

RETAIL FOR SALE

RARE OWNER/USER OPPORTUNITY IN HISTORIC BUILDING

233 SE 4th St, Pendleton , OR 97801



OFFERING SUMMARY

SALE PRICE:	\$1,258,629
LOT SIZE:	17,424 SF
BUILDING SIZE:	11,339 SF
RENOVATED:	2000
ZONING:	Commercial
MARKET:	Pendleton
PRICE / SF:	\$111.00

PROPERTY OVERVIEW

Located in historic downtown Pendleton is an architectural gem on over 17,000 SF of land. The Raley House was built in 1909 by Thomas Riley, the founder and president of the Pendleton Round Up. Fully renovated in 2000, the building has all the modern conveniences while retaining beautiful details from another era. The restaurant, with a full professional kitchen, bar area, and outdoor patio, is located on the main floor. The 2,595 SF basement contains plenty of storage, work rooms, and two walk in coolers. The 2nd floor has four beautiful bedrooms, 2 bathrooms, and a large office. A huge 3 car garage is just across a breezeway. The grounds are a perfect setting weddings and parties for over 100 people.

PROPERTY HIGHLIGHTS

- Renovated historic building with gorgeous interiors
- Located in historic Pendleton, a tourist hotspot
- In close proximity to many tourist attractions
- Contains full restaurant, kitchen, bar, and outdoor patio
- Four beautiful rooms for guests
- Equipment included
- Two walk in coolers and plenty of storage in the basement

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RETAIL FOR SALE

EXTERIOR PHOTOS

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RETAIL FOR SALE

FIRST FLOOR PHOTOS

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FIRST FLOOR PHOTOS

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RETAIL FOR SALE

SECOND FLOOR PHOTOS

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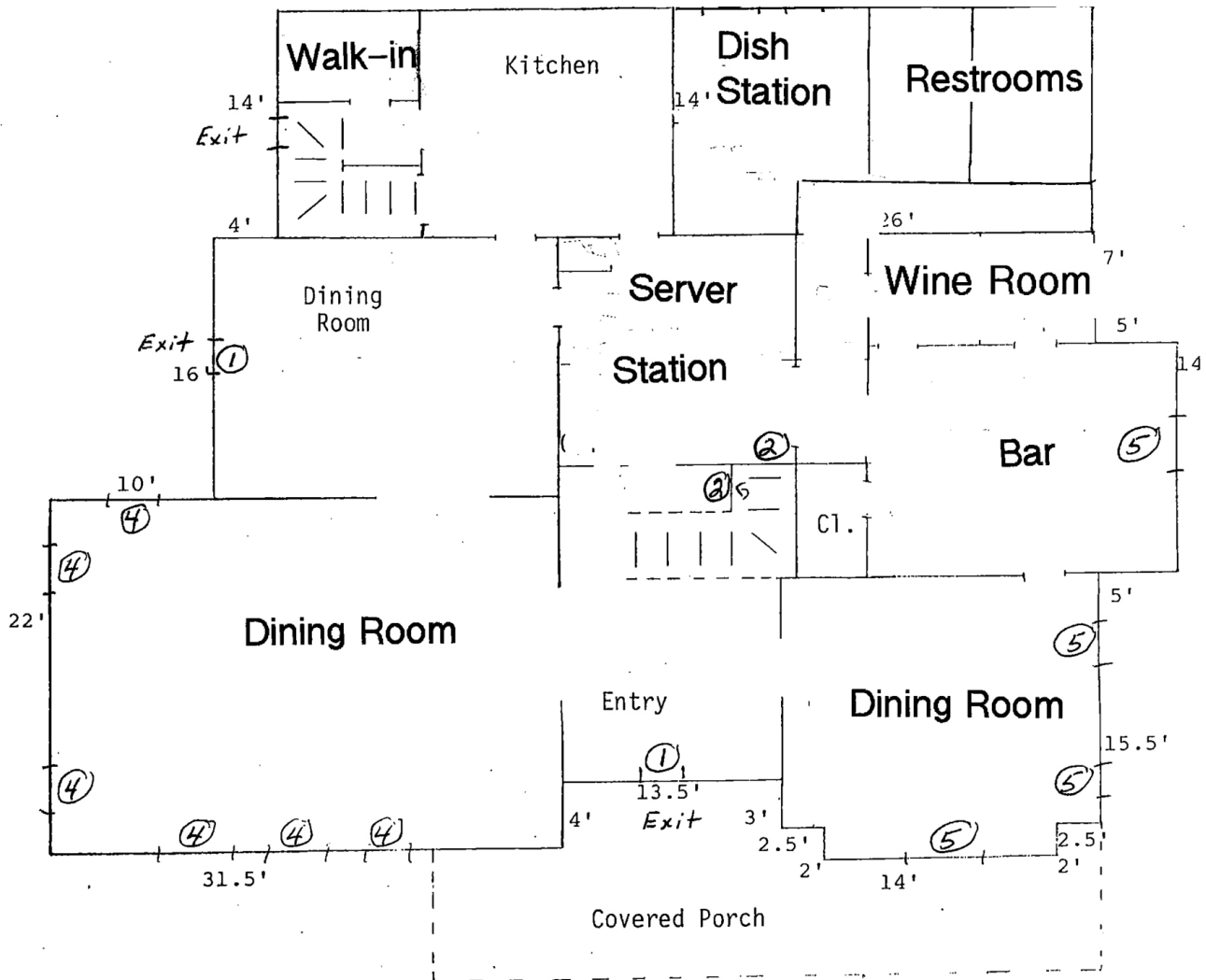
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FIRST FLOOR

