

**FORMER SAFEWAY FOR LEASE  
35,862 SF ON 2.98 ACRES**

**1205 CAMPBELL STREET, BAKER CITY, OR 97814**



## **CONTACT**

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## PROPERTY HIGHLIGHTS



**35,862 SF ON 2.98 ACRES**



**PRIME LOCATION ON THE MAIN THOROUGHFARE  
OFF INTERSTATE 84 EXIT 304**



**LEASE RATE & TERMS NEGOTIABLE**



**11,246 AVERAGE DAILY TRAFFIC COUNT**



**LARGE OPEN FLOOR PLAN & BACK STORAGE**



**C-G - GENERAL COMMERCIAL ZONING**



**PYLON AND BUILDING SIGNAGE AREAS**



**DEVELOPMENT IS LOCATED IN AN UNDESERVED  
MARKET - SHADOW ANCHORED BY RITE AID,  
AND CLOSE TO SUBWAY, TACO TIME, PIZZA HUT,  
MCDONALD'S, TACO BELL, AND ALBERTSONS**

## LISTING DETAILS

- Former Safeway for lease in downtown Baker City, shadow anchored by Rite Aid and located just off Interstate 84 Exit 304
- Current configuration consists of a large open floor plan with back storage areas, offices, breakroom, and mezzanine office
- Amenities include large store-front glass, pylon and building signage areas, grade-level roll-up door, dock-high door, & drive-thru
- Unobstructed visibility on the main thoroughfare with over 11,246 cars per day - **[Google Map View](#)**
- Surrounded by retailers, restaurants, and professional service providers including Albertsons, Bi-Mart, Subway, Taco Time, Pizza Hut, McDonald's, Taco Bell, Rodeway Inn, Eldorado Inn, Super 8 by Wyndham, Jacksons Fuel Center, O'Reilly Auto Parts, and Maverik
- Location draws customers from the surrounding areas and Cities - Baker City is a way point for travelers on Interstate 84
- Please do not disturb current operating tenant, contact agents to schedule tours, receive full set of building plans and additional listing information, and discuss negotiable lease rate and terms



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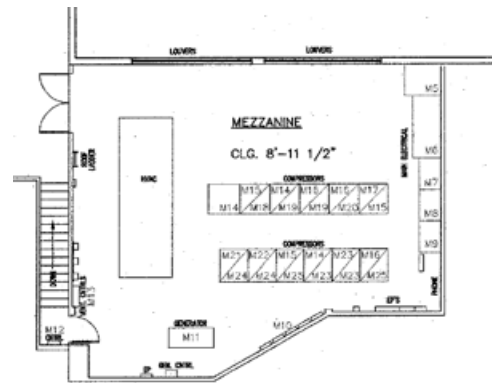
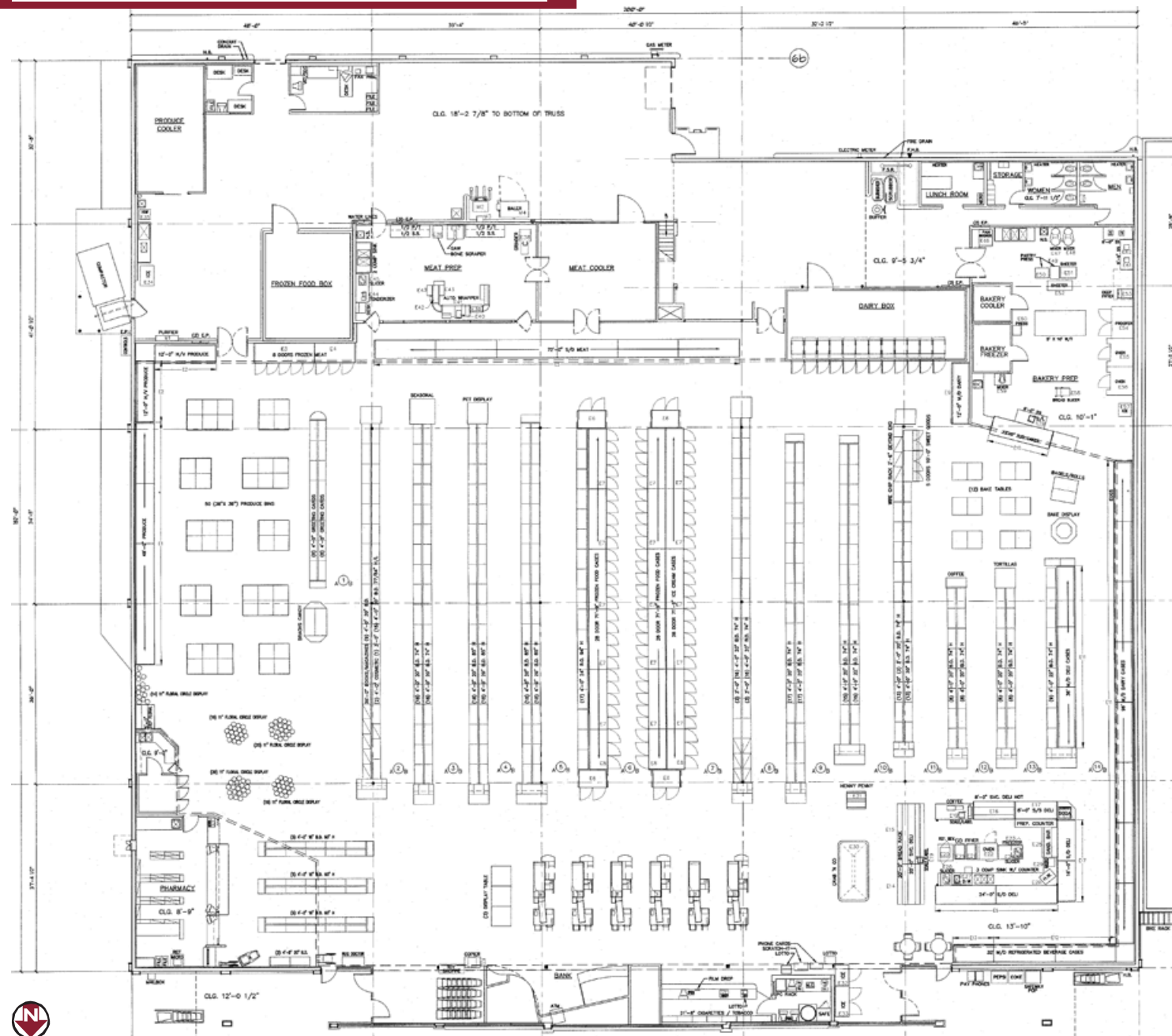


