

196 NE Van Arsdale Ln

Hermiston, Oregon 97838

Property Overview

This is your chance to plant a flag in one of Hermiston's most active commercial nodes. Situated within city limits along Highway 395 and adjacent to Big 5 Sporting Goods, this approximately 38,000-square-foot C-2-zoned parcel offers the visibility and co-tenancy that retailers and developers actively seek. Whether you're envisioning a drive-through, a retail pad, a professional office, or a service-oriented business, the location does the heavy lifting — with strong daily vehicle traffic and an established customer base already shopping the corridor.

The infrastructure groundwork is in place to support your project, with a sanitary sewer gravity main and water main at the southwestern corner of the lot. Electrical service location is currently being confirmed and will be provided upon verification. Offered as the upper portion of a larger parcel subdivision within Hermiston city limits, this site combines the accessibility of an in-town location with the exposure of a highway-fronting commercial property. Opportunities like this along the 395 corridor are limited — don't miss your chance to secure a premier piece of Hermiston's commercial future. "Parcel for sale will have a new parcel # and confirmed SF."

For More Information

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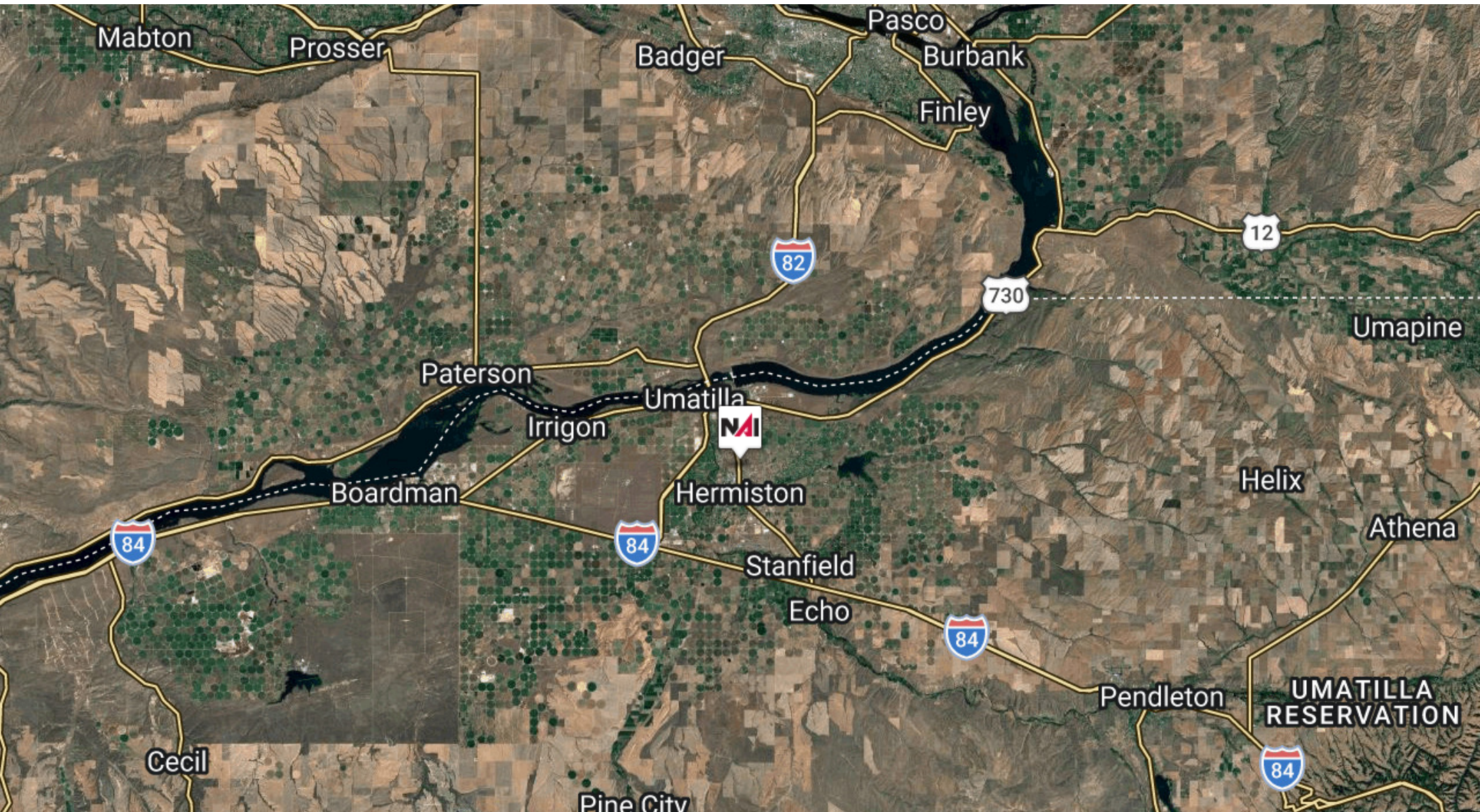


