



LEASE

Hermiston Plaza

1885 NORTH 1ST STREET, SUITE B

Hermiston, OR 97838

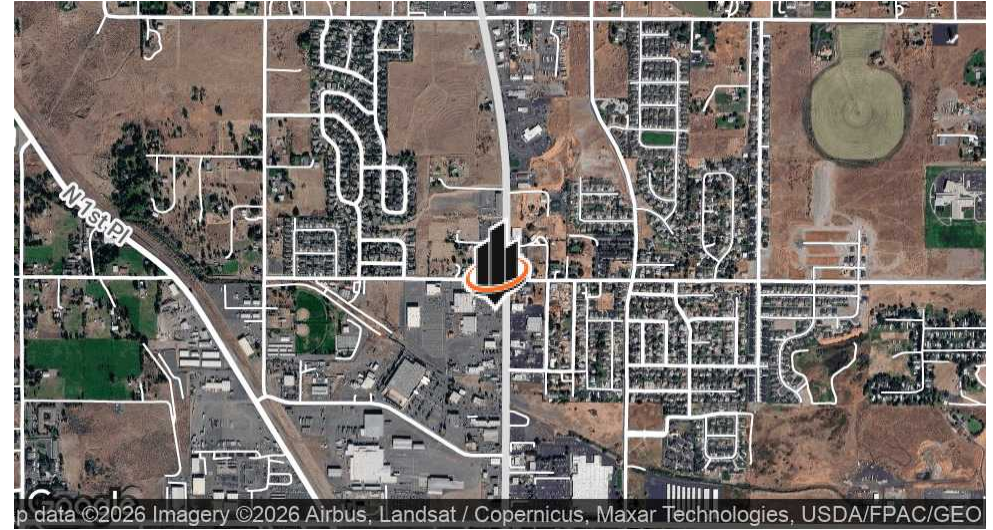
PRESENTED BY:

KEN DAVIS

O: 509.949.0860

ken.davis@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$40.00 SF/yr (NNN)
AVAILABLE SF:	2,500 SF
LOT SIZE:	4.79 Acres
BUILDING SIZE:	4,800 SF

PROPERTY DESCRIPTION

Prime retail opportunity awaits in the brand-new 4,800-square-foot pad building, completed in 2025 and prominently situated on the high-visibility corner of North 1st Street and W. Theater Lane in Hermiston, OR.

Directly next door to the brand new Chipotle and adjacent to the established Hermiston Plaza retail center (featuring Grocery Outlet, Planet Fitness, Cricket Wireless, and more), this freestanding pad building offers exceptional exposure at a fully controlled intersection along a major thoroughfare.

Currently in grey shell condition, the versatile 2,500 sq ft lease space is ready for customization and accommodates a wide range of retail, service, or professional uses. Capitalize on the heavy traffic, strong co-tenancy, and prime location in one of Eastern Oregon's fastest-growing markets—perfect for your next venture!

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HERMISTON PLAZA | 1885 North 1st Street Hermiston, OR 97838

