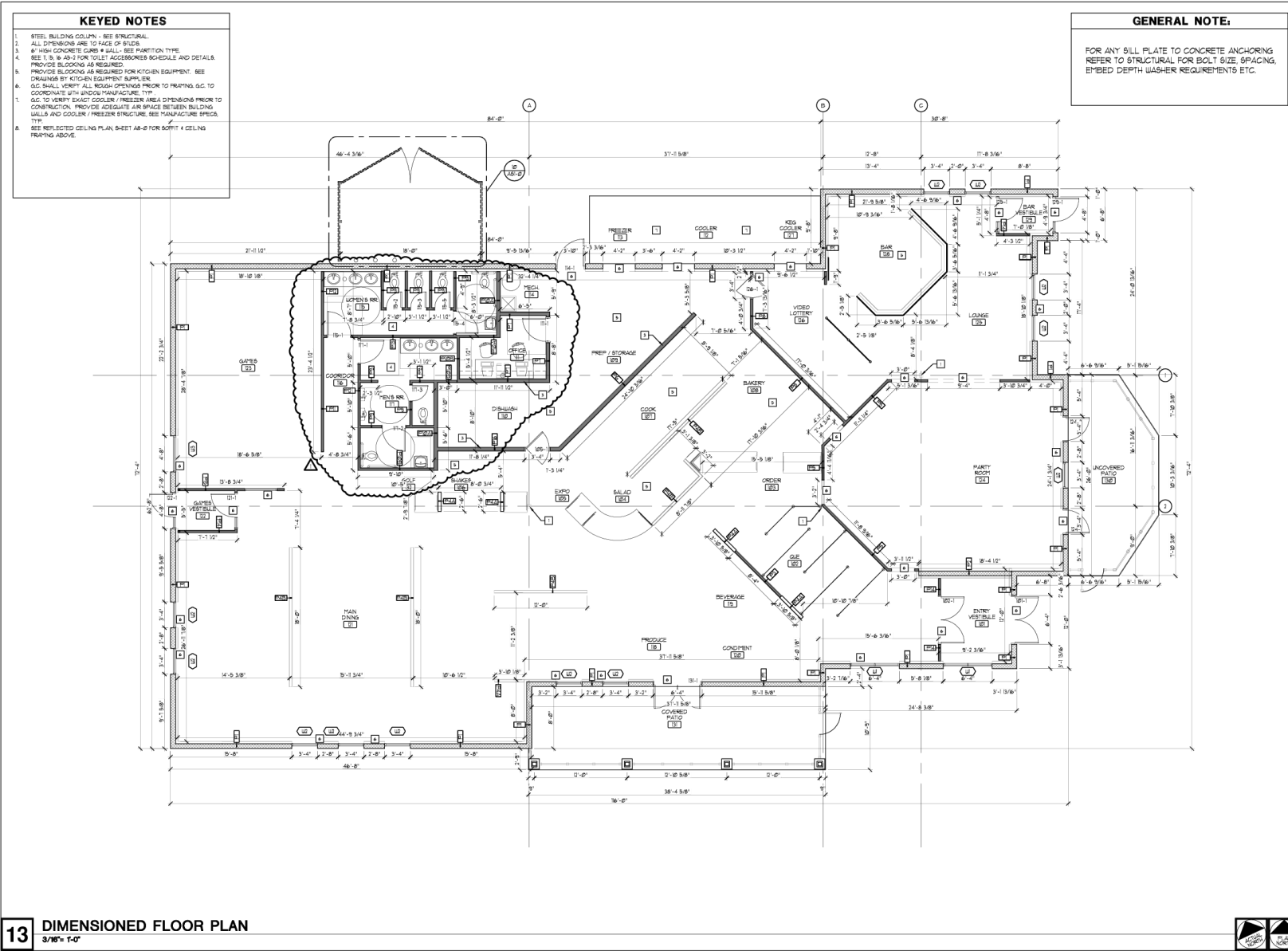
ADDITIONAL PHOTOS



FLOOR PLAN



FLOOR PLAN



REGIONAL MAP



LOCATION MAP



AERIAL MAP



MARKET MAP

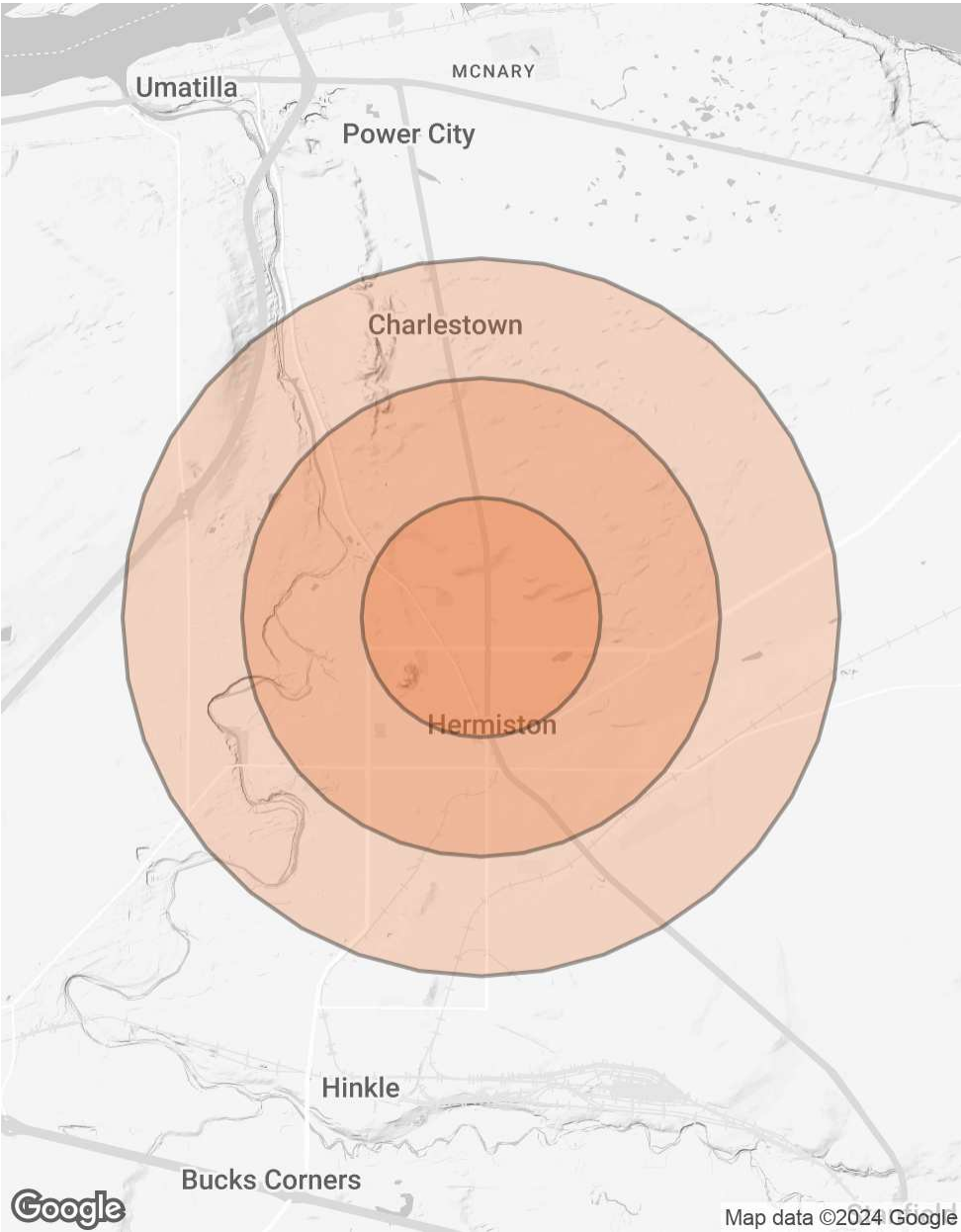


DEMOGRAPHICS MAP & REPORT

