



# Offering Memorandum

**1055 S Hwy 395**

**HERMISTON, OR 97838**

**PRESENTED BY:**

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# PROPERTY SUMMARY

## 1055 S HWY 395

HERMISTON, OR 97838

OFFERING SUMMARY	
SALE PRICE:	\$1,950,000
BUILDING SIZE:	16,880 SF
LOT SIZE:	1.34 Acres
PRICE / SF:	\$115.52
	1998
CAP RATE:	6.75%
	1802
ZONING:	C-2

# PROPERTY SUMMARY

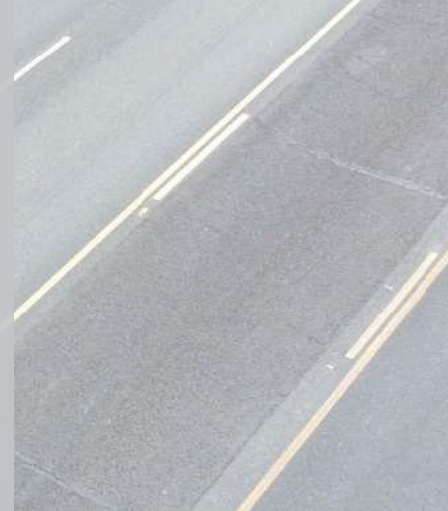
Leased multi-tenant investment property now available for sale. Cornerstone Court has a long-standing history of a diverse tenant mix, with strong office and retail tenants. The property is situated on 1.34 acres along Hermiston's Hwy 395 corridor and surrounded by established national and local retailers. The building offers a variety of suite sizes and layouts. This property has been well maintained and is in excellent condition with recent updates to the HVAC (2023), Roof (2024) and paint (2025).





## PROPERTY HIGHLIGHTS

- Excellent Location with High Visibility
- HWY 395 Frontage
- 14,000+ ADT
- Diverse, Quality Tenant Mix
- Pylon Signage with Digital Reader Board





## PROPERTY PHOTOS





## ADDITIONAL PHOTOS





## ZONING & LOCATION INFORMATION

### C-2 ZONING

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

### HERMISTON, OREGON

Cornerstone Court is conveniently located with prime frontage along Hermiston's Hwy 395 commercial corridor. This site offers excellent visibility, access and parking. Hermiston is a vibrant and growing city with the highest projected growth of 33% between 2016-2035 in Umatilla County. Located near the intersection of Interstate 84 and Interstate 82, just minutes from a Columbia River port and the Washington state line, Hermiston is capitalizing on its strategic location as a transportation center and gateway to Oregon's favorable sales-tax climate and with the addition of retail strategists, is expected to continue attracting national retailers.