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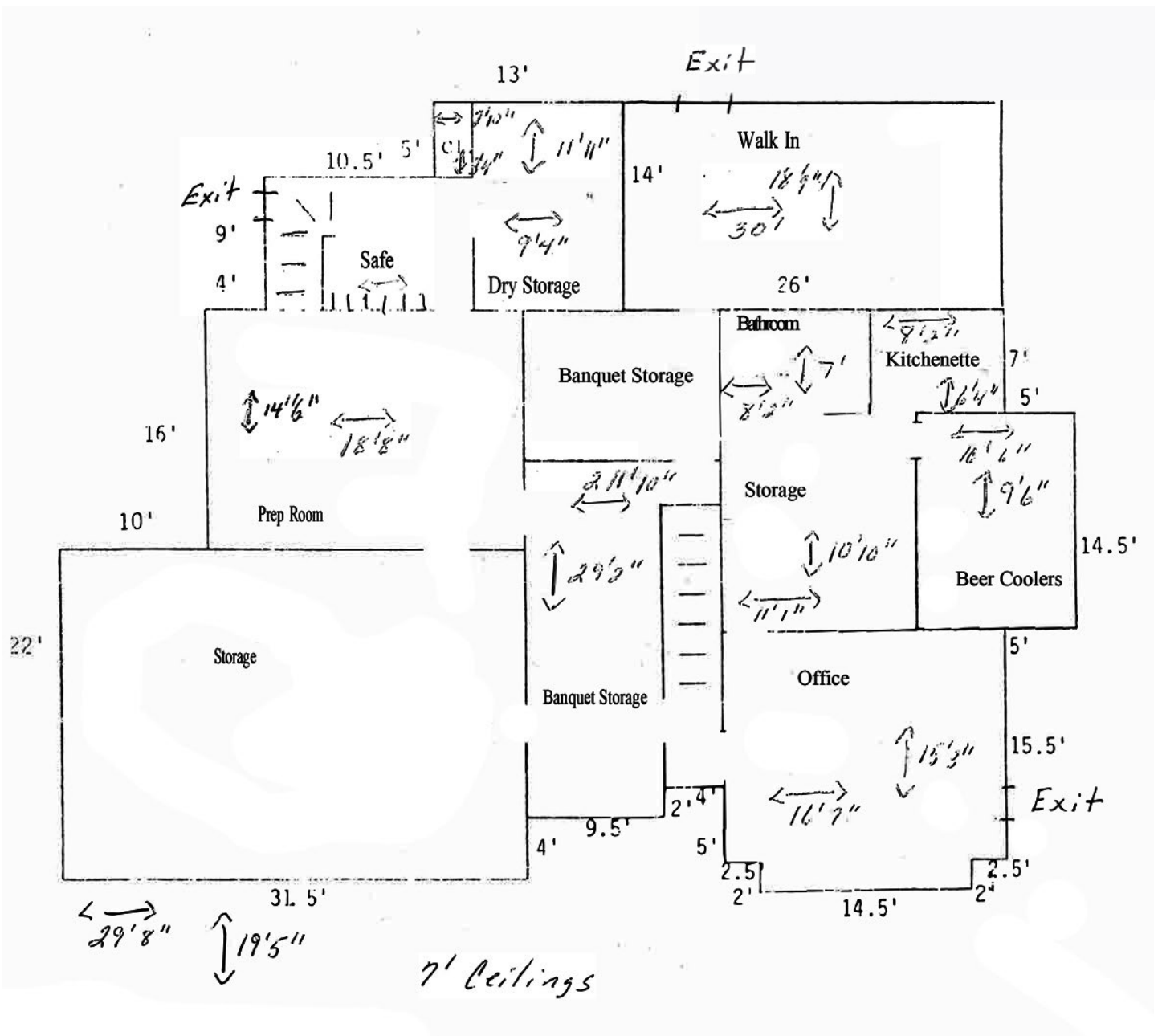
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BASEMENT

