

FOR LEASE

PENDLETON BANK BUILDING

256 South Main Street, Pendleton, OR 97801

PRIME COMMERCIAL PROPERTY

- Excellent corner location in the heart of downtown Pendleton
- Dorion Ave. serves as the primary eastbound arterial connecting HWY 395 and HWY 11
- Approximately 11,076 SF building on an approximately 10,000 SF Parcel
- Located within minutes of I-84
- Close to parking
- Great visibility
- Distinctive building with excellent opportunity for retail, restaurant, or office use
- 3,500-7,000 SF on first level; 3,330 SF on mezzanine
- Approximately 1.5 million visitors per year to the Pendleton area

**FOR MORE
INFORMATION CONTACT:**

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**COLDWELL
BANKER**

**WHITNEY &
ASSOCIATES**



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THRIVING BUSINESS COMMUNITY

Pendleton is experiencing a surge of economic investment. Twelve companies including St. Anthony Hospital, Interpath Labs, Colby Rock Mountain Pipe, Walgreens, and Grocery Outlet have invested \$165 million over the past four years with an upcoming \$78 million planned.

AREA AMENITIES

- The Pendleton Round-Up
- Tamástslíkt Cultural Institute
- Pendleton Woolen Mills
- Crow's Shadow Institute for the Arts
- Pendleton Center for the Arts
- Pendleton Underground Tours
- Heritage Station Museum
- Children's Museum of Eastern Oregon
- Wildhorse Resort & Casino
- Hamley's Steakhouse
- Virgil's Cimmiyotti's – Voted 3rd most romantic place in Oregon to have dinner
- Prodigal Son Brewery & Pub – Voted one of the top 5 breweries in Oregon

UMATILLA COUNTY DEMOGRAPHICS



Population (2015):
76,531



Average Household Income (2015):
\$36,857



Average Daily Traffic (2013):
6,200



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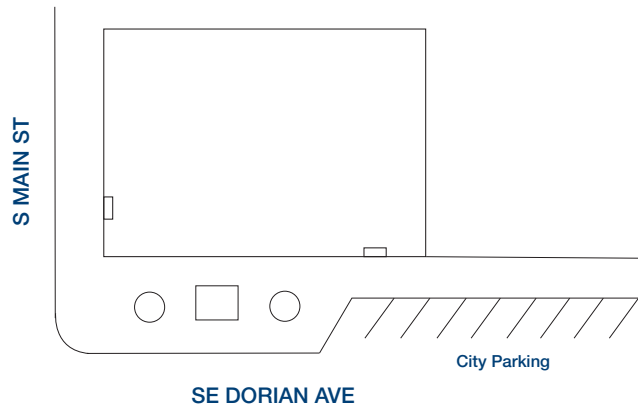
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YEAR-ROUND TOURIST DESTINATION

- Pendleton Cattle Barons Weekend: May 12-14
A western event with ranch rodeos and horse sales
- The Underground Comes to Life: May 14
Live actors reenact the underground life
- Century Ride of the Centuries: May 27-30
A bicycle tour
- Color Dash: May 28
A "fun run" through clouds of color
- Wildhorse Pow Wow: July 1-3
Native American dancing and drumming contests
- 4th of July Community Parade and Fireworks: July 4
- Pendleton Whisky Music Fest: July 15
Maroon 5 headlining 2017
- Pendleton Bike Week: July 20-24
A motorcycle rally and all the fun and thunder that comes with it
- US Bank Professional Bull Riders Classic: Sept. 12-13
World-class bull riding
- Pendleton Round-Up and Happy Canyon Pageant: Sept. 14-17
The West's Best Rodeo and Indian Pageant which draws an estimated 50,000 people
- Oktoberfest Pendleton: Oct. 15
Oktoberfest Pendleton-style – Beer, Brats & Fun
- Pendleton Leather Show: Nov. 4-7
Artisanal leather craftsmen

PROPERTY SITE PLAN



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