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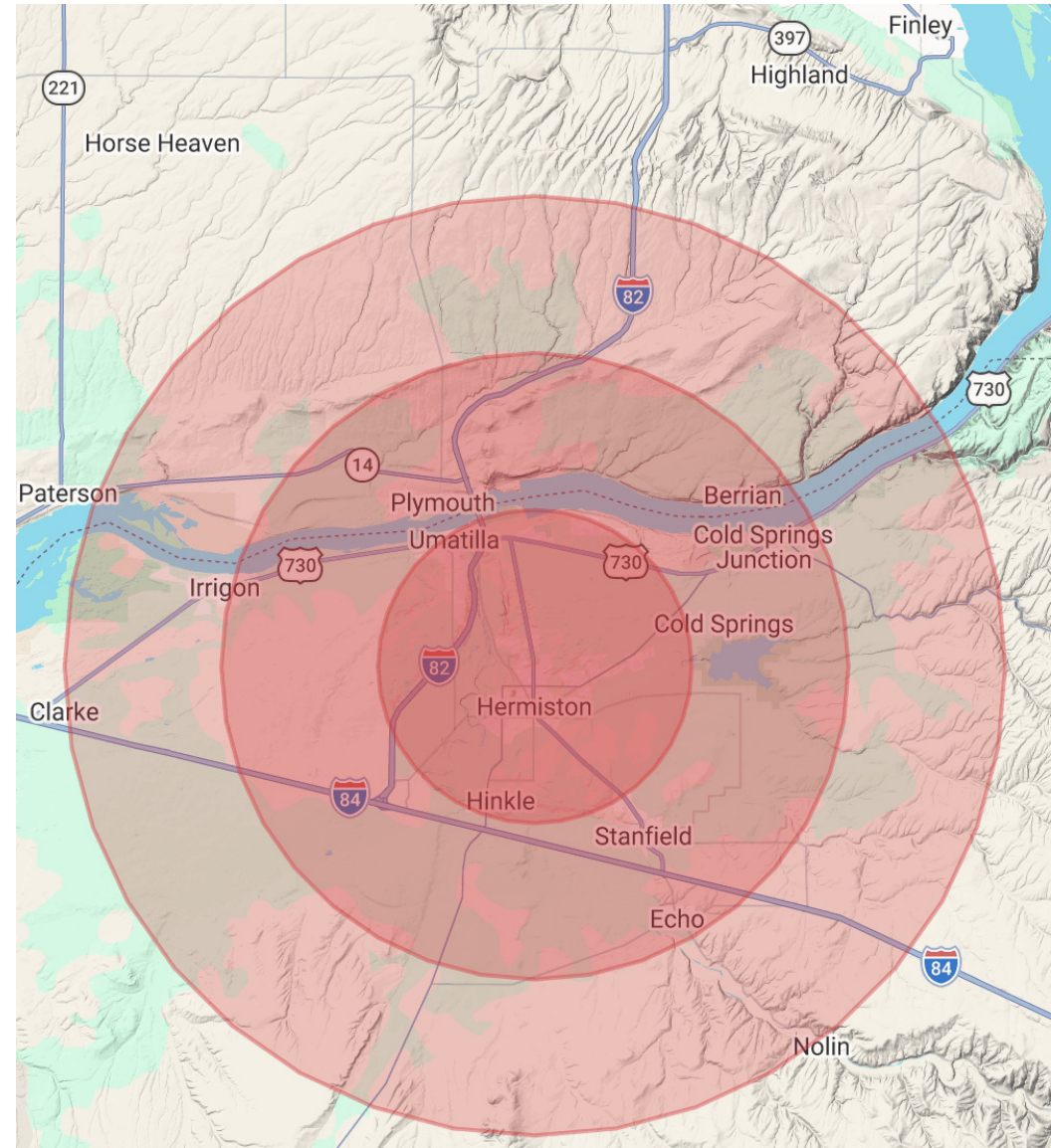


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Population	5 Miles	10 Miles	15 Miles
Total Population	31,432	40,801	44,539
Average Age	33.5	34.5	34.7
Average Age (Male)	34.1	35.4	35.5
Average Age (Female)	34.8	35.0	35.3
Households & Income			
Total Households	10,574	13,682	14,845
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$91,047	\$89,343	\$88,826
Average House Value	\$236,222	\$238,741	\$241,577

2023 American Community Survey (ACS)



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