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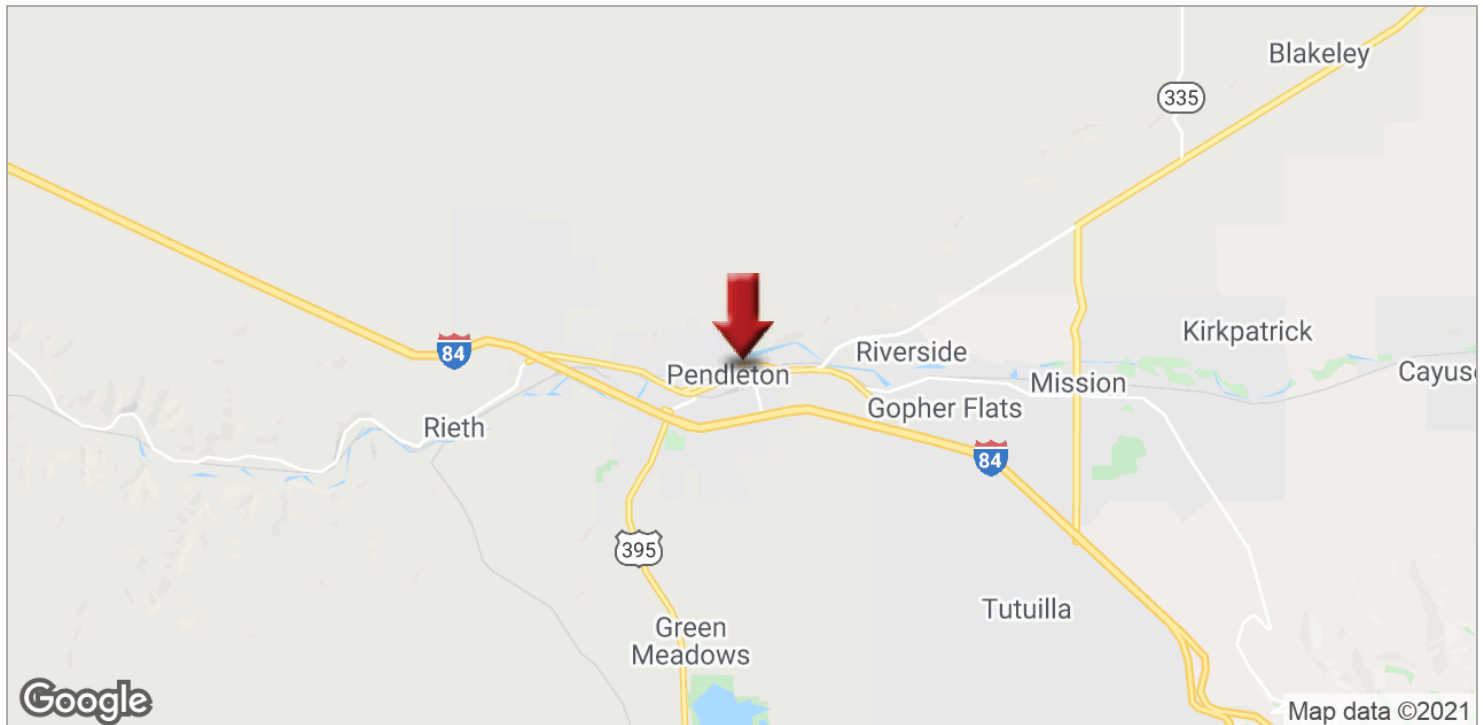
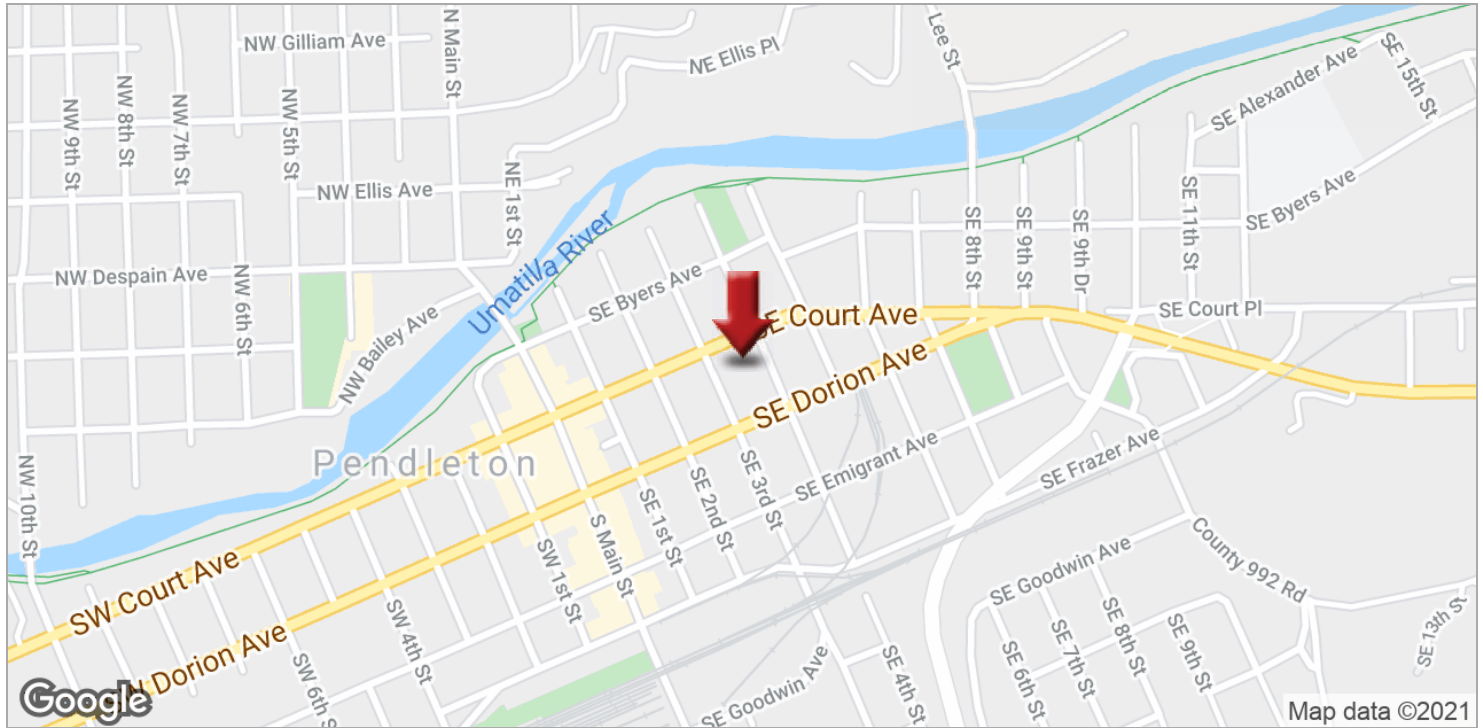
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RETAIL FOR SALE