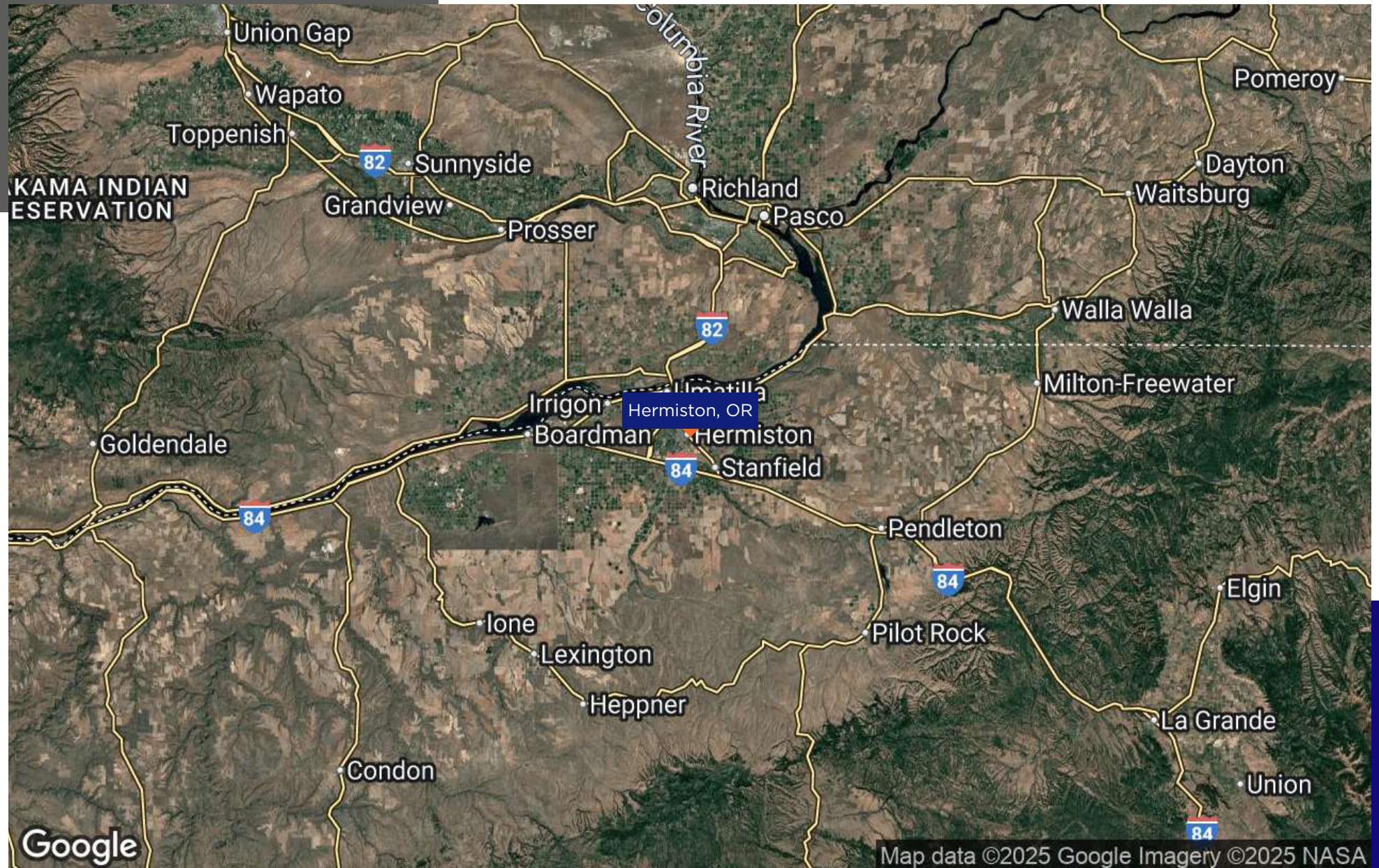
From modest beginnings, Hermiston has grown into a modern city as the largest city in Eastern Oregon, enjoying a wealth of assets in people, land, climate and the mighty Columbia River. Due to logistics and land availability, Hermiston has tremendous potential for further agricultural, Commercial and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







