

OFFERING MEMORANDUM

EAST OREGONIAN - OFFICE/MIXED-USE

211 SE Byers Ave., Pendleton, OR 97801

FOR SALE: \$2,150,000



25,850 SF | 1.43 ACRES | SINGLE STORY | BUILT IN 2006

FOR MORE INFORMATION:

BELLCORNERSTONE
Commercial Real Estate

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211 SE BYERS AVE.

Pendleton, OR 97801

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

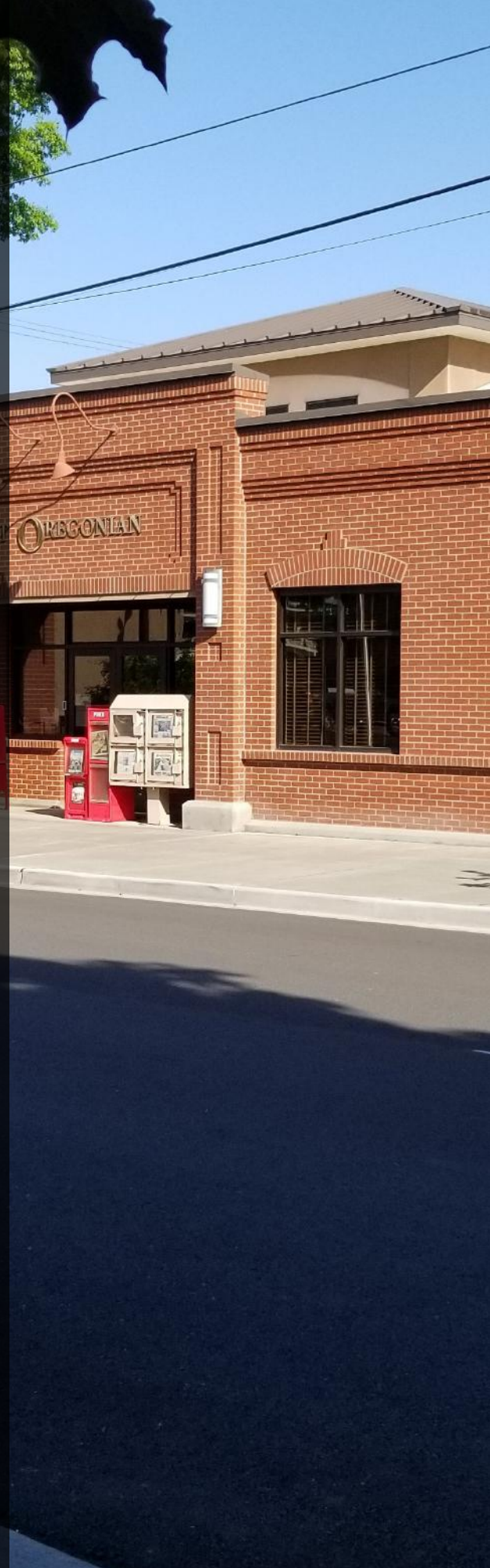
211 SE BYERS AVE. Pendleton, OR 97801

211 SE Byers Ave. in Pendleton, OR (which also includes 35 SE 3rd St. & 27 SE 3rd St.), is a well-positioned property located along the Umatilla River (and the 2.5-mile Umatilla River Walk), comprised of three buildings totaling approximately 25,850 square feet and situated on a 1.43-acre lot.

The main building features a mix of office and warehouse space, with 8,164 square feet dedicated to warehouse facilities and 14,800 square feet allocated for office use. The property benefits from 42 parking spaces and, while built in 1960, underwent renovations in 2006.

Additionally, there are two smaller buildings, one measuring 810 square feet and the other measuring 2,076 square feet.

This property presents an exciting investment/owner-user opportunity with several noteworthy features and the combination of office and warehouse space provides flexibility to accommodate a wide range of businesses.



MARKET OVERVIEW



Pendleton, Oregon

Located at the base of the beautiful Blue Mountains in Eastern Oregon, this agriculturally-based rural community is an outdoor enthusiast and sportsman's paradise. Well known for its world-class Pendleton Round-Up rodeo, the area also boasts hunting, fishing, skiing, snowshoeing, cycling, hiking, and many other recreational activities. The City of Pendleton also enjoys a thriving arts culture with a wonderful art center, community theater, and many historic attractions. Combined with clean air, good schools, and an active community college, Pendleton is a vibrant and family-friendly community. The City serves a population base of about 17,000.