AREA MAPS

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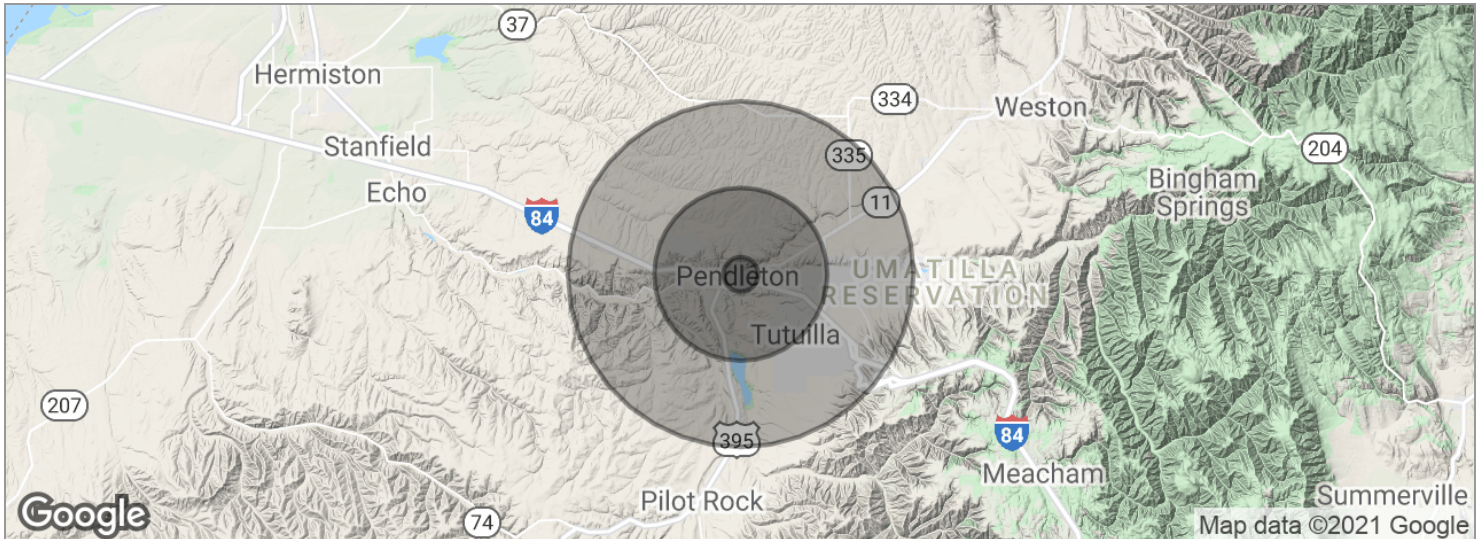
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DEMOGRAPHICS

233 SE 4th St, Pendleton , OR 97801



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,151	9,421	15,796
Median age	32.9	35.5	37.0
Median age (male)	31.4	35.1	36.6
Median age (Female)	36.1	36.5	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	473	3,782	6,123
# of persons per HH	2.4	2.5	2.6
Average HH income	\$52,416	\$53,902	\$55,858
Average house value	\$164,676	\$164,255	\$167,085

