

OFFERING MEMORANDUM

*Owner-User Opportunity*

# FORMER GROCERY OUTLET

2670 SW 4TH AVE, ONTARIO, OR 97914



KIDDER.COM

**km** Kidder  
Mathews

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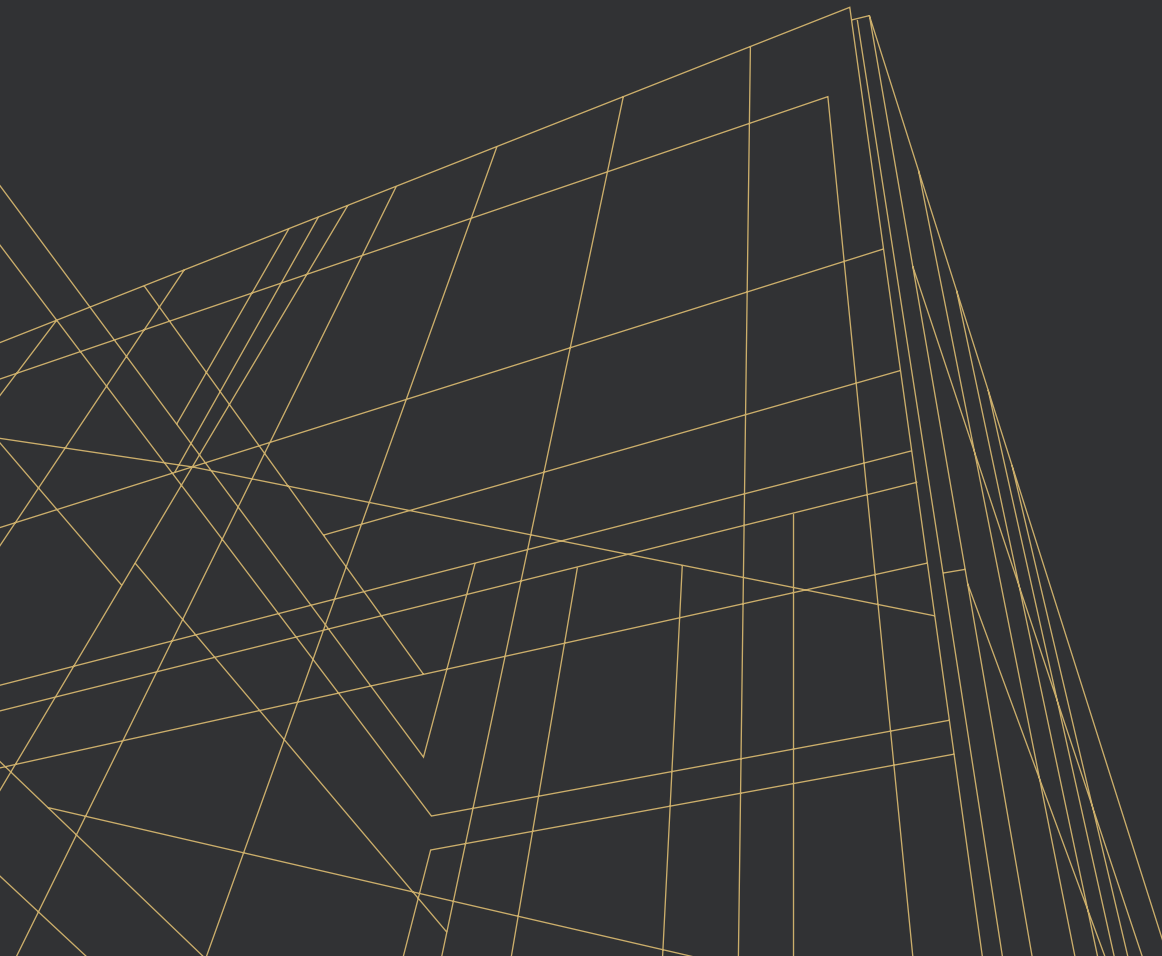
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# INVESTMENT SUMMARY

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*Section 01*

## INVESTMENT SUMMARY

*Kidder Mathews is pleased to present the opportunity to acquire a fee-simple, 20,790 SF single-tenant retail building in Ontario, OR, currently occupied by Grocery Outlet under an NNN lease expiring February 5, 2027.*

Grocery Outlet has declined its remaining 5-year renewal option and will vacate at lease expiration (date to be confirmed with broker), delivering the building free and clear of tenancy. The property is positioned adjacent to Oregon Route 201 on SW 4th Ave, the arterial connection between I-84 and downtown Ontario.