## REGIONAL MAP



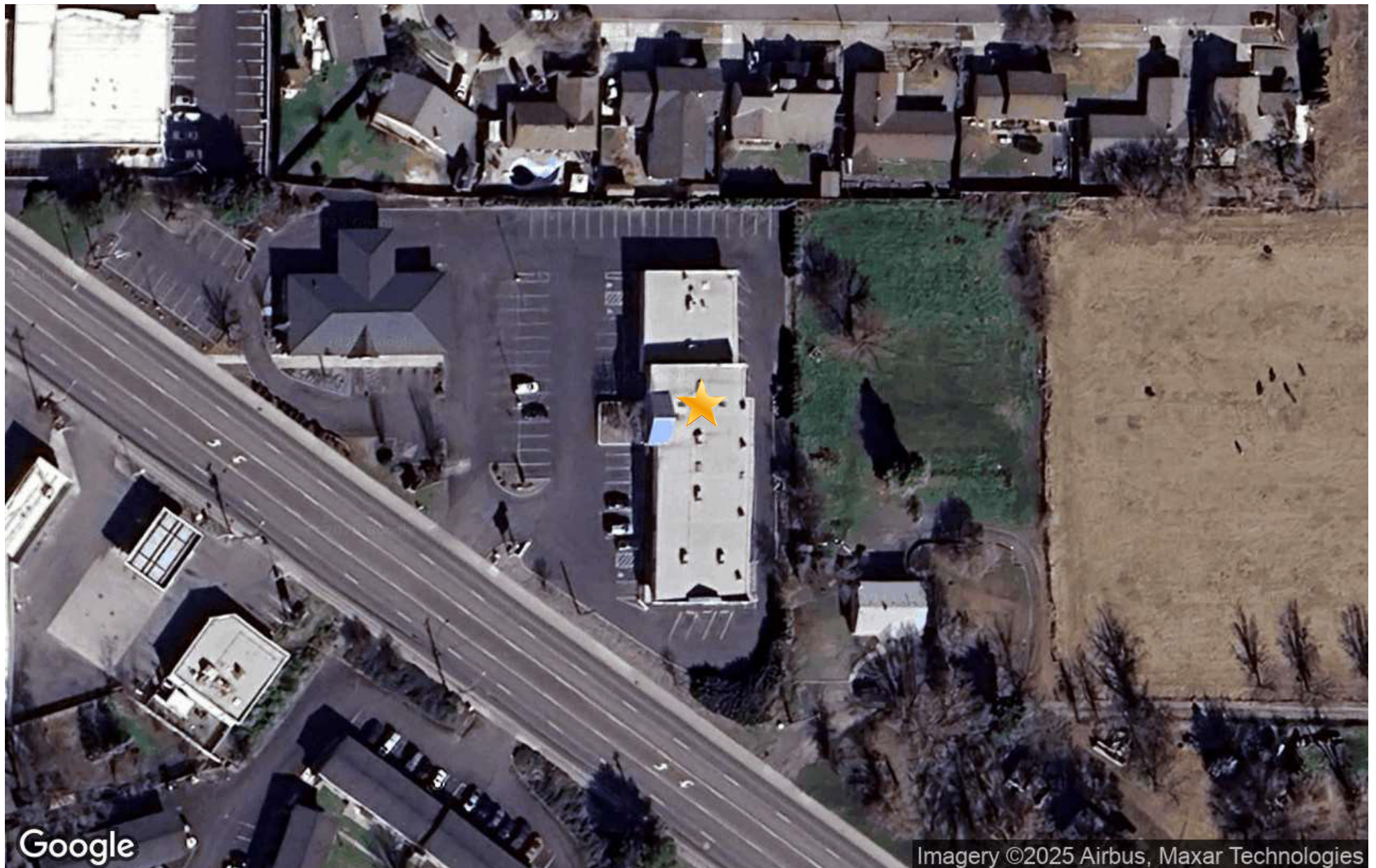


MARKET MAP - HERMISTON 395





## AERIAL MAP





INCOME & EXPENSES



INCOME SUMMARY		CORNERSTONE COURT
RENT ROLL INCOME		\$207,469
VACANCY COST		\$0
GROSS INCOME		\$207,469
EXPENSES SUMMARY		CORNERSTONE COURT
PROPERTY TAX (2024-2025)		\$25,897
INSURANCE		\$4,593
PROPERTY MANAGEMENT		\$11,640
MAINTENANCE		\$20,647
UTILITIES		\$12,842
LANDSCAPING		\$200
OPERATING EXPENSES		\$75,819
NET OPERATING INCOME		\$131,650



# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF /YEAR	ANNUAL RENT	LEASE START	LEASE END
100	Kobe Hibachi Sushi	2,000 SF	11.85%	3/1/2026	\$14.22 \$0.57	\$28,440	10/01/2016	2/28/2027
101	Kobe Hibachi Sushi	1,000 SF	5.92%	3/1/2026	\$25.56 \$1.02	\$25,560	3/01/2022	2/28/2027
111	CJ Electronic Repair & Sales	1,000 SF	5.92%	-	\$16.80	\$16,800	2/26/2024	1/31/2026
202	Tolarian Table Tops	1,500 SF	8.89%	12/1/2025	\$10.38 \$0.62	\$15,576	12/29/2021	11/30/2025
*	VACANT - used as owner storage	1,500 SF	8.89%	-	-	-	-	-
212	Barak & Associates	1,500 SF	8.89%	-	\$8.92	\$13,380	8/10/2012	9/30/2025
232	Regional Multiple Listing Service	1,500 SF	8.89%	1/1/2026	\$7.64 \$0.23	\$11,460	1/01/2008	12/31/2025
303	Fresh Image Salon	500 SF	2.96%	-	\$18.96	\$9,481	7/02/2020	6/30/2026
313	Boylan Realty	2,000 SF	11.85%	-	\$12.00	\$24,000	7/19/2024	6/30/2026
323	Premier Community Supports	1,500 SF	8.89%	9/1/2026	\$16.64 \$0.67	\$24,960	9/01/2023	8/31/2028
333	Barrett Business Services, Inc.	1,207 SF	7.15%	2/1/2026	\$12.62 \$0.50	\$15,228	12/02/2015	1/31/2028
343	Barrett Business Services, Inc.	1,220 SF	7.23%	2/1/2026	\$18.51 \$0.74	\$22,584	12/01/2015	1/31/2028
<b>TOTALS</b>		<b>16,427 SF</b>	<b>97.33%</b>		<b>\$162.25</b>	<b>\$207,469</b>		
<b>AVERAGES</b>		<b>1,369 SF</b>	<b>8.11%</b>		<b>\$14.75</b>	<b>\$18,861</b>		



