

Shops at Island City

La Grande, OR

Grocery Outlet Anchored Retail Investment in La Grande, OR Area

\$ | Price:
\$5,160,000

% | Cap Rate:
6.75%

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THE OFFERING

- **GROCERY OUTLET ANCHORED WITH LONG-TERM STABILITY:** The Property is anchored by Grocery Outlet Bargain Market with a lease in place through May 2033, providing durable cash flow backed by a nationally recognized discount grocer
- **BELOW-MARKET ANCHOR RENT:** Grocery Outlet pays \$13.85/SF NNN, providing strong rent coverage, low rollover risk, and embedded mark-to-market upside at renewal or option exercise (10% bump)
- **ESTABLISHED REGIONAL DRAW:** Grocery Outlet serves a broad trade area with no nearby locations of the brand, driving consistent visitation from both La Grande and surrounding rural communities. Strong visitation and dwell time metrics support consistent customer engagement and repeat shopping patterns
- **HEALTHCARE SYSTEM TENANCY:** Grande Ronde Hospital provides institutional tenancy backed by a regional healthcare provider, adding stability and diversification to the income stream
- **ACCESSIBLE LOCATION WITH STRONG VISIBILITY:** Dual frontage along Island Avenue and Walton Road provides convenient access and exposure to more than 22,000 vehicles per day, supported by an efficient site layout with an above-market parking ratio of approximately 6 stalls per 1,000 SF
- **SURPLUS LAND INCLUDED:** ±1.77 acres of IC-C1 zoned developable land directly north of Grocery Outlet with frontage along Island Avenue (±13,000 VPD), included in the offering at no allocated basis

OFFERED EXCLUSIVELY BY

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Part of larger portfolio, please contact Northmarq for more info



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