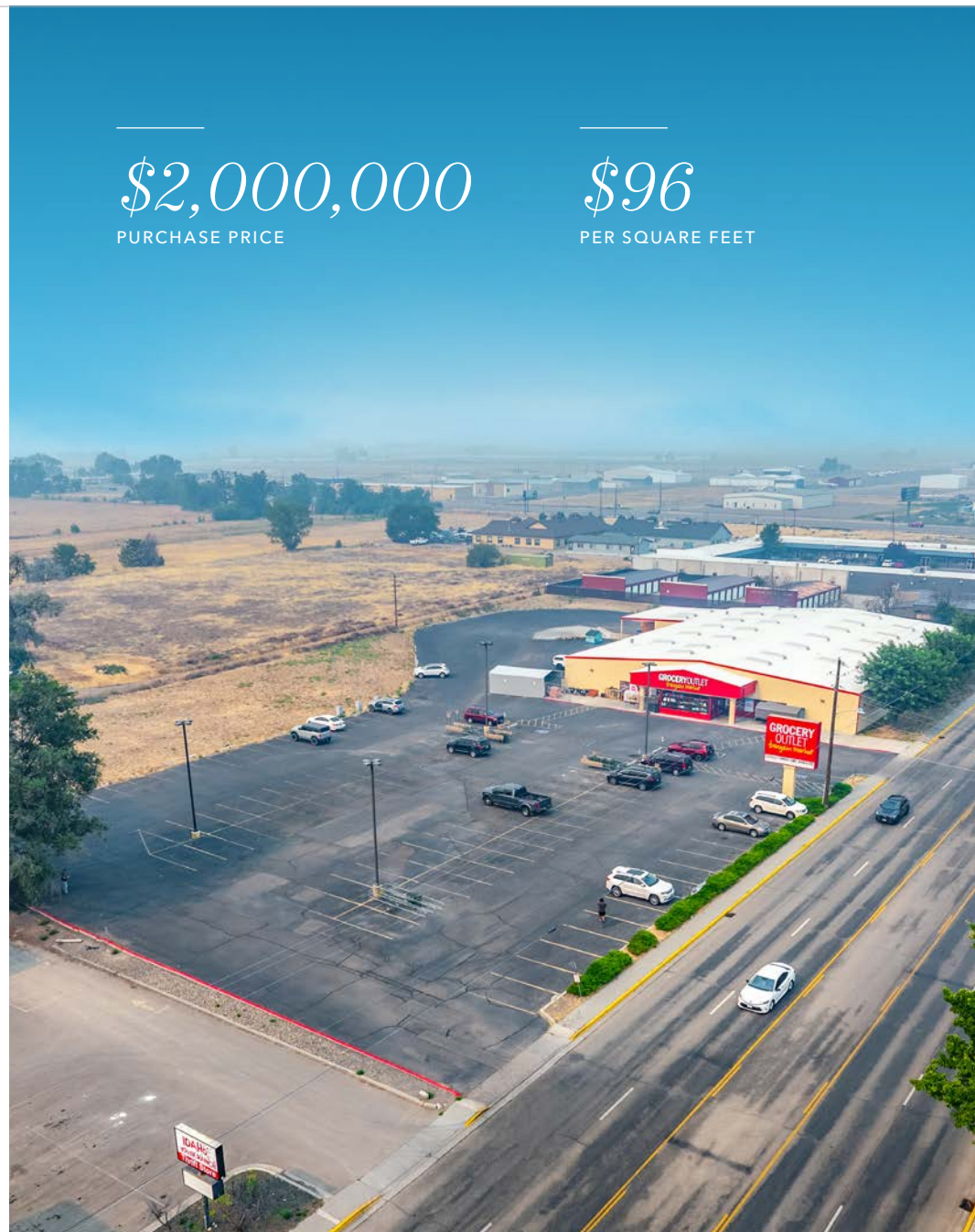
|                                       |                                        |
|---------------------------------------|----------------------------------------|
| ADDRESS                               | 2670 SW 4th Ave, Ontario, OR 97914     |
| BUILDING SF                           | 20,790                                 |
| LAND AREA                             | 3.18 AC                                |
| ZONING                                | OC2, General Commercial                |
| IN-PLACE NNN RENT<br>(THROUGH VACATE) | \$12,955/Mo, \$155,460/Yr              |
| VACANT POSSESSION                     | Expected at lease expiration, 2/5/2027 |
| YEAR BUILT                            | 1976                                   |
| YEAR RENOVATED                        | 2017                                   |

