

# Ontario Marketplace

Retail space for Lease

203 - 263 East Lane N | Ontario, OR 97914



Commercial  
Real Estate

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Information is deemed reliable, but is not guaranteed and may be changed.

# PROPERTY OVERVIEW

|                              |                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADDRESS</b>               | 203 & 253 East Lane N                                                                                                                                                                                                                                                                                                                                                             |
| <b>CITY, STATE, ZIP</b>      | Ontario, OR 97914                                                                                                                                                                                                                                                                                                                                                                 |
| <b>PROPERTY TYPE</b>         | SHOPPING CENTER                                                                                                                                                                                                                                                                                                                                                                   |
| <b>BUILDING SIZE</b>         | \$40/sq ft + NNN 203.01   3,000 SF<br>\$35/sq ft + NNN 203.03   2,100 SF<br>253.03-04   4,200 SF<br>253.05   900 SF<br>253.06   1,200 SF<br><b>Total Available   11,400 SF</b>                                                                                                                                                                                                    |
| <b>PARKING</b>               | 1,364 spaces                                                                                                                                                                                                                                                                                                                                                                      |
| <b>OCCUPANCY</b>             | 95% (as of April 2026)                                                                                                                                                                                                                                                                                                                                                            |
| <b>NEIGHBORING TENANTS</b>   | GameStop Suite 203.04<br>Cost Cutters Suite 203.05<br>Quins B Suite 203.06<br>Cricket Suite 215.01<br>Happy Nails Suite 215.02<br>Oregon DMV Suite 215.03-05<br>9 Juan Juan Burritos Suite 215.06<br>Papa Murphy's 243.01-02<br>Famous Footwear 243.03<br>Great Clips Suite 253.01-02<br>Hezeltine Insurance Team 263.01<br>Maurices Suite 263.02-03<br>Sally Beauty Suite 263.06 |
| <b>NNN LEASE RATE per SF</b> | Rent for 203.01 \$40/sq ft + NNN<br>Rent \$35/sq ft + \$6.86 NNN                                                                                                                                                                                                                                                                                                                  |



The Ontario Marketplace presents the opportunity to LEASE a RETAIL SUITE with proven clientele. The 395,194 SF property is occupied by several National Stores/Restaurants and surrounded by various “Big Box” stores including Home Depot and WalMart. These “Building mates and returning customers” provide immediate income with flexibility.

The property benefits from its location within a well-established commercial site. Located off E Idaho Avenue and East Lane N, the traffic counts for those two roads are 27,987 VPD and 6,460 VPD respectively. The asset offers excellent access to one of Ontario’s primary retail and service corridors. The surrounding area has everything from Hotels, Food/ Restaurants, Clothing stores, Service outlets plus Home Depot and WalMart. Reviews of the Marketplace tell about finding so much so close together and at decent pricing, offering abundant amenities that support tenant and customer attraction.

Situated on a 38.54-acre parcel, the marketplace features over 1,000 parking spaces, with strong visibility of the five buildings and the monument signage. Locals and visitors alike will enjoy the diverse range of shopping and dining experiences. Boasting a vibrant atmosphere, this marketplace houses an array of vendors selling everything from fresh produce to unique hand-made crafts. Customers can wander through the marketplace, soaking in the sights and sounds while discovering hidden gems at every turn. [Yelp]

With its convenient location and welcoming ambiance, Ontario Marketplace provides a one-stop destination for all your shopping needs. Whether you’re looking for a quick bite to eat or searching for the perfect gift, this marketplace has something for everyone. Add your specialty and invest in a well-located commercial property with great cash flow and upside potential.