ADDITIONAL PHOTOS

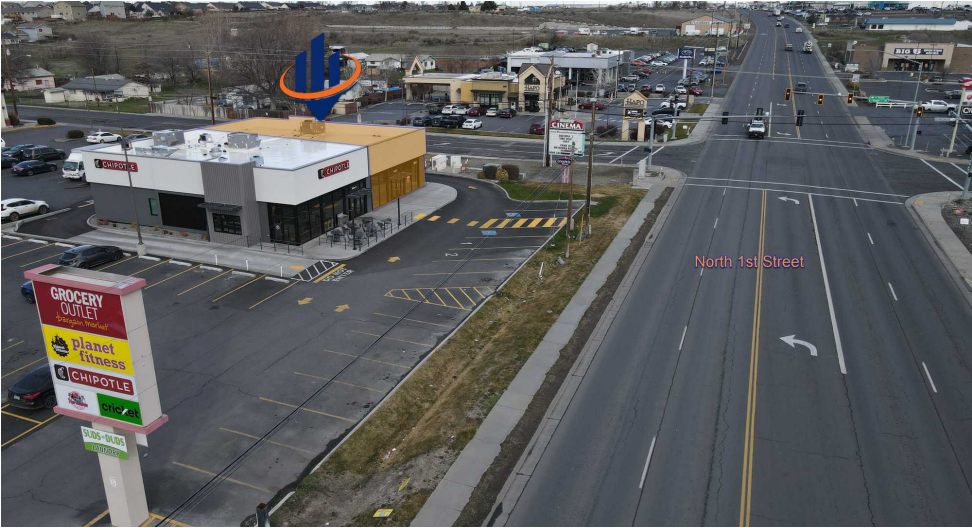


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SVN | CASCADES 3

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LOCATION MAP



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AREA ANALYTICS

POPULATION

3 MILES 5 MILES 10 MILES

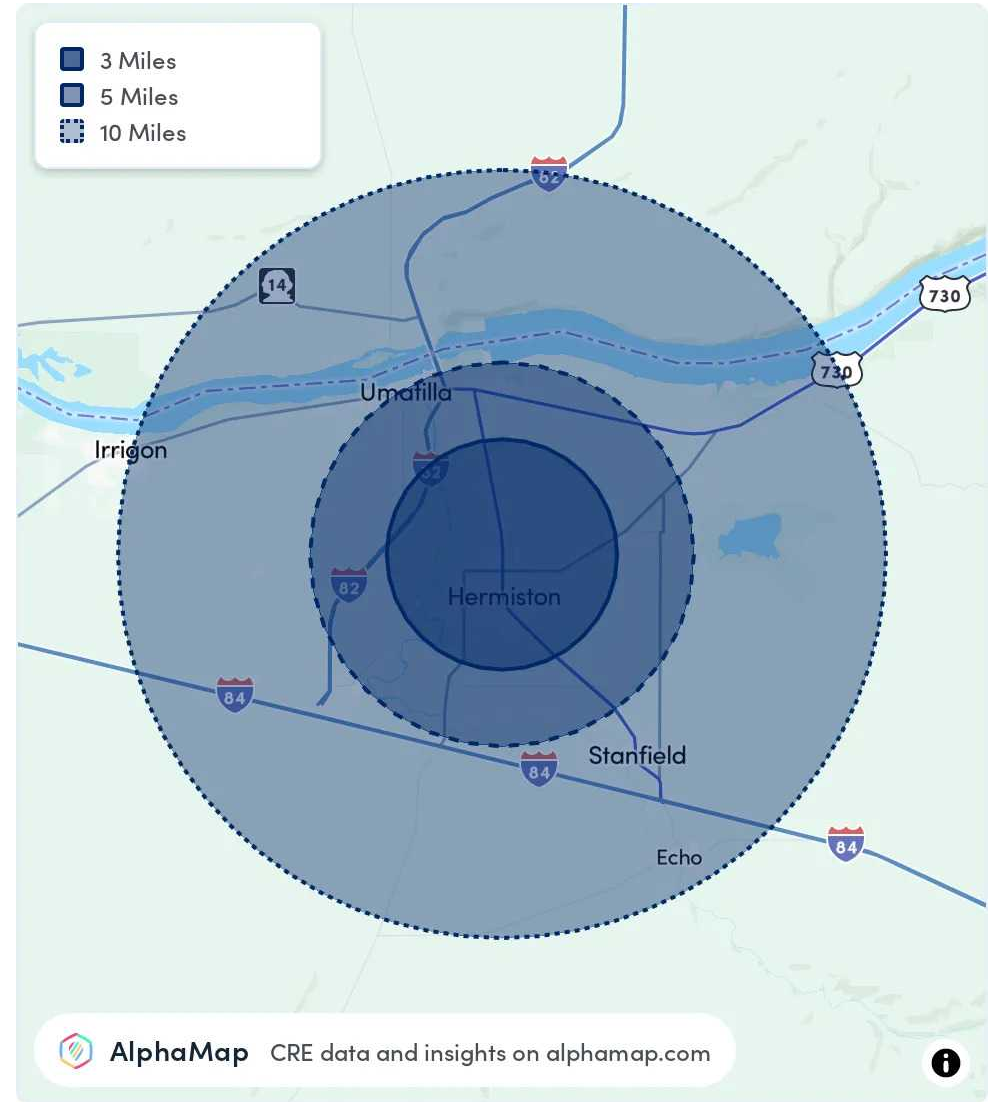
	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	25,701	32,620	42,468
AVERAGE AGE	36	37	37
AVERAGE AGE (MALE)	35	36	37
AVERAGE AGE (FEMALE)	37	37	38

HOUSEHOLD & INCOME

3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,772	10,832	13,926
PERSONS PER HH	2.9	3	3
AVERAGE HH INCOME	\$85,196	\$84,918	\$82,781
AVERAGE HOUSE VALUE	\$304,709	\$307,346	\$299,400
PER CAPITA INCOME	\$29,377	\$28,306	\$27,593

Map and demographics data derived from AlphaMap



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