**\$2,000,000**

PURCHASE PRICE

**\$96**

PER SQUARE FOOT



# INVESTMENT HIGHLIGHTS



### KNOWN, NEAR-TERM VACANT POSSESSION

Grocery Outlet has declined their renewal option, giving a buyer a defined path to occupancy.



### FEE SIMPLE, FUNCTIONAL RETAIL BOX

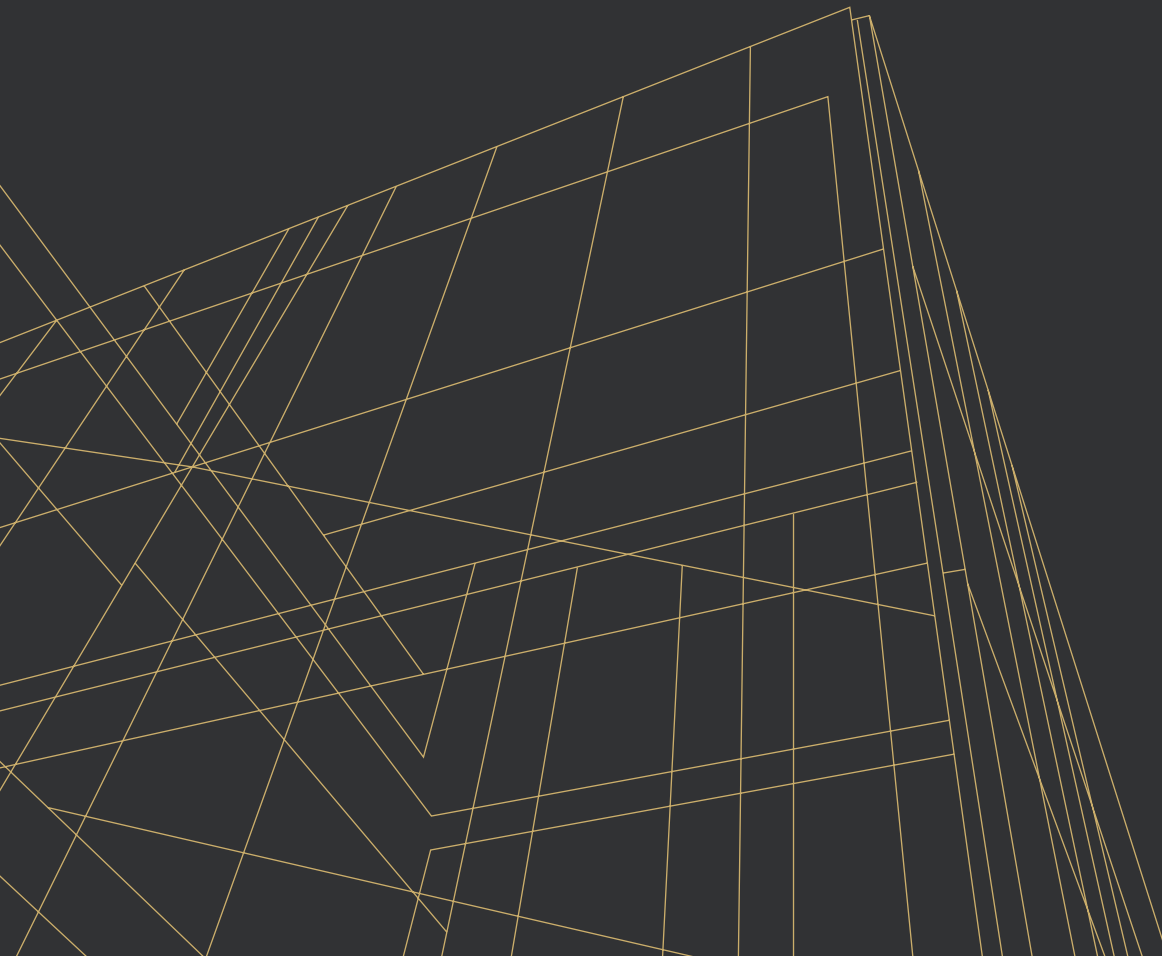
20,790 SF building on a fee-simple site, in continuous grocery/retail use since 1976. Building has great parking count, ceiling height, loading/rear door, HVAC and roof condition.



