

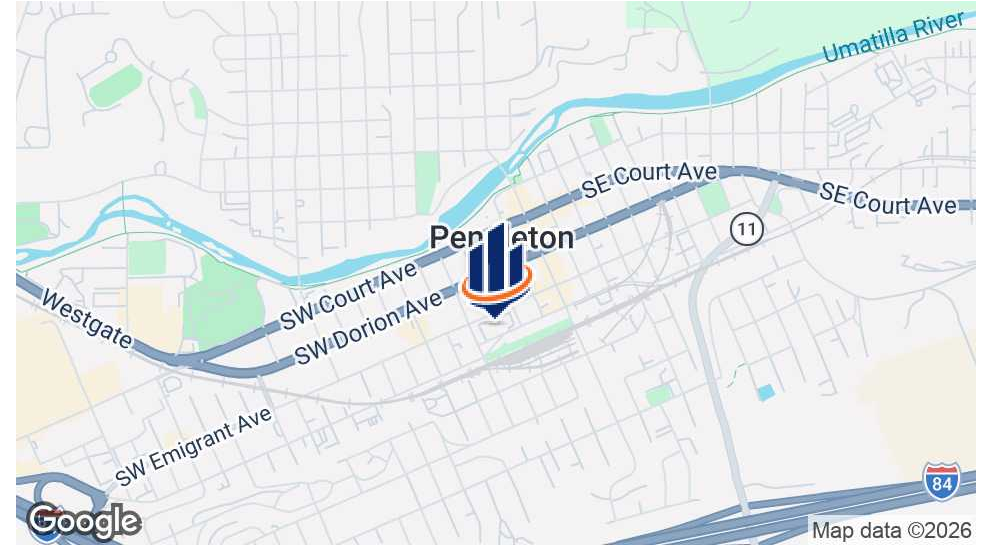
# PENDLETON RETAIL | LEASE

320 SW EMIGRANT  
PENDLETON, OR 97801

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# Property Summary



## OFFERING SUMMARY

Lease Rate - Suite 320:	\$11/SF/YR (NNN)
Available Lease SF:	9,227 SF
Lot Size:	2.1 Acres
Building Size:	26,300 SF
APN:	2N3210-AD-03300, 2N3210-AD-03600, 2N3210-AD-03300

## PROPERTY DESCRIPTION

Large Retail suite available for Lease. Situated in a 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 a two-tenant building with shared parking. National credit tenant to occupy the previous Baxter Auto Parts space with improvements to the building exterior and parking lot. Various uses possible within C-1/CMU Zoning.

Suite 320 features large showroom space, a private office, restrooms, grade level roll-up door and a truck well with dock-high roll-up door and receiving area. 5,600 SF of basement storage space also available. Currently occupied on a month-to-month basis by Western Auto.