POPULATION

City: Pendleton

16,719

State: Oregon 4,246,000

MEDIAN AGE

City: Pendleton

36.2 Years

State: Oregon 39.5 Years

	2 Mile	5 Mile	10 Mile
Population 2023	15,019	19,132	21,541
Total Households	5,852	7,324	8,124
Avg Household Size	2.4	2.4	2.4
Median Age	38.5	39.2	39.3
Avg Household Income	\$75,684	\$79,889	\$81,314
Median Home Value	\$197,161	\$207,695	\$211,475

AVERAGE HOUSEHOLD INCOME

City: Pendleton

\$71,840

State: Oregon \$59,540

ECONOMIC INDICATORS

6.4%

Pendleton
Unemployment Rate

3.4%

U.S.
Unemployment Rate

HOUSEHOLDS

City: Pendleton

3,599

State: Oregon 1,658,091



Average
Household Size

Population 22+ by Educational Attainment

Highest level of education among people aged 25 years
and older as 80% more or less than Oregon at large.

Some High School, No Diploma	7%
High School Grad	20%
Some College, No Degree	19%
Associate's Degree	19%
Bachelor's Degree	35%

LOCATION OVERVIEW

- **HIGHWAY ACCESS**

Centrally located with easy access to I-84, Routes 395, 30 and 37.

- **PROXIMITY**

4 miles and a 10-minute drive to Eastern Oregon Regional Airport and 43.8 miles and a 55-minute drive to Walla Walla Regional Airport in Washington State.



SITE OVERVIEW

SITE

Property Type:	Office/Mixed-use
Building Class:	Class A
Total Acreage:	1.43
Total SF:	25,850
Building #1 SF:	22,964
Office SF:	14,800
Warehouse SF:	8,164
Building #2 SF:	810
Building #3 SF:	2,076
Solar Panel System:	33kW - Installed in 2011

OPERATING EXPENSES (2022)