### REGIONAL RETAIL POSITION ON THE OREGON-IDAHO BORDER

Ontario is the primary retail center on the Oregon side of the Treasure Valley, with I-84 access and trade-area draw from neighboring Payette County, ID.





# PROPERTY OVERVIEW

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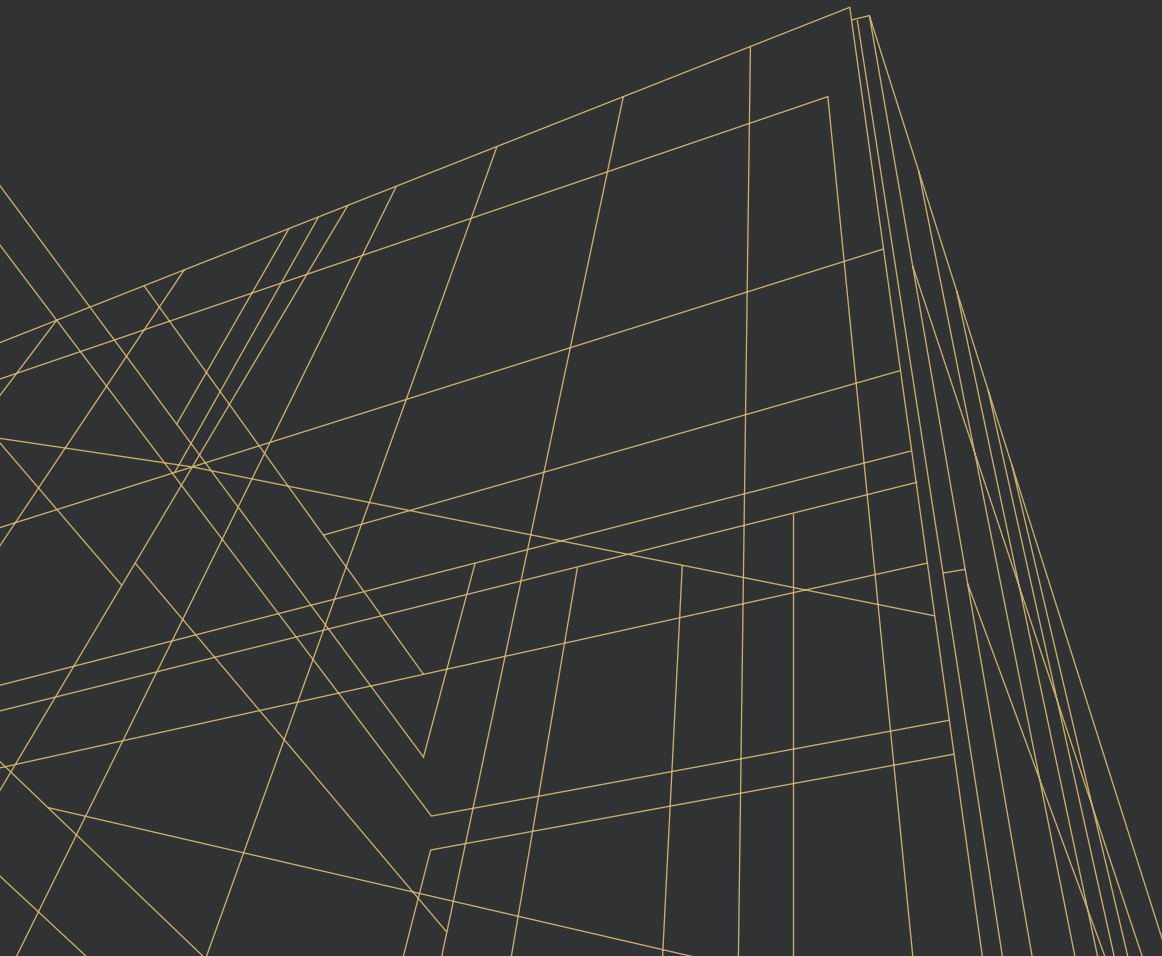
*Section 02*