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# Complete Highlights



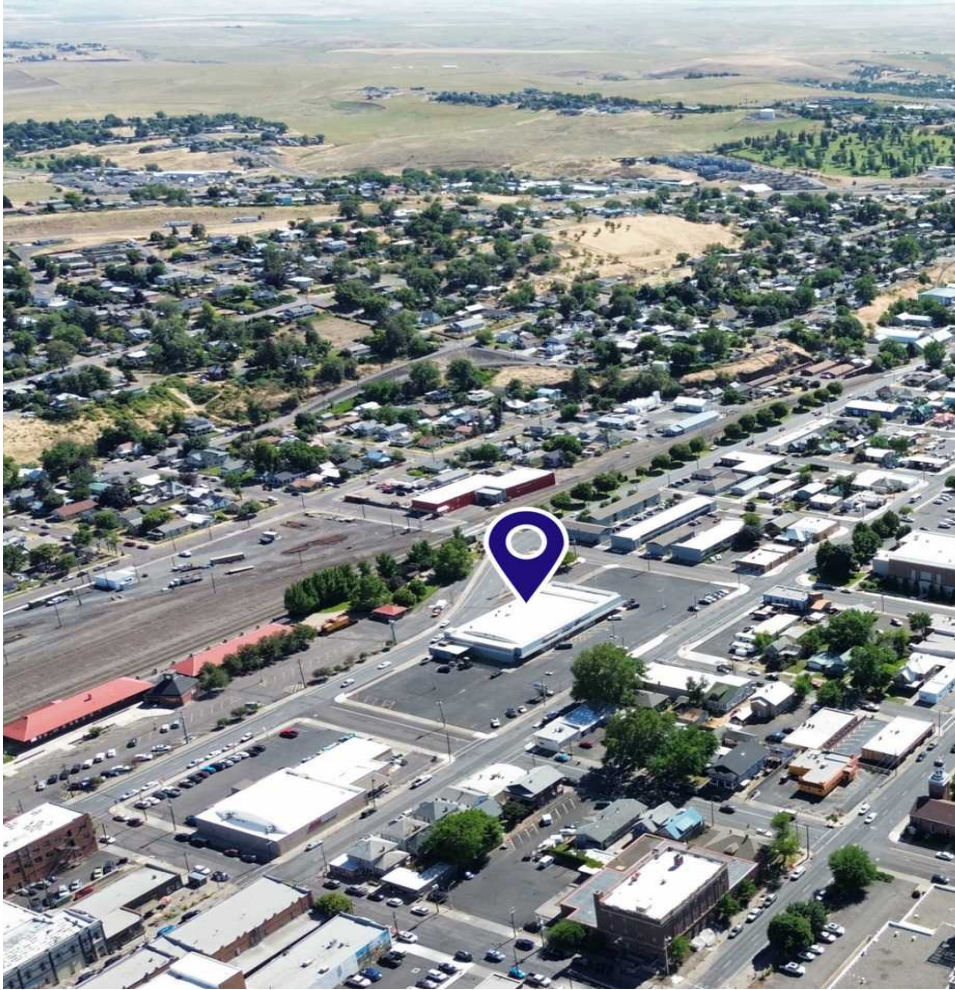
## PROPERTY HIGHLIGHTS

- Prime Retail Location in Pendleton
- Large showroom space
- Ample Parking in well-lit parking lot
- Multiple Points of Access
- Pole Signage
- 13' Clear Height
- Truck well with one (1) 10x10 dock-high door
- One (1) 11x8 roll-up door
- Conveyor belt from basement to main level
- 5,600 SF Below grade storage available

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# 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.

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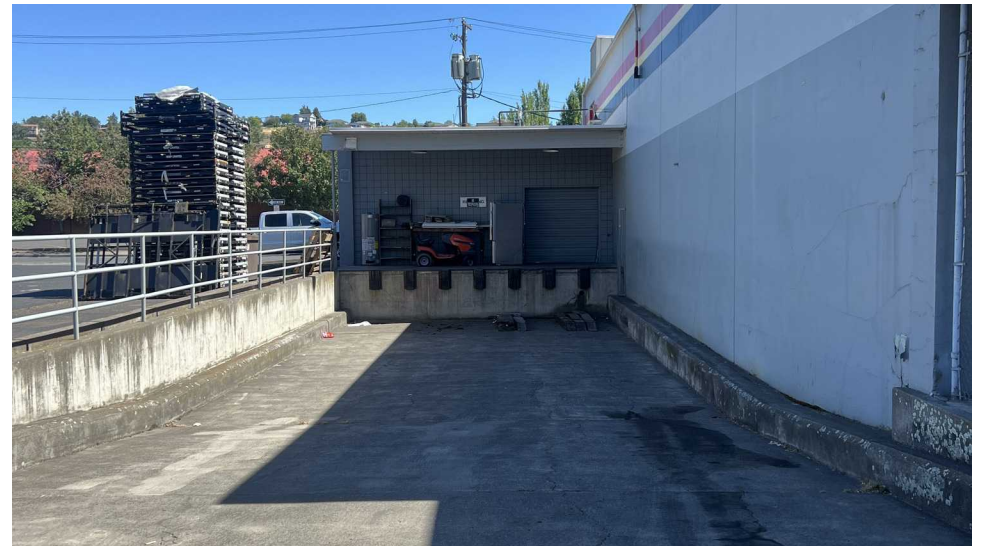
# Additional Photos