* Demographic data derived from 2010 US Census

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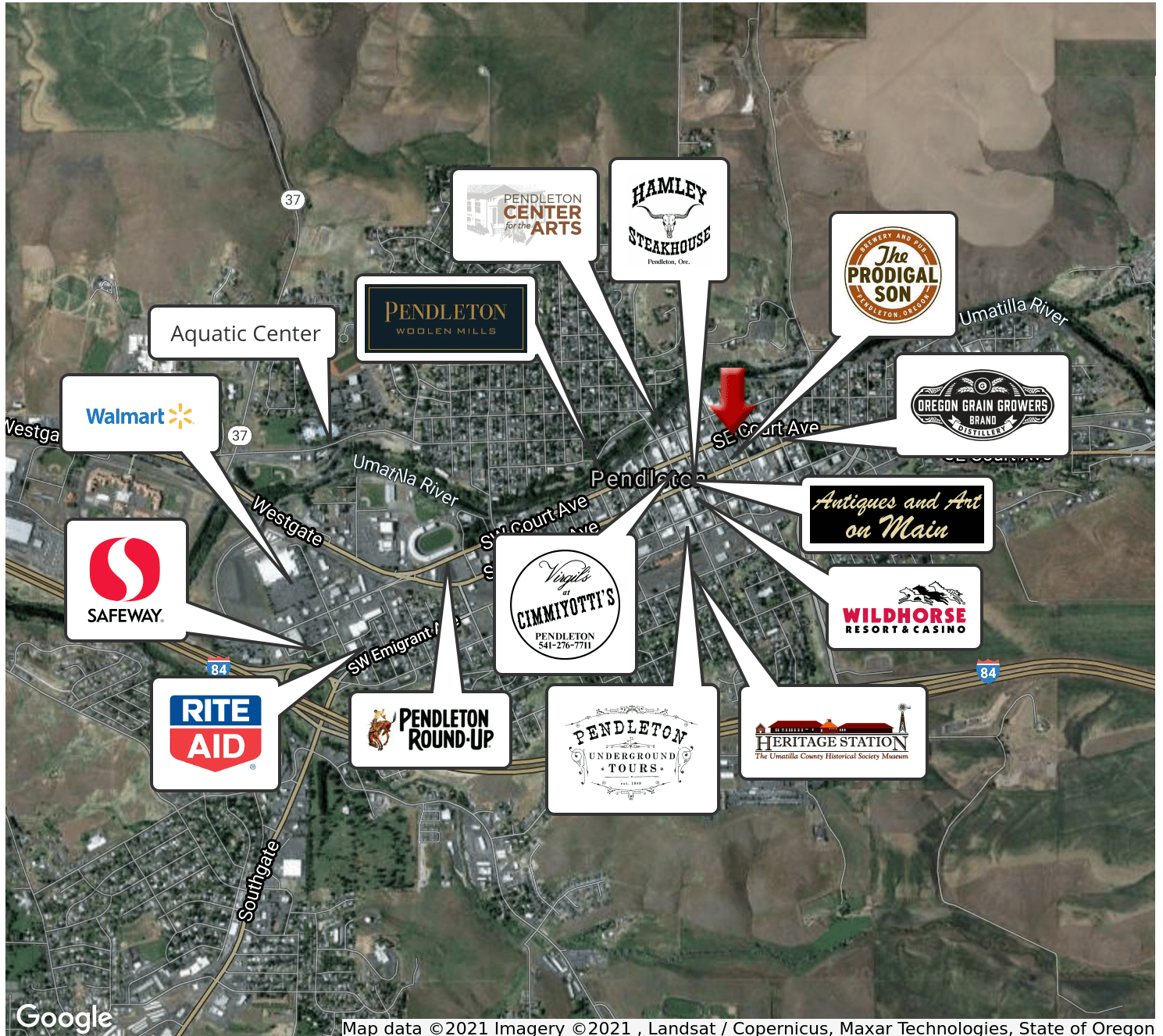


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RETAILER MAP

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RETAIL FOR SALE

A TOURIST HOT SPOT THREE SEASONS OF THE YEAR

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LOCATION DESCRIPTION

Pendleton is a beautiful town and tourist hotspot 3 seasons out of the year. Outdoor recreation such as hunting, fishing, mountain biking, and hiking are popular among tourists and locals alike. Downtown Pendleton contains many restaurants, museums, pubs, bars, an aquatic center, and the Pendleton Round Up Grandstand all within a short walk or drive.

PENDLETON ROUND UP

Held since 1910, this weeklong celebration of western culture draws in over 65,000 tourists a year. With events ranging from pro bull riding, barrel racing, steer roping, to parades, and dancing. Included in the events is the Happy Canyon Night Show, that showcases local Native American traditions and retells the coming of settlers to the area. Accommodations in Pendleton book up a full year in advance during the Round Up.

HUNTING

The Umatilla National Forest, just east of Pendleton, is home to one of the largest herds of Rocky Mountain Elk in the United States. The area also hosts other big game such as Black Bear, Big Horn Sheep, Deer, and Cougar. The McKay Creek National Wildlife Refuge, just south of Pendleton, opens each year to waterfowl hunting. Game species include duck, Geese, pheasant, and quail. Hunters can also take advantage of the numerous hunting guides based out of Pendleton.

MUSIC

The Whiskey Music Fest is the second largest tourist draw to Pendleton, hosting about 17,000 people at the Pendleton Round Up Arena each year. The event draws people from all over Oregon and the surrounding states. The tickets sell out year after year and festival goers book up accommodations and fill the areas restaurants.