## PROPERTY OVERVIEW



## PROPERTY OVERVIEW



An abstract line drawing in a light beige color, depicting a complex, multi-faceted geometric structure. The lines intersect to form various rectangular and trapezoidal shapes, creating a sense of depth and perspective. The structure appears to be a stylized representation of a building's framework or a series of overlapping planes.

# LOCATION OVERVIEW

# ONTARIO, OR OVERVIEW

*Ontario is the largest city in Malheur County and sits along the Snake River at Oregon's border with Idaho, roughly halfway between Portland and Salt Lake City.*

Interstate 84 is the primary transportation artery, connecting Ontario, OR to Boise, ID (approximately 60 miles east) and Portland to the west. Ontario is positioned as a regional commercial hub for Oregon's Treasure Valley.

The local economy is anchored by food processing and institutional employment: Heinz Frozen Food Company (formerly Ore-Ida) employs approximately 1,000 workers at its Ontario plant, one of the country's largest frozen potato processing facilities. Other major employers include Saint Alphonsus Medical Center, Ontario and Snake River Correctional Institution. Thanks to Ontario's position as the primary retail center on the Oregon side of the Treasure Valley, the trade area also draws consumer spending from neighboring Payette County, Idaho.



# DEMOGRAPHICS

## POPULATION

|                 | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 2026 TOTAL      | 3,441  | 14,388  | 28,857  |
| 2031 PROJECTION | 3,240  | 14,152  | 29,446  |
| 2020 CENSUS     | 3,429  | 13,967  | 26,870  |

## EMPLOYMENT & INCOME

|                          | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| 2026 AVERAGE HH INCOME   | \$79,377 | \$71,591 | \$78,512 |
| 2031 PROJECTED HH INCOME | \$79,584 | \$71,110 | \$78,543 |
| TOTAL BUSINESSES         | 148      | 775      | 1,351    |
| TOTAL EMPLOYEES          | 1,409    | 8,275    | 12,545   |

