

OFFERING MEMORANDUM

Owner-User Opportunity

FORMER RITE AID

728 SW 4TH AVE, ONTARIO, OR 97914



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Mathews

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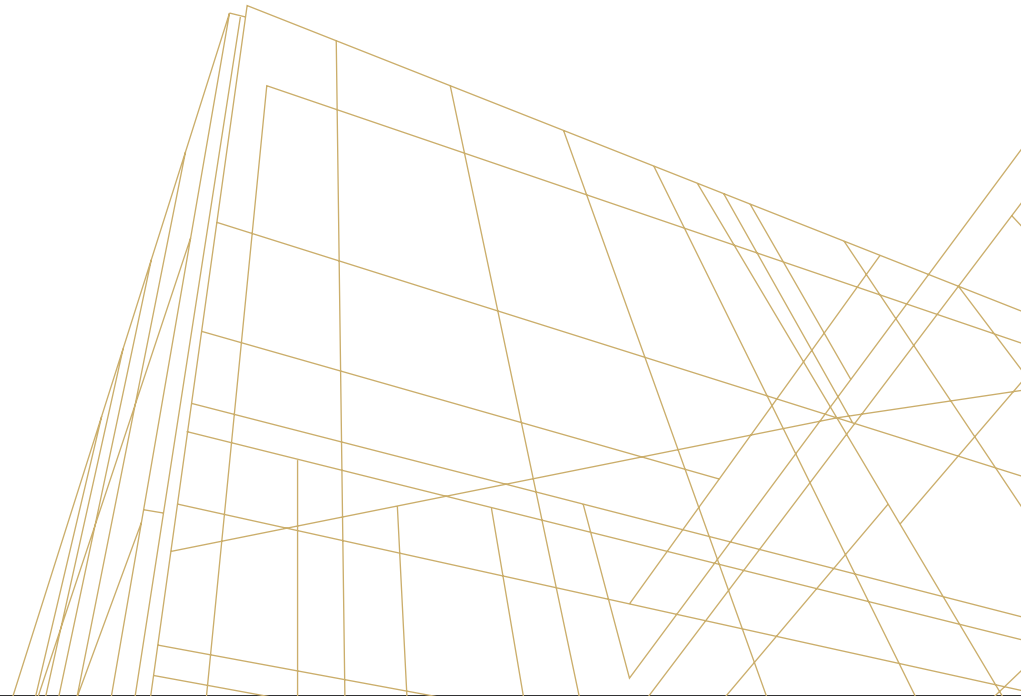
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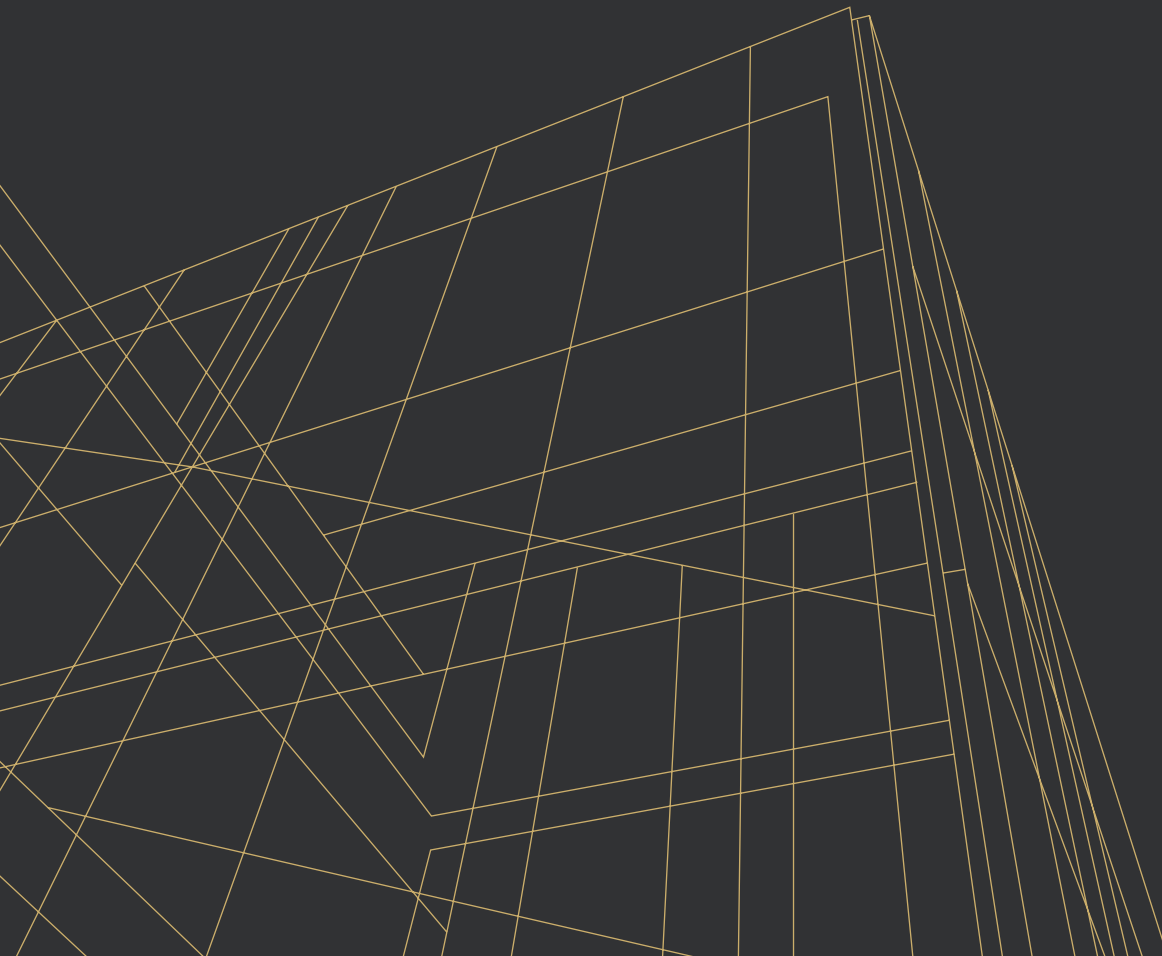
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INVESTMENT SUMMARY