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SALE COMPARABLES

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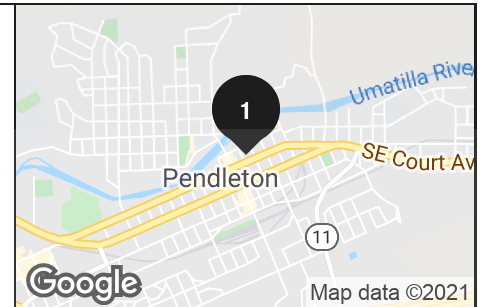


105 SE Court Ave

Pendleton, OR 97801

Sale Price: \$1,875,000
Year Built: 1962
Price PSF: \$84.81

Lot Size: 0.46 Acres
Building SF: 22,108 SF
Closed: 11/11/2019

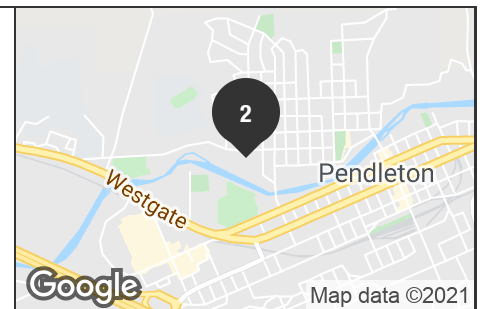


115 NW 12th St

Pendleton, OR 97801

Sale Price: \$200,000
Building SF: 1,176 SF

Lot Size: 0.21 Acres
Price PSF: \$170.07

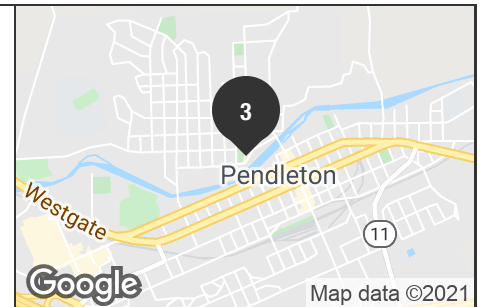


401 NW Bailey Ave

Pendleton, OR 97801

Sale Price: \$775,000
Building SF: 7,280 SF

Year Built: 1900
Price PSF: \$106.46

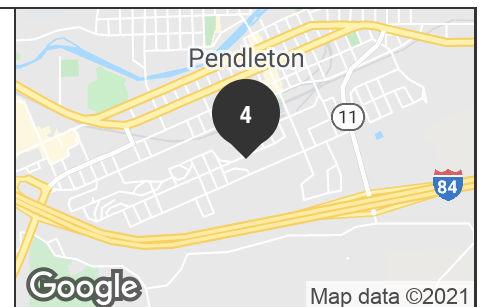


416 SW Hailey Ave

Pendleton, OR 97801

Sale Price: \$456,000
Building SF: 5,000 SF

Year Built: 1910
Price PSF: \$91.20



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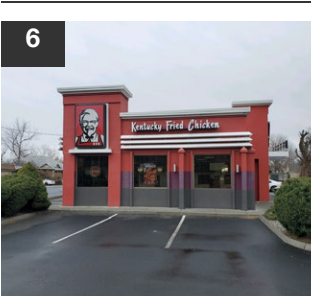
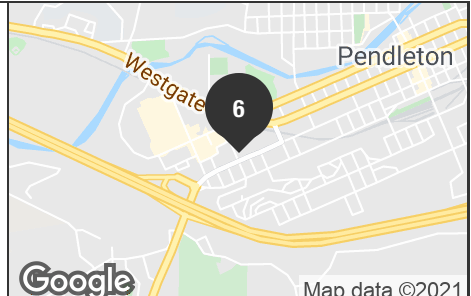
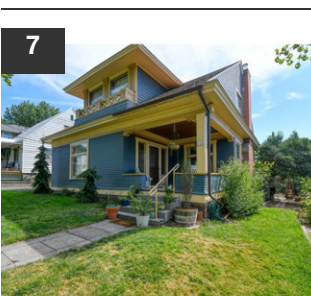
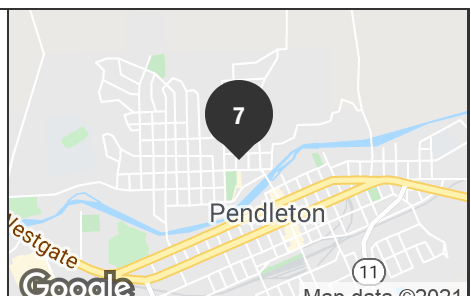
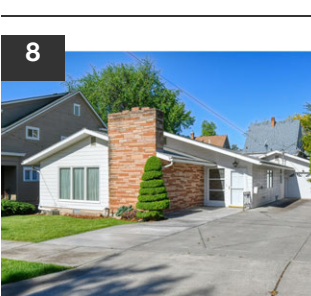
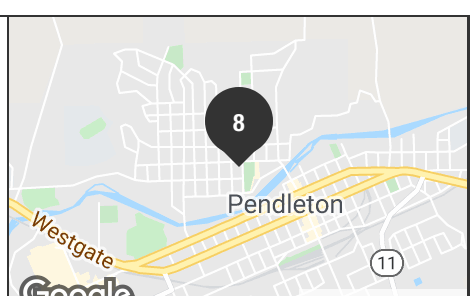
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SALE COMPARABLES