## EDUCATION

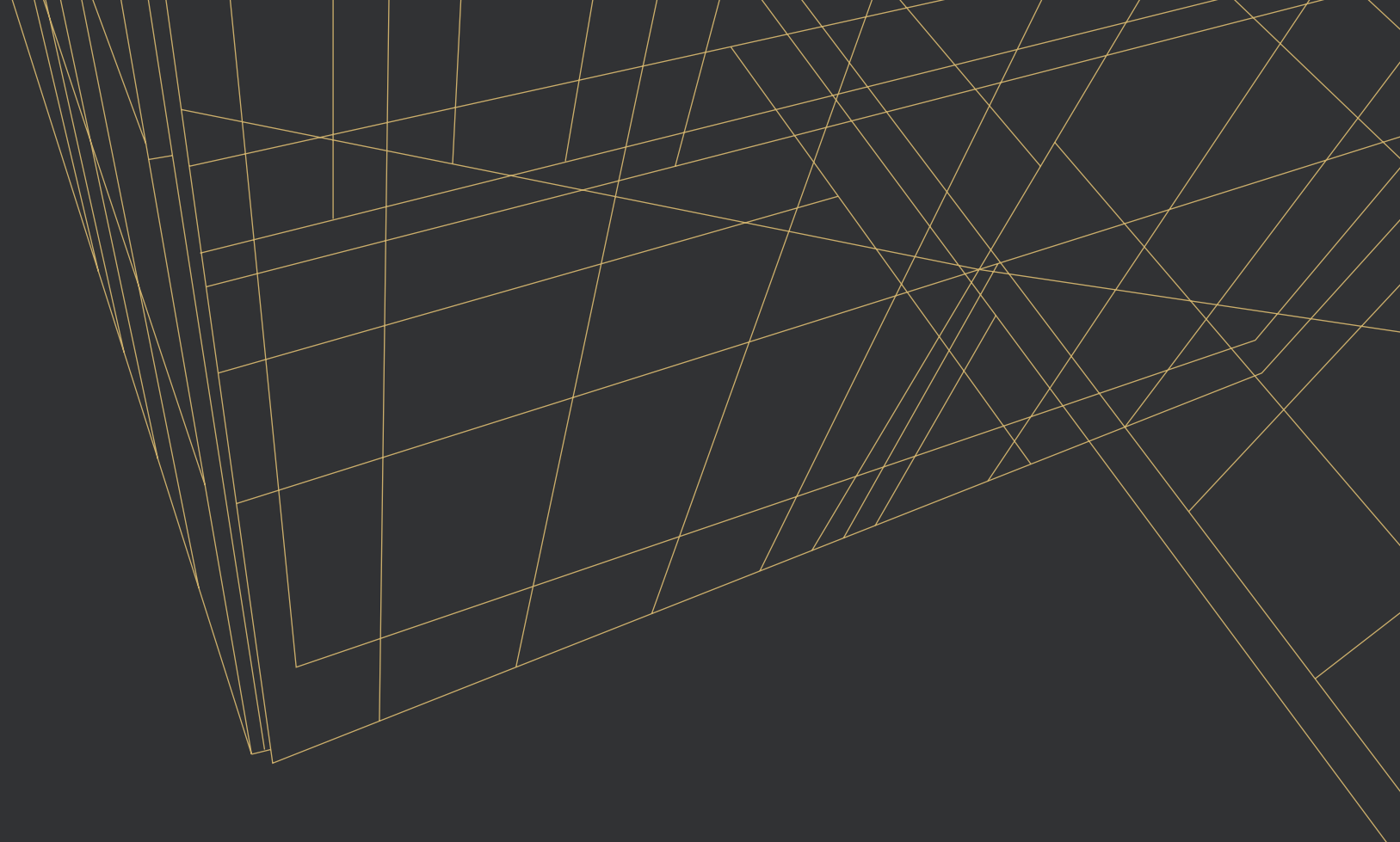
|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| SOME HIGH SCHOOL    | 6.9%   | 8.9%    | 8.3%    |
| HIGH SCHOOL DIPLOMA | 28.9%  | 30.4%   | 34.8%   |
| SOME COLLEGE        | 24.5%  | 24.7%   | 23.5%   |
| ASSOCIATE           | 13.9%  | 11.5%   | 10.6%   |
| BACHELOR'S          | 13.4%  | 11.1%   | 11.1%   |
| GRADUATE            | 9.1%   | 5.9%    | 5.2%    |

Data Source: ©2026, Sites USA



## LOCATION OVERVIEW





# THE GELLNER TEAM

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