Utilities:	\$15,621
Property Taxes:	\$43,904.36





PARCEL OVERVIEW

Parcel #1

Address: 211 SE Byers Avenue

Account Number: 102660

Map Number: 2N3202CC04500

Acres: 0.36

Parcel #2

Address: Undesignated Parcel

Account Number: 102662

Map Number: 2N3202CC04600

Acres: 0.35

Parcel #3

Address: Undesignated Parcel

Account Number: 102658

Map Number: 2N3202CC04400

Acres: 0.28

Parcel #4

Address: 35 SE 3rd Street

Account Number: 102656

Map Number: 2N3202CC04300

Acres: 0.13

Parcel #5

Address: Undesignated Parcel

Account Number: 102655

Map Number: 2N3202CC04200

Acres: 0.11

Parcel #6

Address: 27 SE 3rd Street

Account Number: 102653

Map Number: 2N3202CC04100

Acres: 0.20

PARCEL MAP

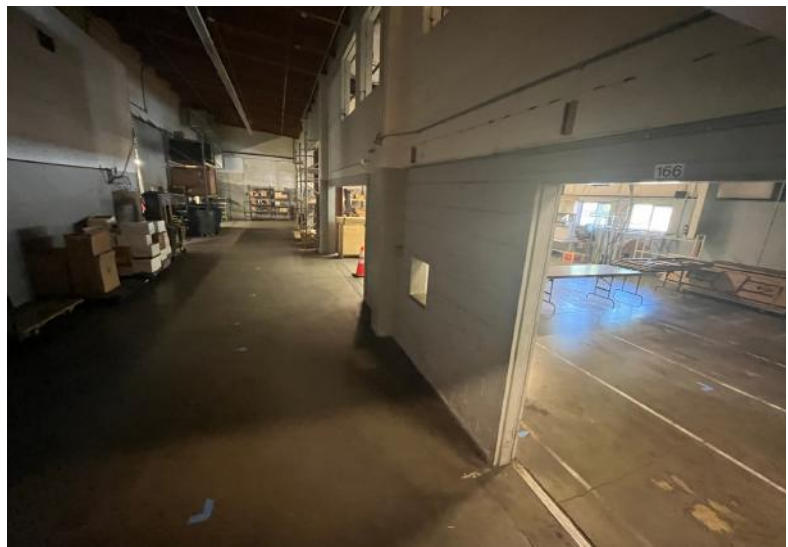
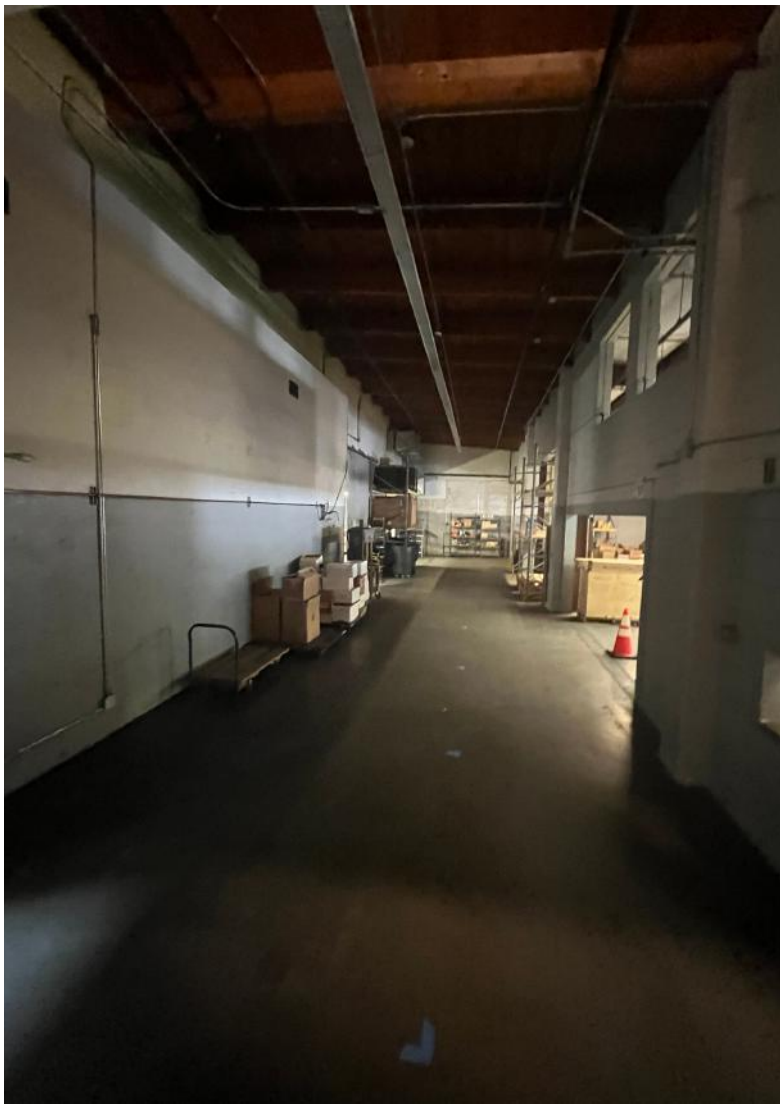