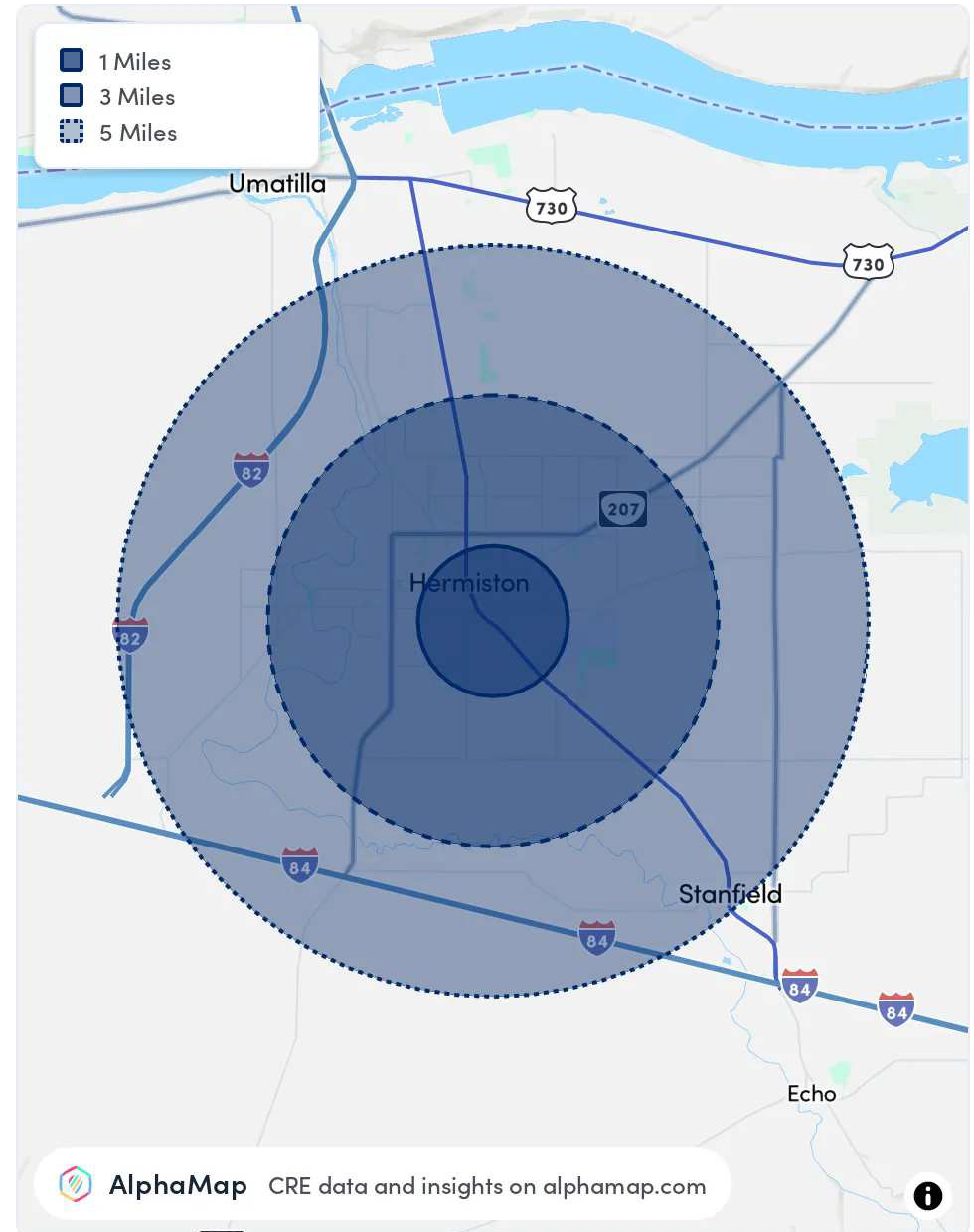
# AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,354	24,661	29,896
AVERAGE AGE	35	36	37
AVERAGE AGE (MALE)	35	35	36
AVERAGE AGE (FEMALE)	36	37	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,594	8,420	10,283
PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$79,217	\$84,537	\$85,444
AVERAGE HOUSE VALUE	\$307,039	\$303,647	\$307,569
PER CAPITA INCOME	\$28,291	\$29,150	\$29,463

Map and demographics data derived from AlphaMap





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