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Kidder Mathews is pleased to present the opportunity to purchase the former Rite Aid in Ontario, OR. The property is positioned directly on Oregon Route 201 (SW 4th Ave), the arterial connection between I-84 and downtown Ontario.

BUILDING SF	17,445 SF
LAND AREA	1.82 AC
ZONING	OC2, General Commercial
YEAR BUILT	2006
SALE PRICE	\$2,300,000
PRICE PSF	\$131.84



INVESTMENT HIGHLIGHTS

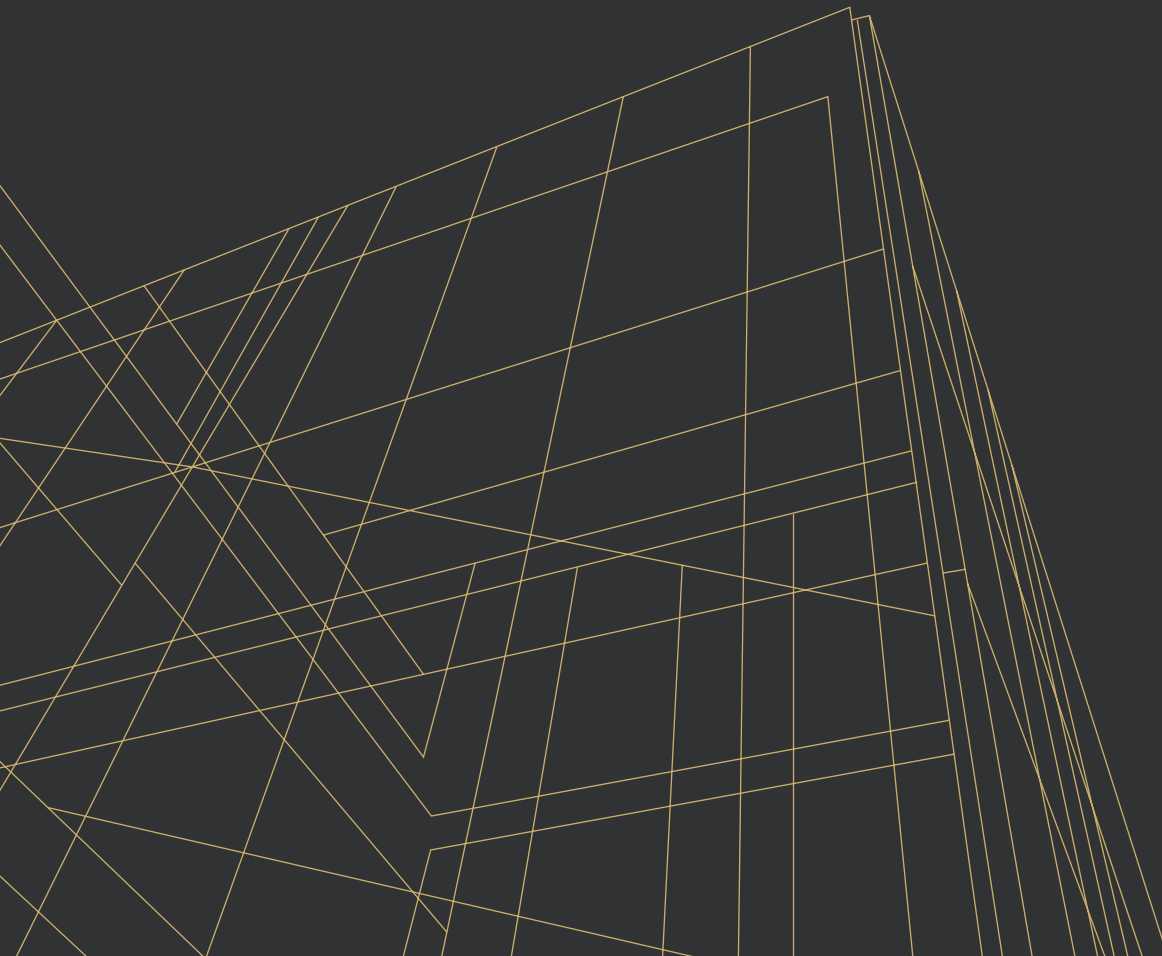
Existing Retail Infrastructure including drive-thru capability, 108 parking spaces, and a functional single-story layout