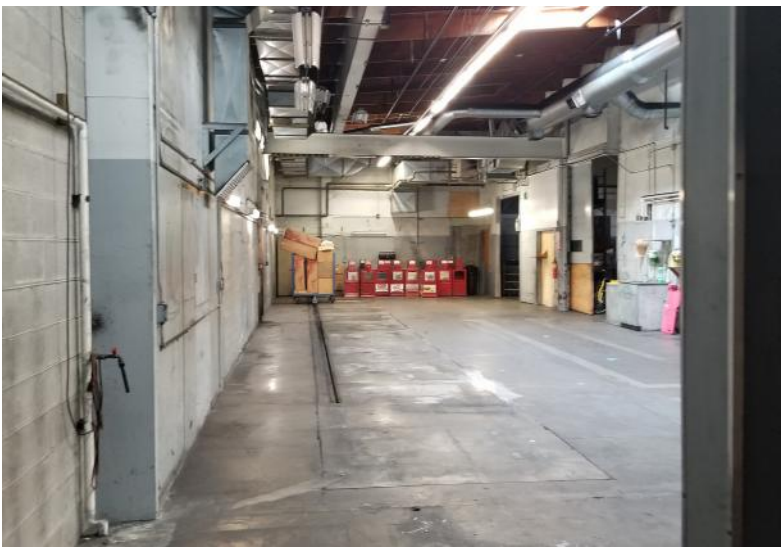


Building 1: 211 SE Byers Ave., Pendleton, OR 97801

Main Building – Office & Warehouse Space