AI summary of Yelp reviews

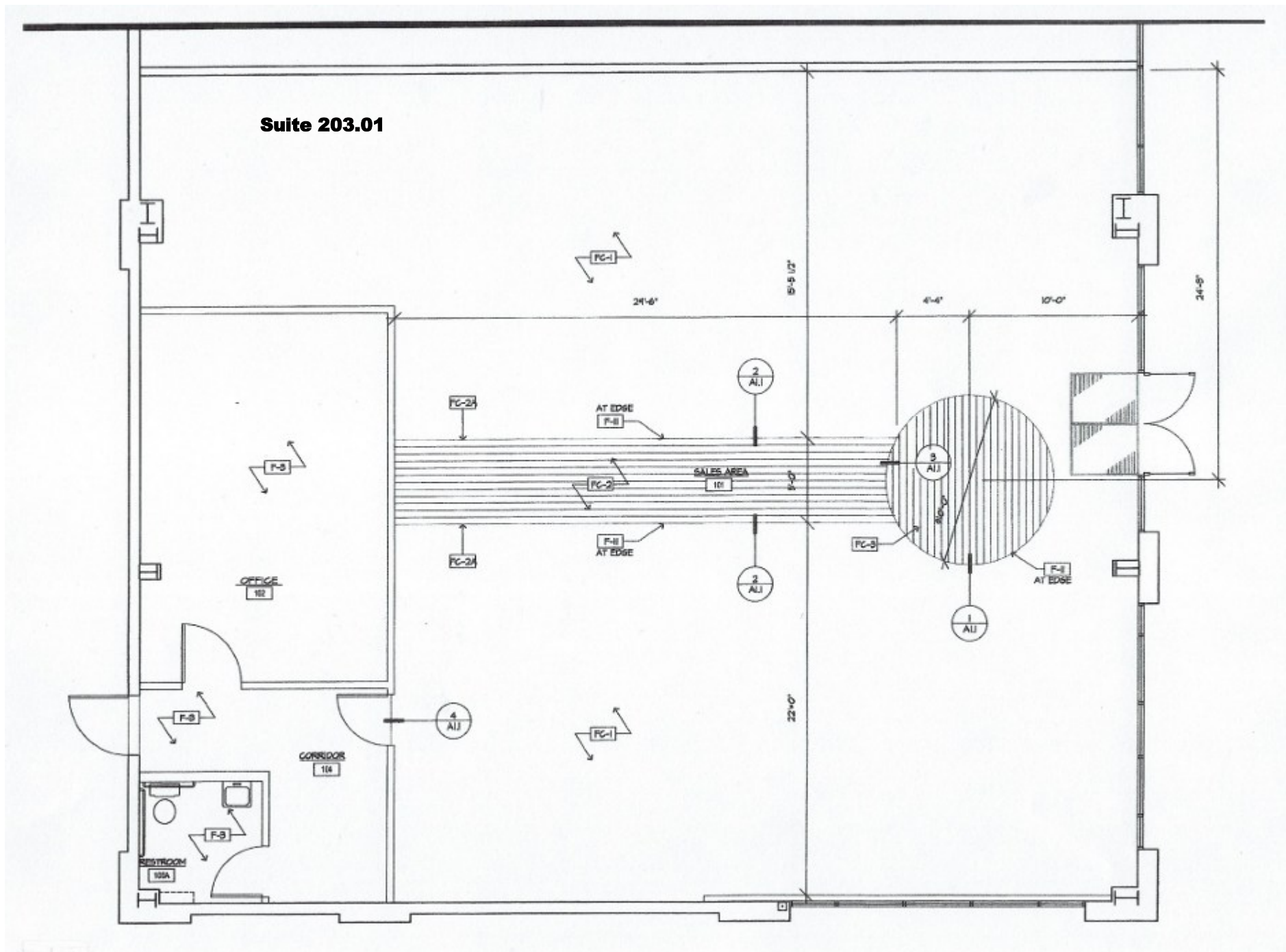
[www.primeidaho.com](http://www.primeidaho.com)