Prominent SW 4th Avenue Location offering strong visibility, convenient access, and excellent signage opportunities

Flexible Repositioning Opportunity with potential for retail, medical, service, or other commercial uses

Owner-User or Value-Add Opportunity to acquire a well-located vacant asset and capitalize on future leasing, repositioning, or redevelopment potential





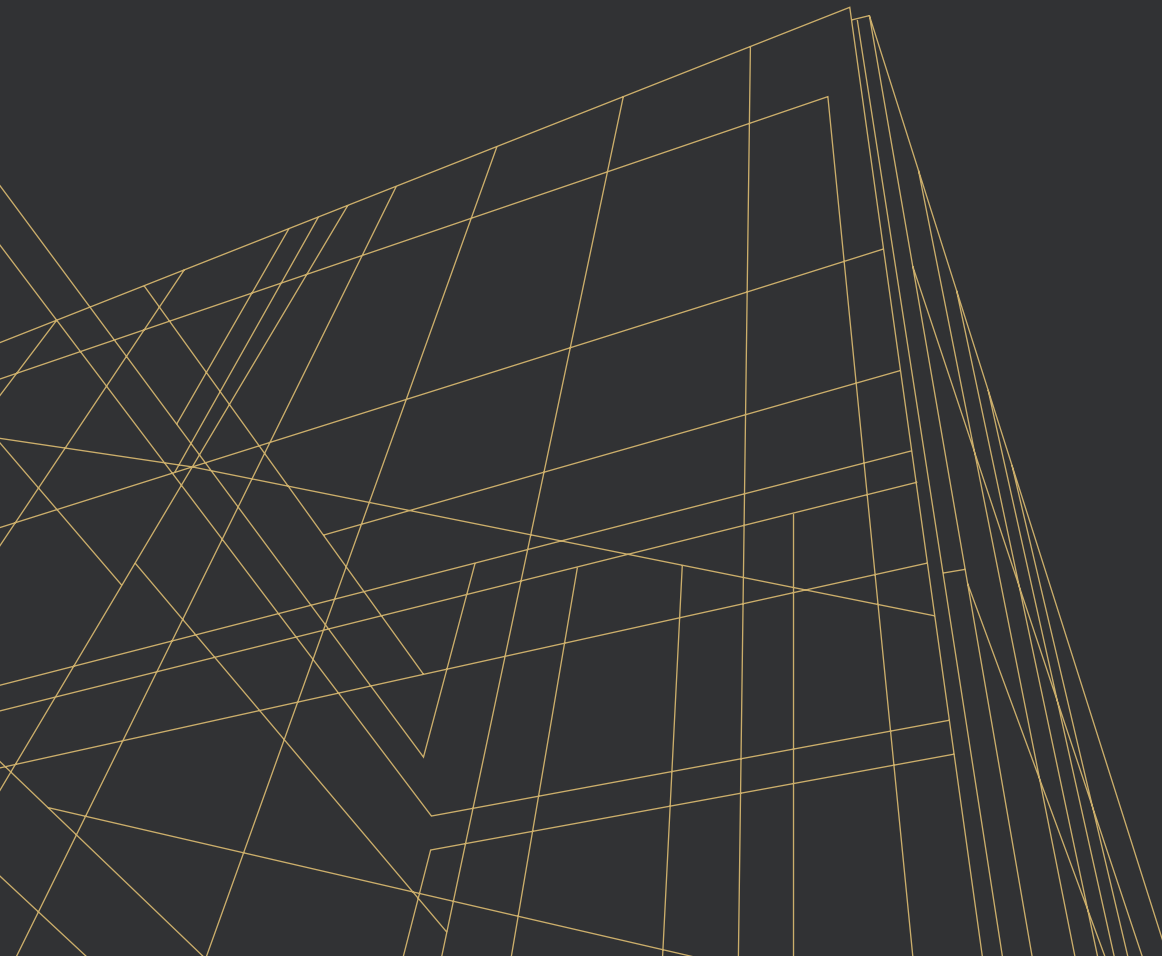
PROPERTY OVERVIEW

Section 02



PROPERTY OVERVIEW