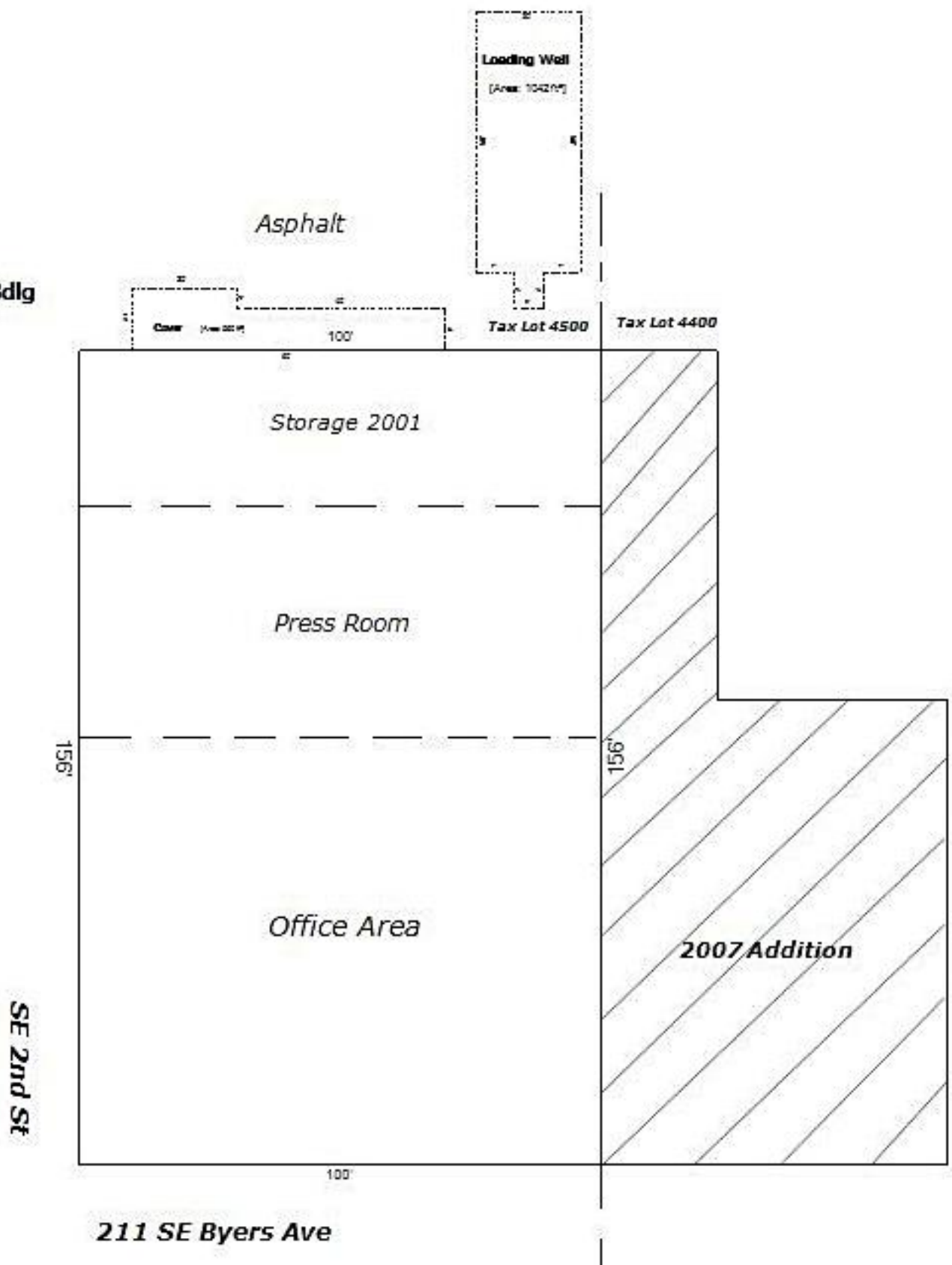


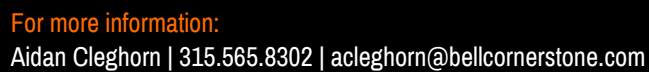


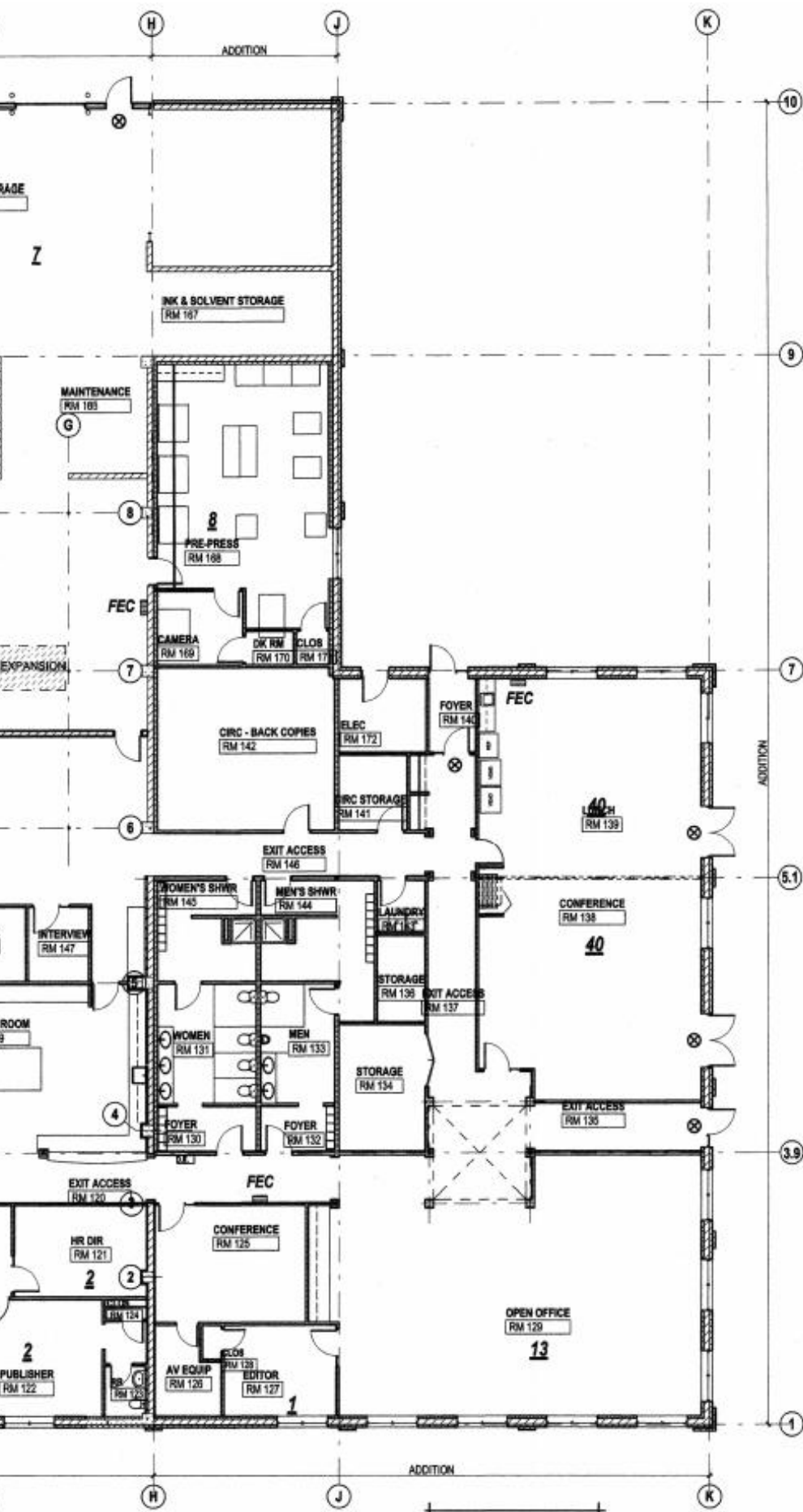




East Oregonian Bldg
[Area: 15600 ft²]