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**FORMER SAFEWAY WITH LARGE  
 OPEN FLOOR PLAN & BACK STORAGE**



**2 EXISTING MECH. MEZZANINE PLAN**  
 (8'-1'-0" RE: A01-H)

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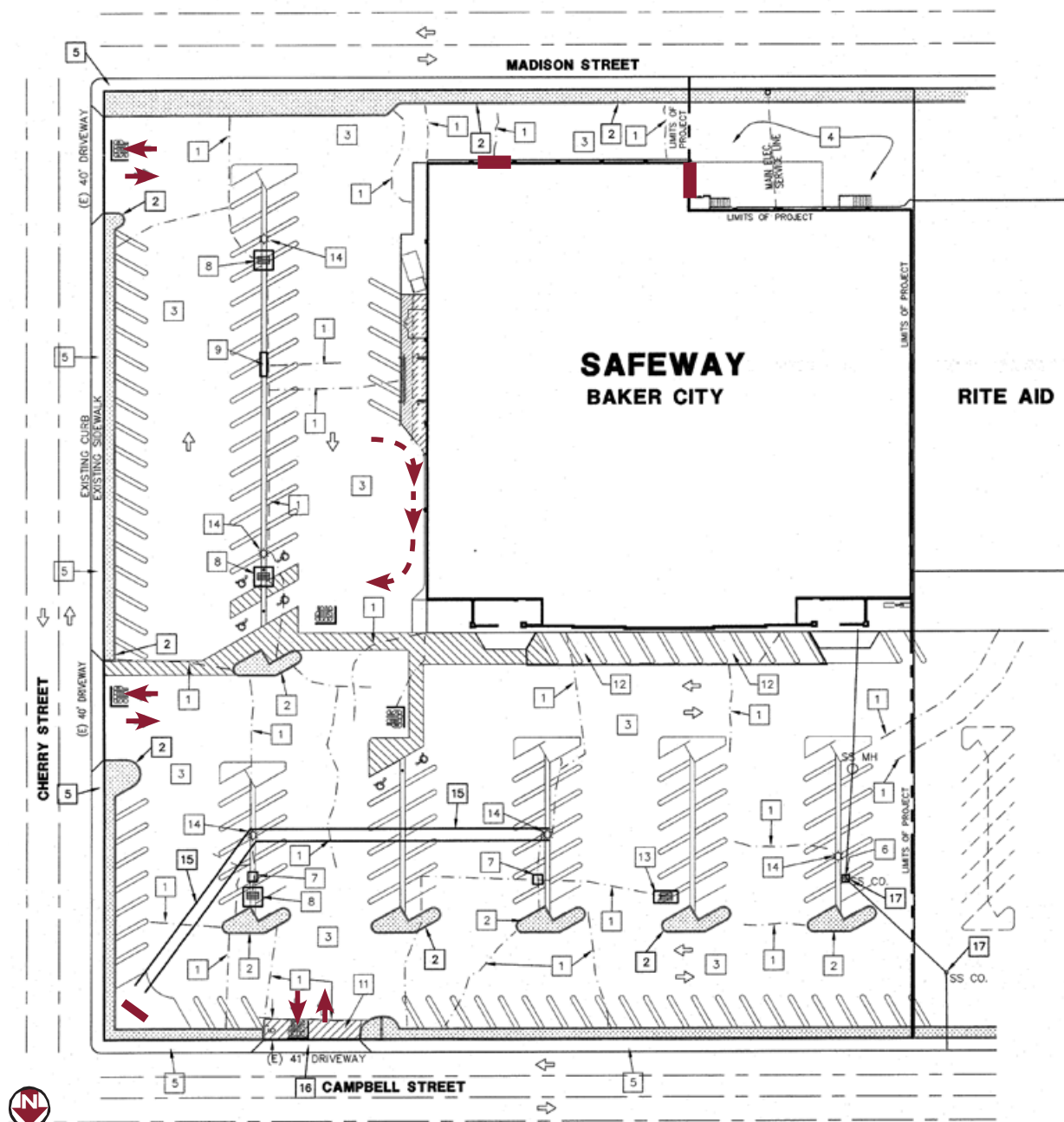