LOCATION OVERVIEW

Section 03

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

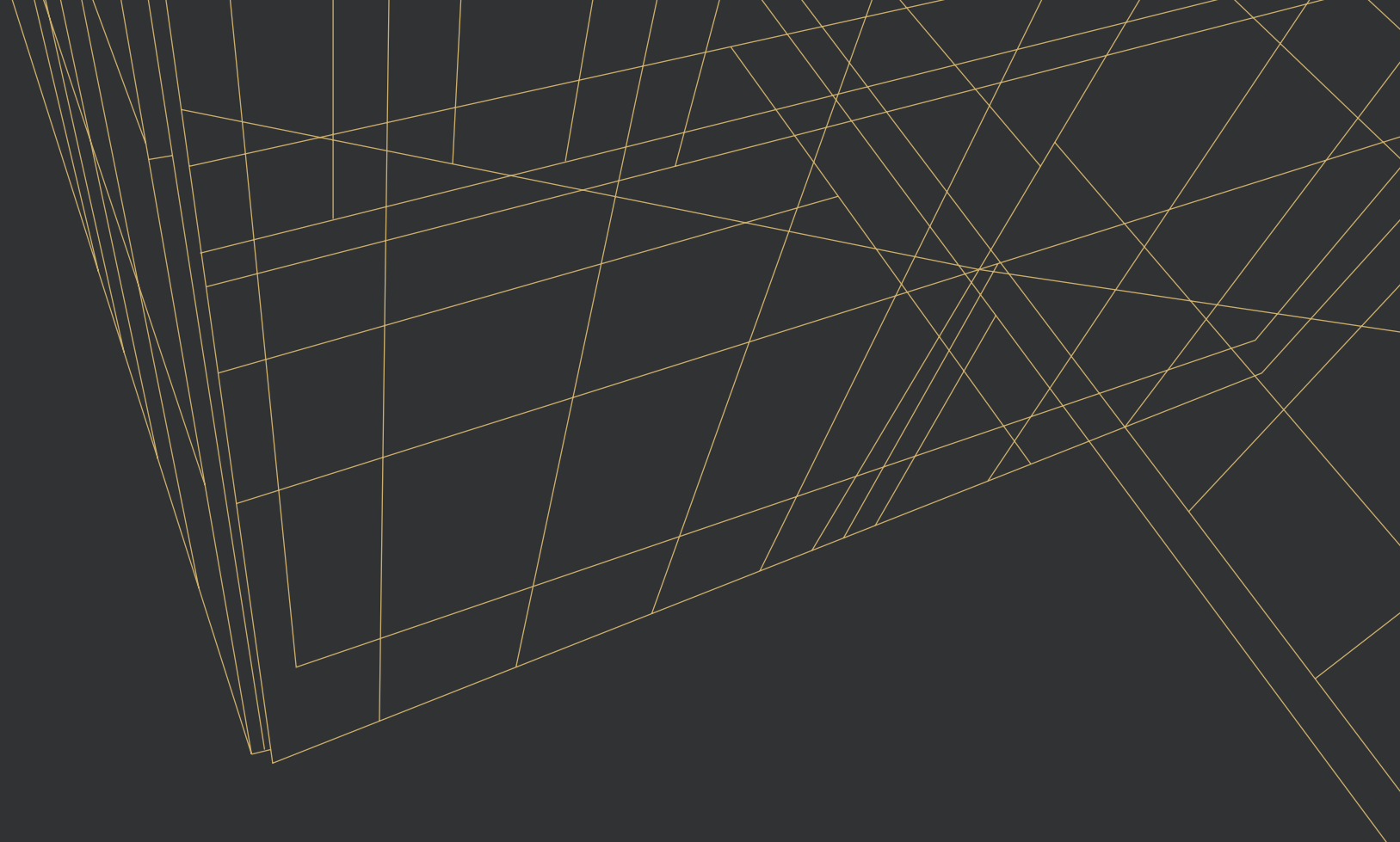
	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.9%	8.9%	8.3%
HIGH SCHOOL DIPLOMA	28.9%	30.4%	34.8%
SOME COLLEGE	24.5%	24.7%	23.5%
ASSOCIATE	13.9%	11.5%	10.6%
BACHELOR'S	13.4%	11.1%	11.1%
GRADUATE	9.1%	5.9%	5.2%

Data Source: ©2026, Sites USA



LOCATION OVERVIEW





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