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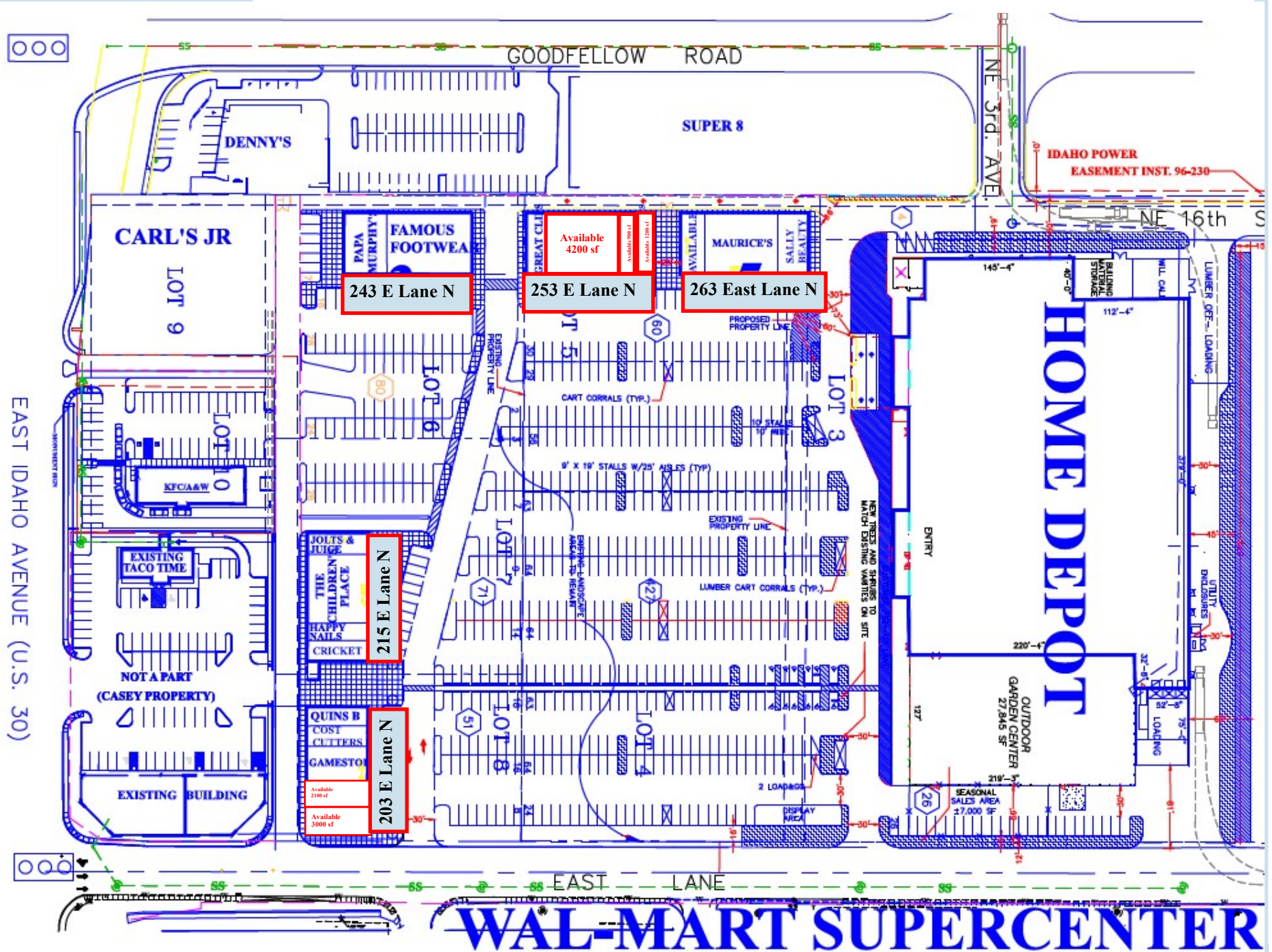
- ♦ **STRONG INCOME POTENTIAL** - Join more than 21 suites (current suites are divisible) supplying future income potential
- ♦ **PROVEN TRAFFIC COUNT** - Located in a historically robust submarket with strong traffic counts. East Lane N = 6,450 VPD, E Idaho Ave = 27,987 VPD
- ♦ **PREMIER ONTARIO LOCATION** - Situated in one of Ontario's most desirable commercial areas, surrounded by reputable well-known vendors in a well-maintained environment; Idaho shoppers will appreciate the proximity to "no sales tax buying"
- ♦ **EXCELLENT ACCESS TO AMENITIES AND MAJOR CORRIDORS** - Just one mile from an Interstate 84 exit, Stop lights at every surrounding intersection, Dedicated turn land Walkable area to restaurants, shopping, services, hotels, and the Idaho/Oregon border along E Idaho Ave/Hwy 30 (less than 1 mile to Fruitland, Idaho)
- ♦ **STRONG SITE FUNDAMENTALS** - 395,194 SF campus on a 38.54-acre parcel with over 1,000 parking spaces including ADA spaces and electric vehicle charging stations to enhance your customers' experiences
- ♦ **HIGH-VISIBILITY & AMENITY-RICH SETTING** - Features a monument and building signage, direct proximity to Home Depot, WalMart, Best Western and the Snake River plus strong overall visibility within a highly trafficked area.