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**GRADE-LEVEL & DOCK-HIGH DOORS**  
**DRIVE-THRU, & PYLON SIGNAGE**





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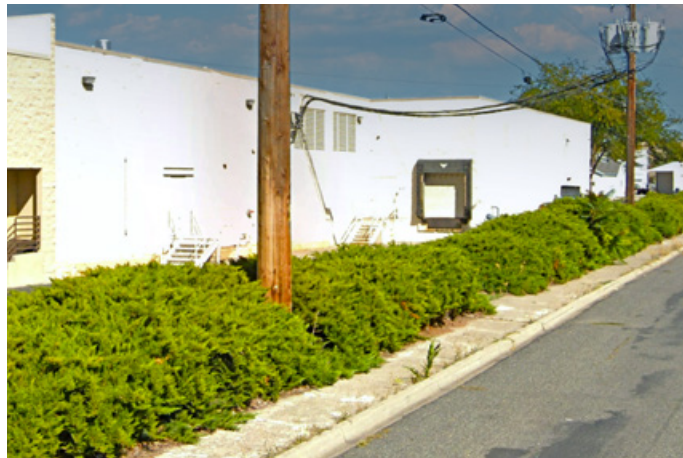


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**GRADE-LEVEL & DOCK-HIGH DOORS**  
**DRIVE-THRU, & PYLON SIGNAGE**





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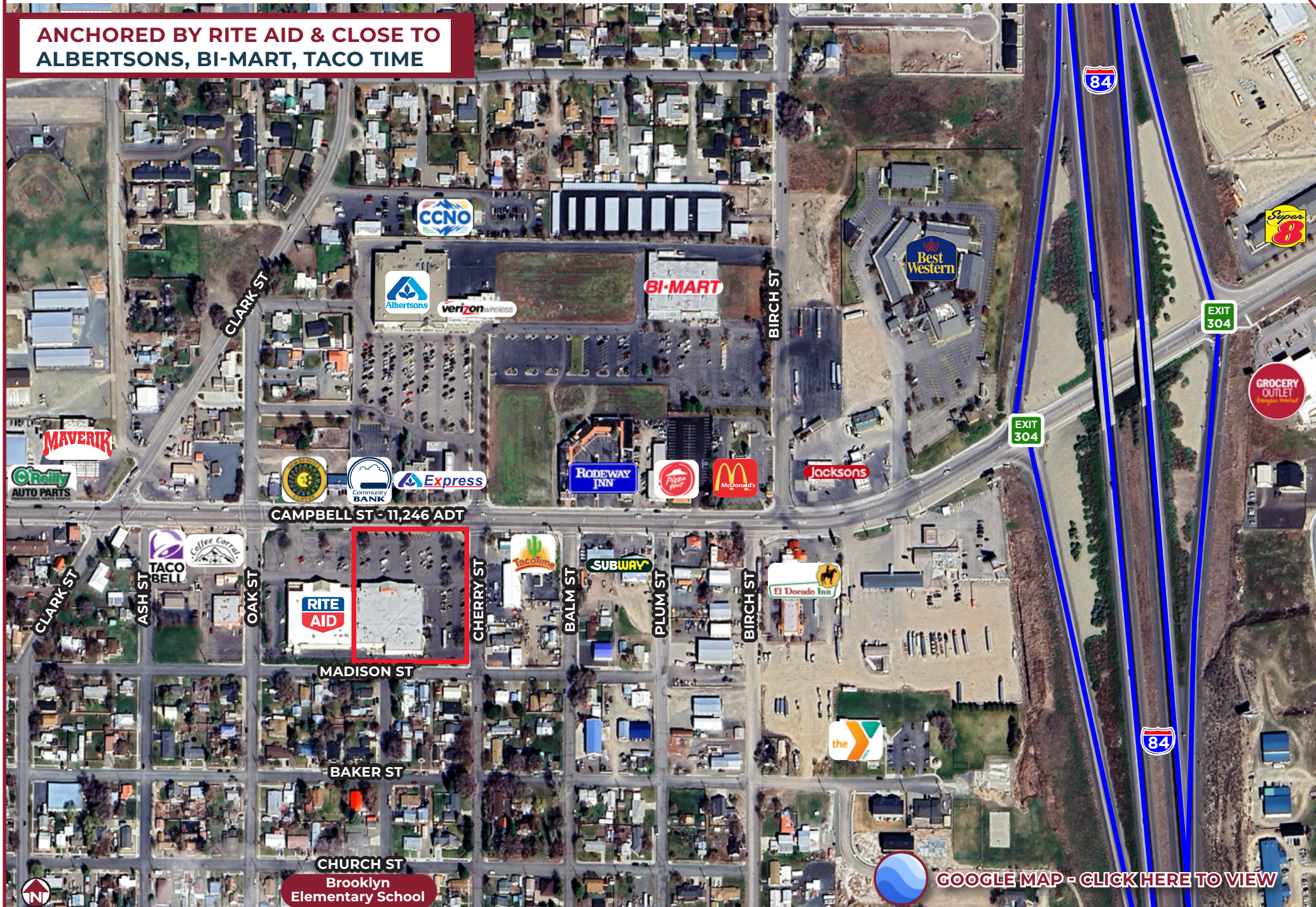


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**ANCHORED BY RITE AID & CLOSE TO  
ALBERTSONS, BI-MART, TACO TIME**



**CHURCH ST**  
Brooklyn  
Elementary School



**GOOGLE MAP - CLICK HERE TO VIEW**





**5, 10 & 15 MILE DEMOGRAPHICS  
& RETAIL DEMAND OUTLOOK**

**15 MILE SNAPSHOT**

**13,530  
POPULATION**

**5,775  
HOUSEHOLDS**

**\$62,820  
MEDIAN HH INCOME**

**\$86,427  
AVERAGE HH INCOME**

**46  
AVERAGE AGE**

In the identified area, the current year population is 13,530. In 2020, the Census count in the area was 13,217. The rate of change since 2020 was 0.55% annually. The five-year projection for the population in the area is 13,724 representing a change of 0.29% annually from 2024 to 2029.

The household count in this area has changed from 5,604 in 2020 to 5,775 in the current year, a change of 0.71% annually. The five-year projection of households is 5,859, a change of 0.29% annually from the current year total. Average household size is currently 2.27, compared to 2.28 in the year 2020. The number of families in the current year is 3,423 in the specified area.

**5, 10 & 15 MILE DEMOGRAPHICS**  
[CLICK BELOW TO VIEW](#)

**RETAIL DEMAND OUTLOOK**  
[CLICK BELOW TO VIEW](#)



Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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**10, 20 & 30 MINUTE DRIVE-TIME  
DEMOGRAPHICS**