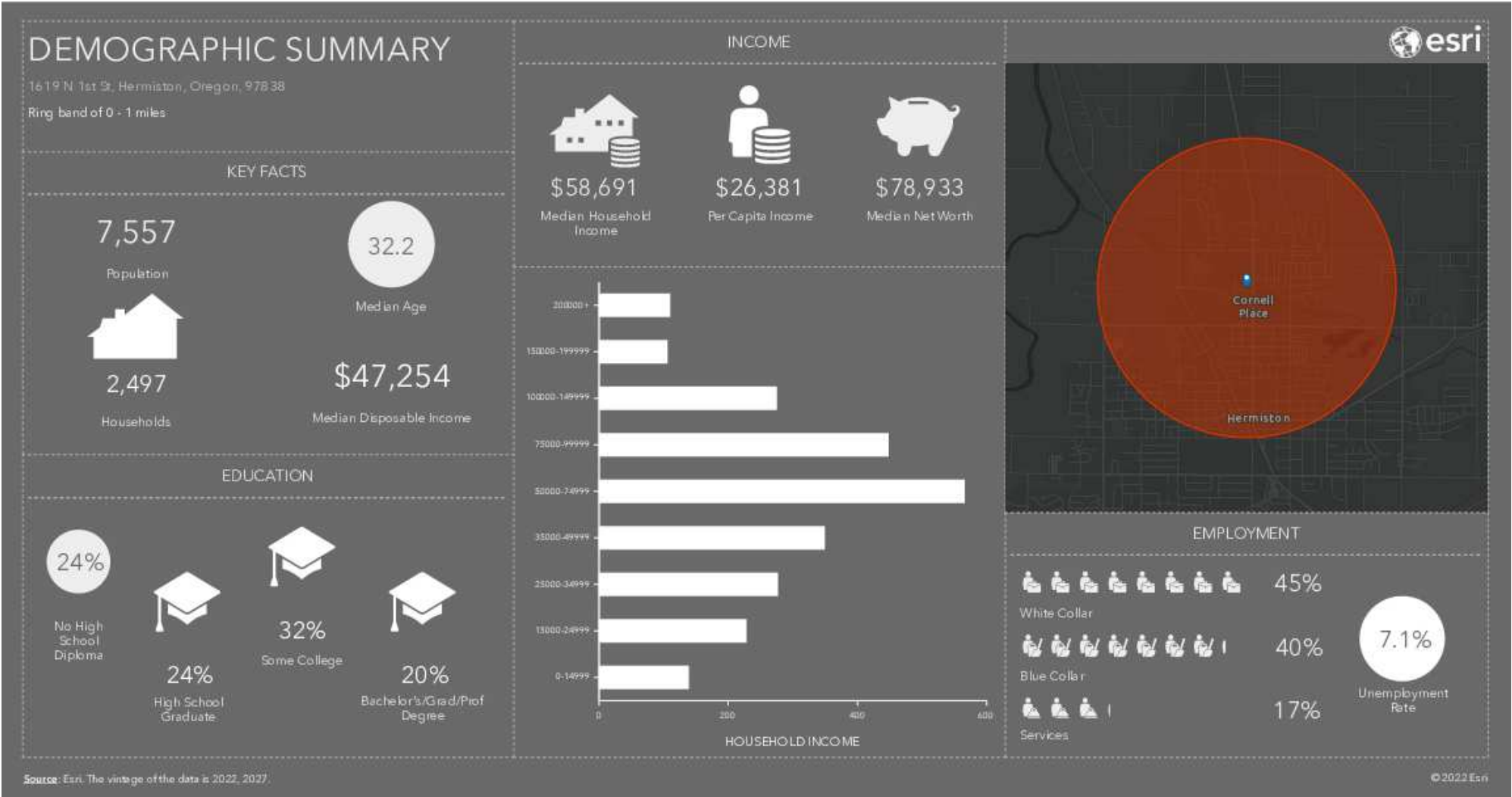
POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	6,278	15,448	20,499
AVERAGE AGE	31.2	32.1	33.1
AVERAGE AGE (MALE)	31.7	30.8	32.2
AVERAGE AGE (FEMALE)	31.9	32.3	32.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,367	5,683	7,551
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$64,872	\$67,613	\$69,933
AVERAGE HOUSE VALUE	\$130,464	\$152,773	\$173,086