233 SE 4th St, Pendleton , OR 97801



<div>5</div> 	<div>709 Southgate</div> <div>Pendleton, OR 97801</div> <table> <tr> <td>Sale Price:</td><td>\$1,435,000</td><td>Lot Size:</td><td>0.47 Acres</td></tr> <tr> <td>Year Built:</td><td>1978</td><td>Building SF:</td><td>2,121 SF</td></tr> <tr> <td>Price PSF:</td><td>\$676.57</td><td>Closed:</td><td>04/11/2018</td></tr> </table>	Sale Price:	\$1,435,000	Lot Size:	0.47 Acres	Year Built:	1978	Building SF:	2,121 SF	Price PSF:	\$676.57	Closed:	04/11/2018	
Sale Price:	\$1,435,000	Lot Size:	0.47 Acres											
Year Built:	1978	Building SF:	2,121 SF											
Price PSF:	\$676.57	Closed:	04/11/2018											
<div>6</div> 	<div>1615 SW Emigrant</div> <div>Pendleton, OR 97801</div> <table> <tr> <td>Sale Price:</td><td>\$1,217,391</td><td>Year Built:</td><td>1989</td></tr> <tr> <td>Building SF:</td><td>2,659 SF</td><td>Price PSF:</td><td>\$457.84</td></tr> <tr> <td>Closed:</td><td>09/16/2020</td><td></td><td></td></tr> </table>	Sale Price:	\$1,217,391	Year Built:	1989	Building SF:	2,659 SF	Price PSF:	\$457.84	Closed:	09/16/2020			
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<div>7</div> 	<div>314 NW 4th St.</div> <div>Pendleton, OR 97801</div> <table> <tr> <td>Sale Price:</td><td>\$293,000</td><td>Lot Size:</td><td>3,000 SF</td></tr> <tr> <td>Year Built:</td><td>1907</td><td>Building SF:</td><td>2,389 SF</td></tr> <tr> <td>Price PSF:</td><td>\$122.65</td><td>Closed:</td><td>09/04/2020</td></tr> </table>	Sale Price:	\$293,000	Lot Size:	3,000 SF	Year Built:	1907	Building SF:	2,389 SF	Price PSF:	\$122.65	Closed:	09/04/2020	
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<div>8</div> 	<div>213 NW 5th St</div> <div>Pendleton, OR 97801</div> <table> <tr> <td>Sale Price:</td><td>\$247,500</td><td>Lot Size:</td><td>3,000 SF</td></tr> <tr> <td>Year Built:</td><td>1965</td><td>Building SF:</td><td>2,717 SF</td></tr> <tr> <td>Price PSF:</td><td>\$91.09</td><td>Closed:</td><td>07/10/2020</td></tr> </table>	Sale Price:	\$247,500	Lot Size:	3,000 SF	Year Built:	1965	Building SF:	2,717 SF	Price PSF:	\$91.09	Closed:	07/10/2020	
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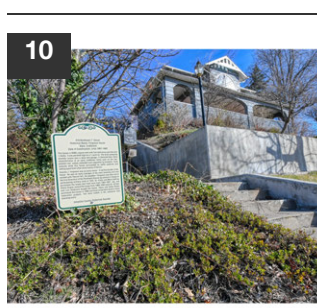
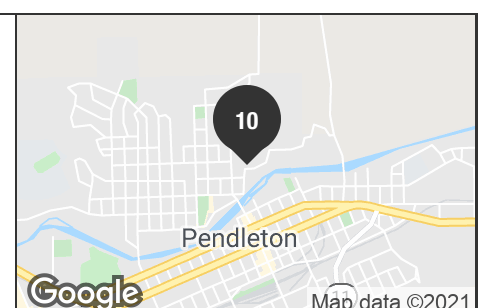
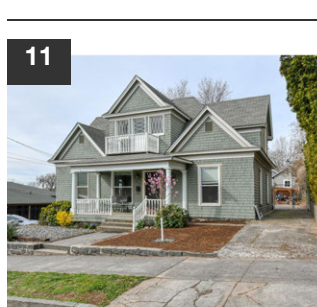
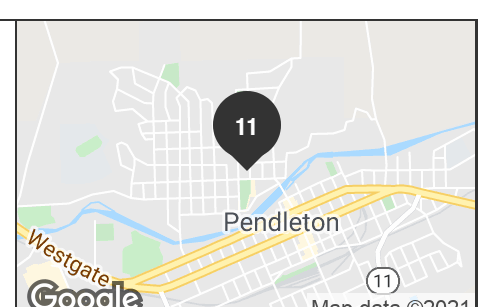

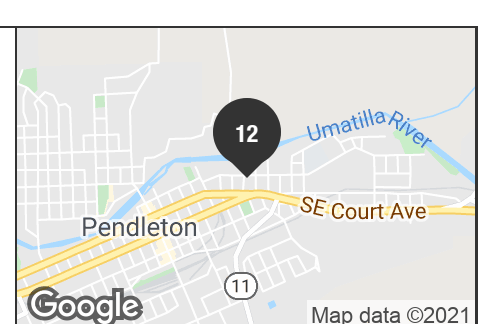
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SALE COMPARABLES