**30 MINUTE SNAPSHOT**

**13,688  
POPULATION**

**5,854  
HOUSEHOLDS**

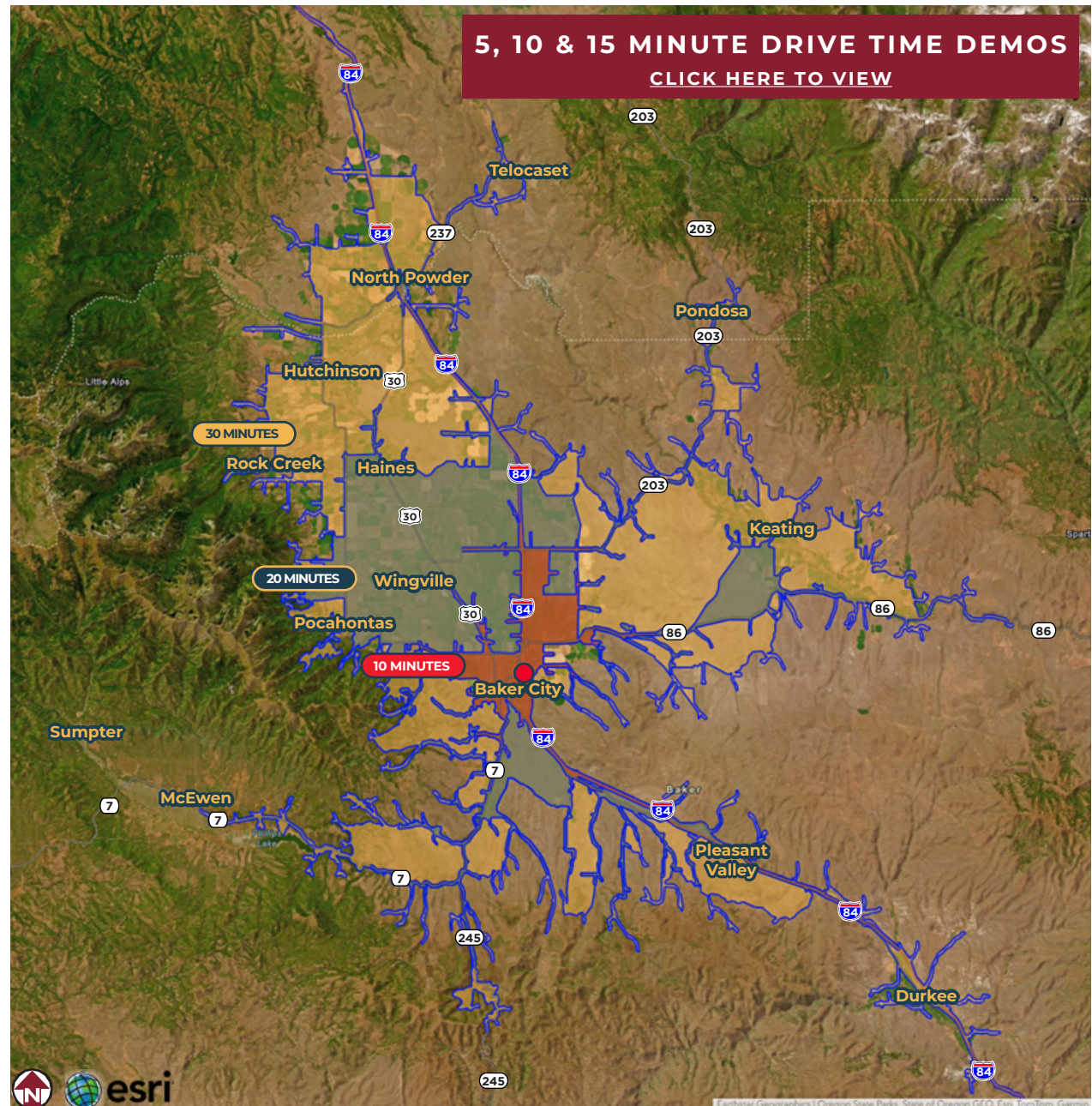
**\$62,710  
MEDIAN HH INCOME**

**\$86,009  
AVERAGE HH INCOME**

**45  
AVERAGE AGE**

**5, 10 & 15 MINUTE DRIVE TIME DEMOS**

[CLICK HERE TO VIEW](#)





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## **ABOUT BAKER CITY OREGON**



## **LIVING THE DREAM IN BAKER CITY**



Where breathtaking natural wonders and fascinating history await you, visit Baker County, OR! Nestled between the enchanting Wallowa Mountains and the majestic Elkhorn ridge of the Blue Mountains.

Located in scenic Northeast Oregon, at the intersection of three Oregon Scenic Byways, and surrounded by the Wallowa Mountains, Hells Canyon, and the Elkhorn Mountains, Baker County offers unparalleled access to outdoor adventures of all kinds.

Experience small town Americana at its best in historic Baker City. The vibrant downtown boasts more than 100 buildings on the National Register of Historic Places, and is home to countless restaurants, galleries, and local independent retail shops.

Explore the scenic byways and back roads of this beautiful corner of Oregon. Discover small town charm and hospitality in Baker City, Halfway, Sumpter, Huntington, Haines, Unity and Richland. Learn More About Baker City Here: <https://travelbakercounty.com/>

**VISIT  
BAKER**  
CHAMBER OF COMMERCE  
AND VISITORS BUREAU

<https://visitbaker.com/>





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