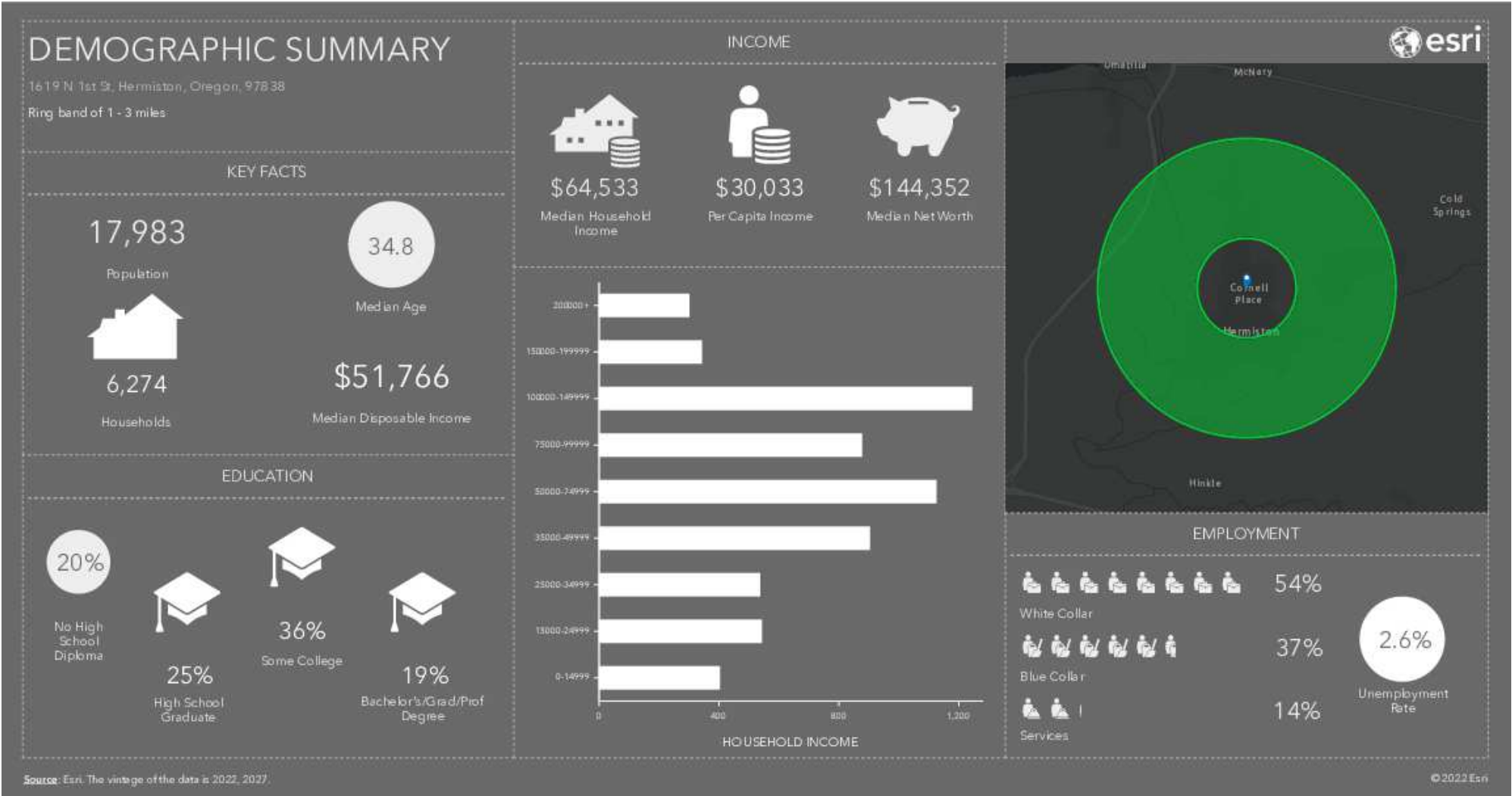
* Demographic data derived from 2020 ACS - US Census