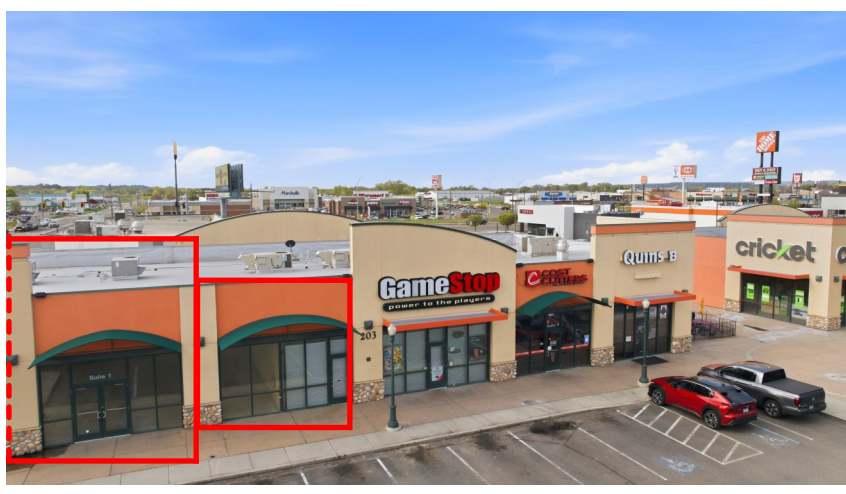
AI summary of Yelp reviews





# THE ONTARIO MARKETPLACE

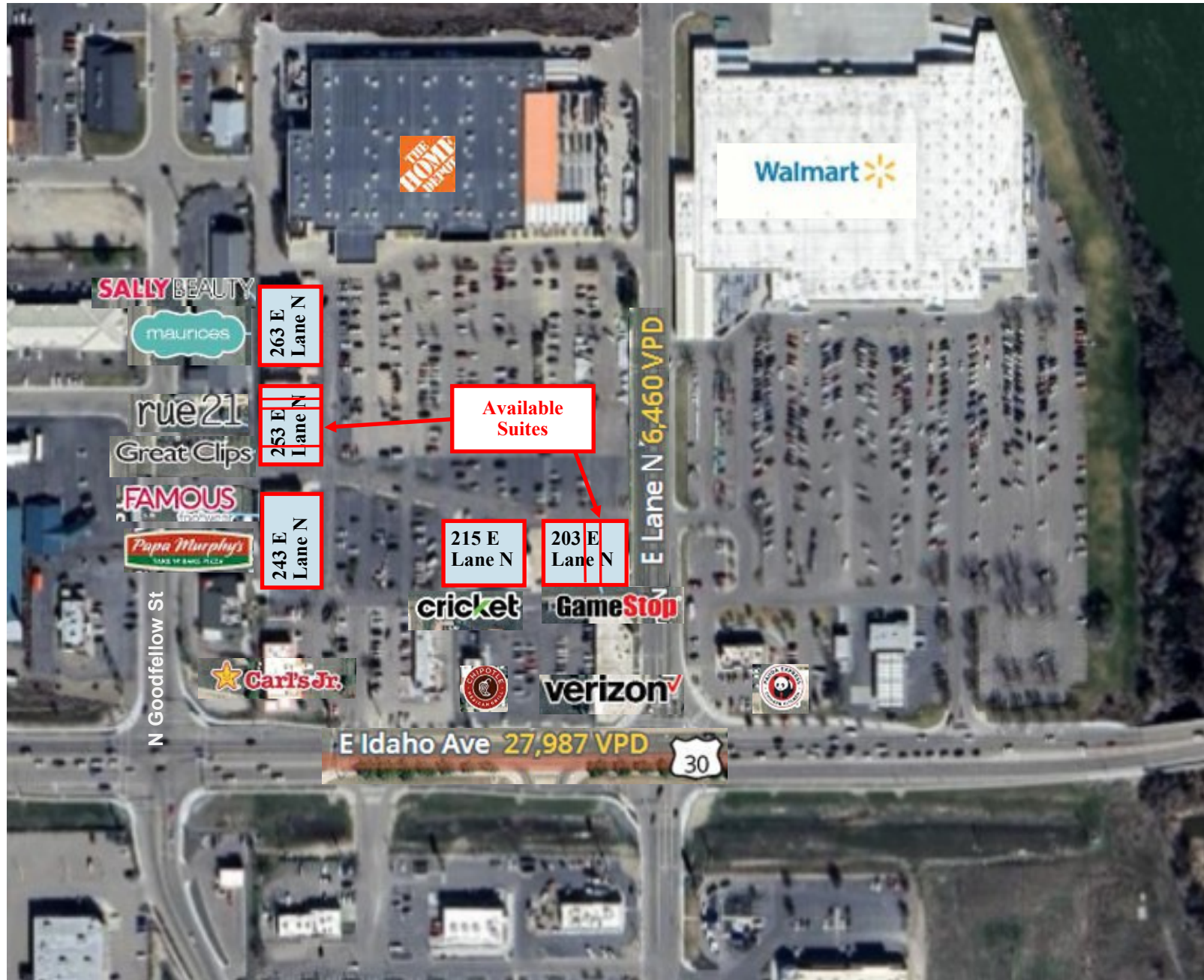






# The Ontario Marketplace

203 - 263 East Lane  
Ontario, OR 97914



As the largest city in Malheur County, Oregon, Ontario has roughly 11,645 people (2000 census) and is situated along the Snake River, bordering Idaho and a major part of the Western Treasure Valley, about halfway between Portland and Salt Lake City; *think of all those travelers*. The city serves as the hub for the surrounding agricultural area, which is known for farming products like potatoes, sugar beets, and onions. Ontario anchors a micropolitan area that includes Malheur County, OR and Payette County, ID. Nearby towns include Fruitland, Payette, and New Plymouth (Idaho), as well as Nyssa and Vale (Oregon). [*Wikipedia*]

*The Milken Institute* mentions locations of interest include the Four Rivers Cultural Center, Malheur County Child Development Center, and Eastern Oregon University's Ontario Center.

According to the *2020-2024 American Community Survey 5-year Estimates*, the general population of Ontario has grown to about 11,842 people. The population is 49.3% White, 45.4% Hispanic, 4.6% Asian/Multiracial/Native American and 0.7% Black and is considered more diverse than Oregon overall. Ontario is ranked the 53rd most populous place in Oregon, out of 426 cities, towns, and villages, as well as unincorporated census-designated places.

Of the 2024 estimated population of 11,842, the Median Age is 34.8 years; 27.2% under 18 and 17.9% over 65. There are 4,404 Households of which 2,491 are Families. The Median Household Income is \$46,308. The Workforce has high commuter connectivity to the Idaho Treasure Valley, acting as a regional service hub. The Median Home Value is \$236,300 with a Homeownership Rate of 51.7%. The Median Rent is \$804/month. Approximately 71% of the residents hold a high school diploma, with about 14% holding a bachelor's degree. [*Wikipedia*]

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Ste 203.01-02

Ste 203.03

Ste 253.03-04

253.05

253.06



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LEASE RATE PER SQ FT

**Rent \$35-40/sq ft + \$7.86 NNN**

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