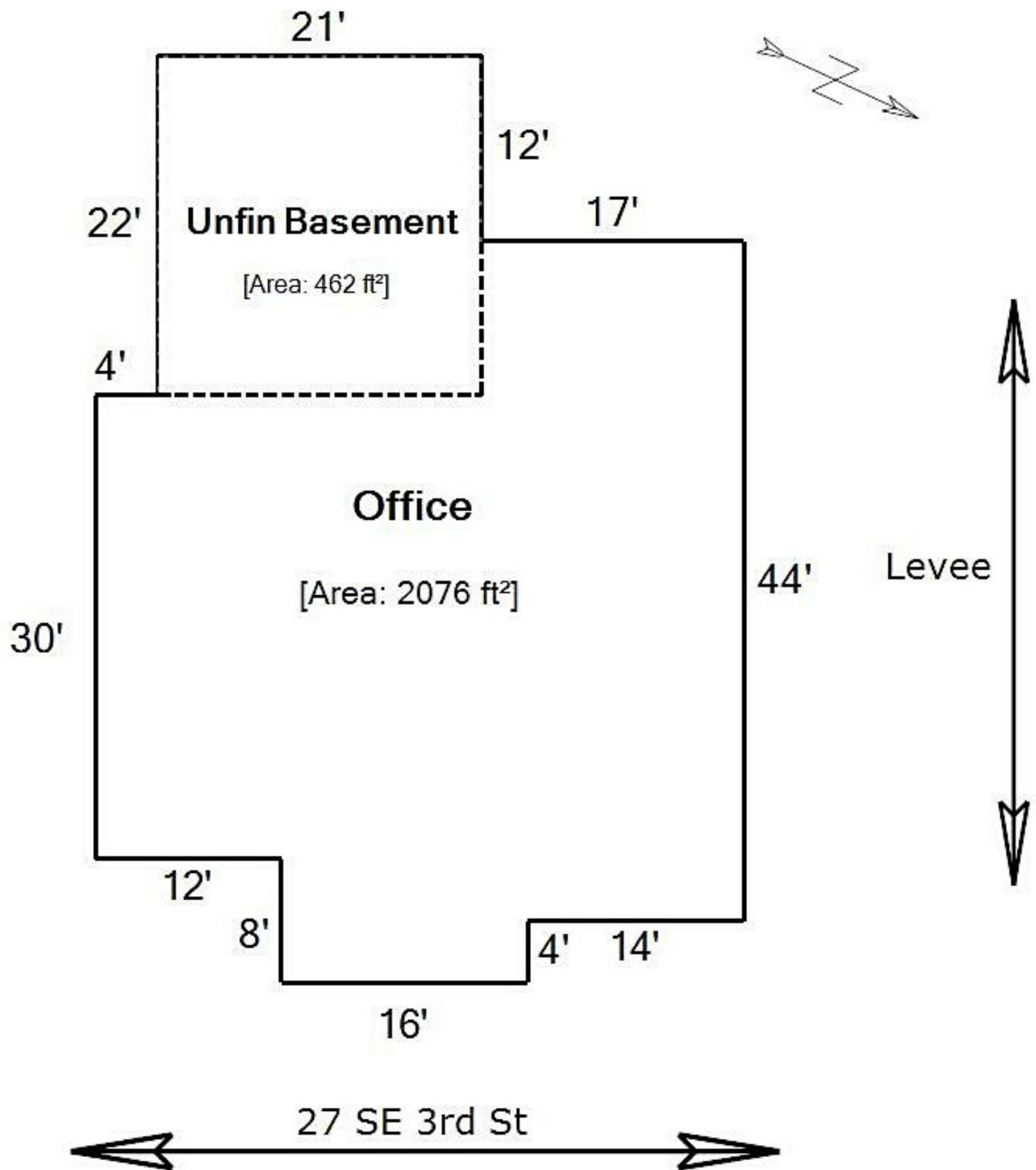






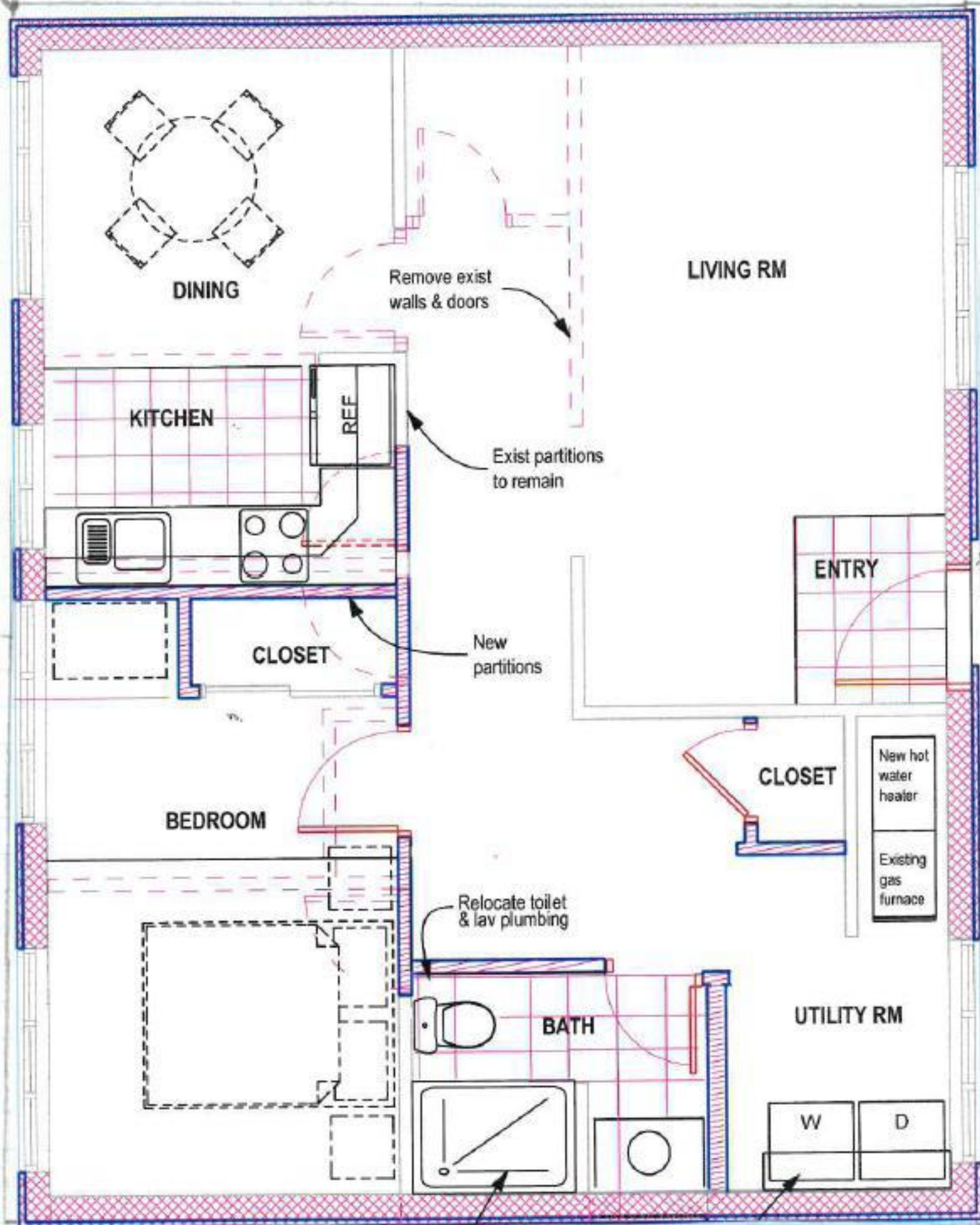
Building 2: 27 SE 3rd St., Pendleton, OR 97801
Office - Umatilla Watershed Basin Council





Building 3: 35 SE 3rd St., Pendleton, OR 97801
Residential Apartment – Fully Remodeled in 2020





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