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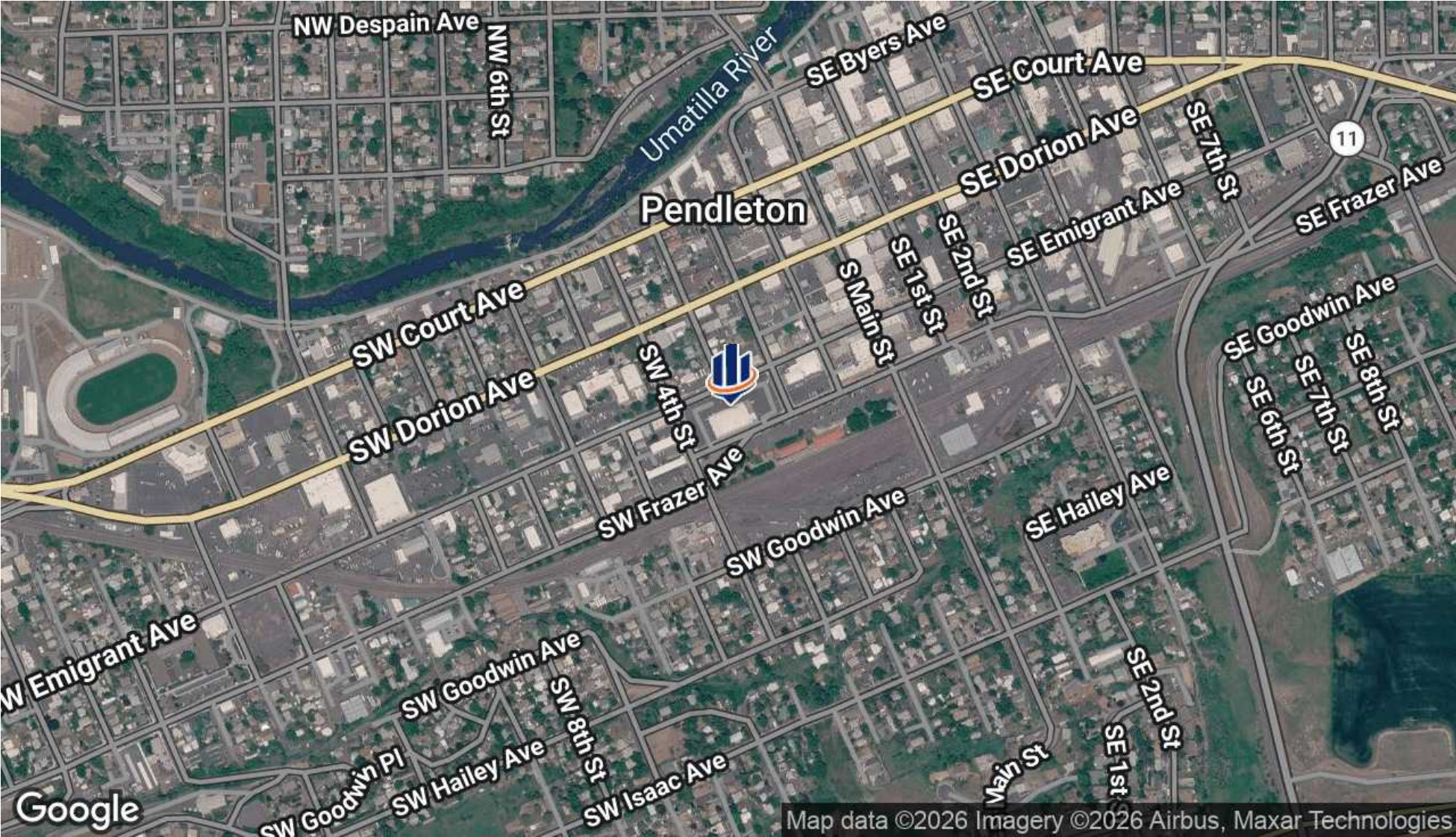
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# Location Map



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# Retailer & Surrounding Area Map



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# Floor Plan