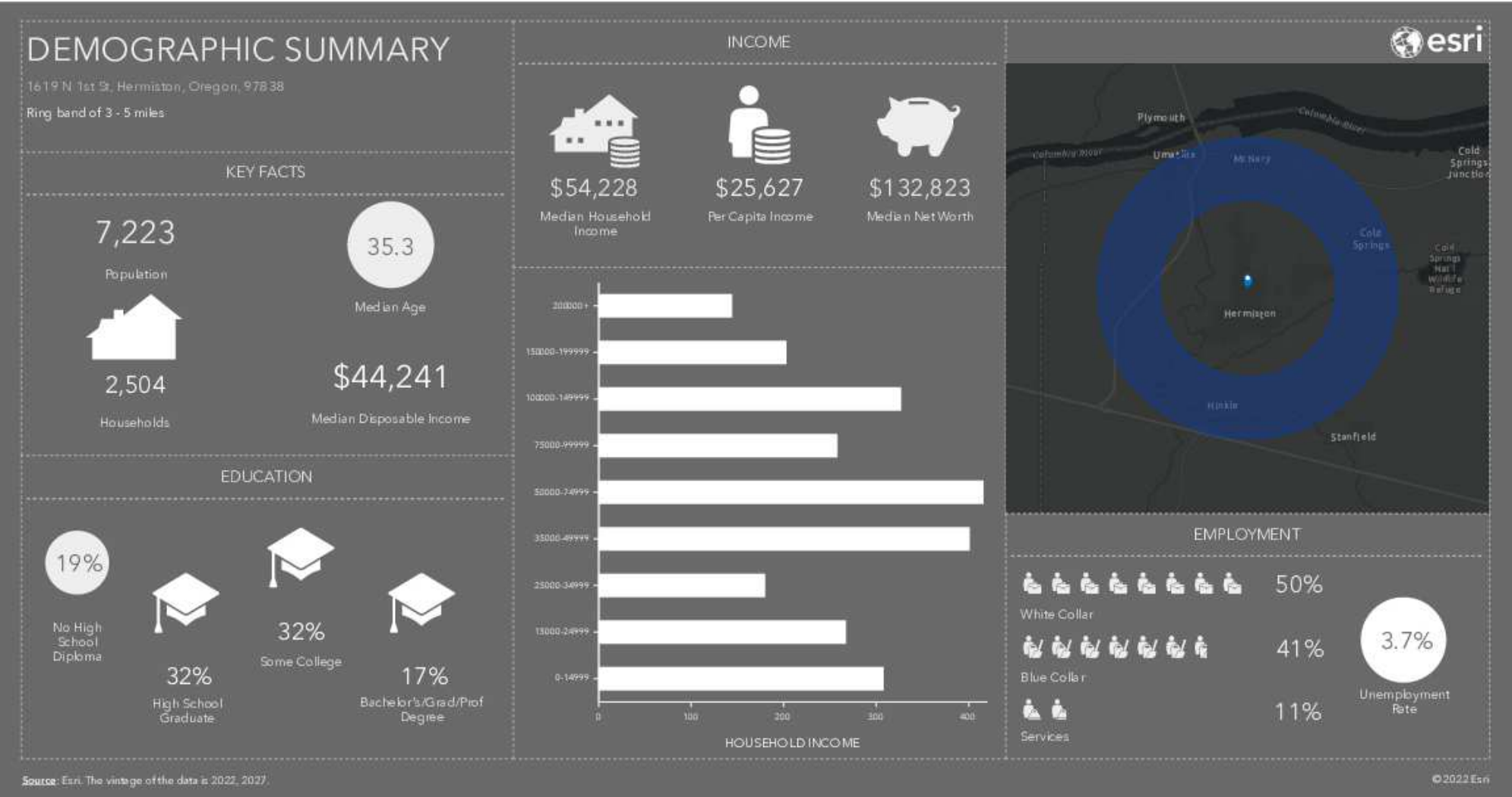
1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS



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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Whitney Land Company from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.