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<div>9</div> 	<p>215 NW Ellis Ave Pendleton, OR 97801</p> <table> <tr> <td>Sale Price:</td><td>\$349,500</td><td>Lot Size:</td><td>5,000 SF</td></tr> <tr> <td>Year Built:</td><td>1900</td><td>Building SF:</td><td>3,057 SF</td></tr> <tr> <td>Price PSF:</td><td>\$114.33</td><td>Closed:</td><td>09/30/2020</td></tr> </table>	Sale Price:	\$349,500	Lot Size:	5,000 SF	Year Built:	1900	Building SF:	3,057 SF	Price PSF:	\$114.33	Closed:	09/30/2020	
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Year Built:	1900	Building SF:	3,057 SF											
Price PSF:	\$114.33	Closed:	09/30/2020											
<div>10</div> 	<p>418 NE 1st St Pendleton, OR 97801</p> <table> <tr> <td>Sale Price:</td><td>\$300,000</td><td>Lot Size:</td><td>10,000 SF</td></tr> <tr> <td>Year Built:</td><td>1911</td><td>Building SF:</td><td>3,180 SF</td></tr> <tr> <td>Price PSF:</td><td>\$94.34</td><td>Closed:</td><td>08/18/2020</td></tr> </table>	Sale Price:	\$300,000	Lot Size:	10,000 SF	Year Built:	1911	Building SF:	3,180 SF	Price PSF:	\$94.34	Closed:	08/18/2020	
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Year Built:	1911	Building SF:	3,180 SF											
Price PSF:	\$94.34	Closed:	08/18/2020											
<div>11</div> 	<p>311 NW 4th St Pendleton, OR 97801</p> <table> <tr> <td>Sale Price:</td><td>\$263,500</td><td>Lot Size:</td><td>3,000 SF</td></tr> <tr> <td>Year Built:</td><td>1900</td><td>Building SF:</td><td>2,370 SF</td></tr> <tr> <td>Price PSF:</td><td>\$111.18</td><td></td><td></td></tr> </table>	Sale Price:	\$263,500	Lot Size:	3,000 SF	Year Built:	1900	Building SF:	2,370 SF	Price PSF:	\$111.18			
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Price PSF:	\$111.18													
<div>12</div> 	<p>804 Se Byers Ave Pendleton, OR 97801</p> <table> <tr> <td>Sale Price:</td><td>\$289,000</td><td>Lot Size:</td><td>7,000 SF</td></tr> <tr> <td>Year Built:</td><td>1910</td><td>Building SF:</td><td>4,003 SF</td></tr> <tr> <td>Price PSF:</td><td>\$72.20</td><td>Closed:</td><td>03/20/2020</td></tr> </table>	Sale Price:	\$289,000	Lot Size:	7,000 SF	Year Built:	1910	Building SF:	4,003 SF	Price PSF:	\$72.20	Closed:	03/20/2020	
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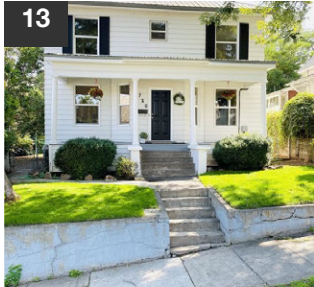


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SALE COMPARABLES

233 SE 4th St, Pendleton , OR 97801



720 S Main St.

Pendleton, OR 97801

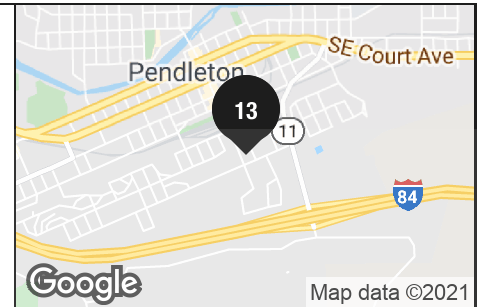
Sale Price: \$248,000

Building SF: 1,947 SF

Closed: 10/13/2020

Year Built: 1900

Price PSF: \$127.38



518 NW 4th St

Pendleton, OR 97801

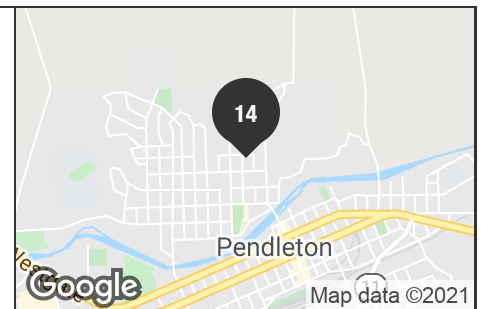
Sale Price: \$213,000

Building SF: 1,956 SF

Closed: 03/12/2021

Year Built: 1918

Price PSF: \$108.90



KW COMMERCIAL
7504 SW Bridgeport Road
Portland, OR 97224

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Agent
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PENDLETON , OR

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