

Available Retail Space in Prime Location

Request For Proposal



1114 SW Court Ave.
Pendleton, OR 97801



ABOUT

SUMMARY

The Pendleton Round-Up & Happy Canyon Hall of Fame is a member supported 501(c)(3) organization dedicated to preserving the heritage and history of the Pendleton Round-Up and Happy Canyon. It is located at 1114 SW Court Avenue in Pendleton, Oregon. The organization operates a museum of approximately 7,000 square feet in the building to highlight the history of the Pendleton Round-Up and Happy Canyon events with artifacts, memorabilia, artwork and a celebration of the people and animals who have kept these events going strong for 113 years.

VACANCY

An approximately 1,600 sq. ft. portion of the first floor of the Hall of Fame building is dedicated for retail space. The Hall of Fame Board of Directors is soliciting proposals from interested parties for retail use of the space.

Proposed retailers must fit within the western theme of the museum, the Pendleton Round-Up and Happy Canyon.

The space is expected to be available for use beginning April 1, 2023. Interested parties should send proposals to the address below. A first reading of initial proposals will begin March 10, 2023.

Send proposals to:

Pendleton Round-Up & Happy Canyon Hall of Fame
c/o Casey White-Zollman
PO Box 609
Pendleton, OR 97801





VACANCY DETAILS

HIGH TRAFFIC AREA

2018 ODOT Total Vehicle Traffic Report:

7,800 AADT* Traffic Count – From traffic station .02 miles east of SW 10th Street on SW Court Avenue. In simple terms, on average 7,800 vehicles per day drive past the primary entrance to the building. The pandemic caused a decrease in vehicle counts in 2020-21, but appear to be on the rise. Data from 2022 is not yet available.

**Annual Average Daily Traffic is a measure used primarily in transportation planning, transportation engineering and retail location selection. Typically, it is the total volume of vehicle traffic of a highway or road for a year divided by 365 days.*

Major Event Traffic

Events held at the Round-Up Grounds & Happy Canyon Arena in 2022:

- **Round-Up, Happy Canyon, Xtreme Bulls & Kick-Off Concert (September):** ~ 75,000 attendees
- **Pendleton Whisky Music Fest (July):** 20,000 attendees
- **Pendleton Run Bike Week (July):** ~ 3,000 attendees over 3 days
- **Jackalope Jamboree (June):** about 15,000 attendees over 3 days

MUSEUM TRAFFIC

In 2022, the Hall of Fame museum had more than 4,115 visitors. This amount does not include guests who opt not to sign the guest book. This is a more than 10% increase in museum visitors since 2019. The Hall of Fame in 2022 made a commitment in its new Strategic Plan to continue efforts to increase awareness and visitors to the museum, so we expect 2023 visitor counts to be even higher.



COMMERCIAL RETAIL SPACE

Area: 1,605 Square Ft floor space, including 110 Square foot office (See figure 2)

Restrooms: Separate men's & women's restrooms, shared with Hall of Fame museum through common lobby

Parking: 8 Spaces, off street, shared with museum.

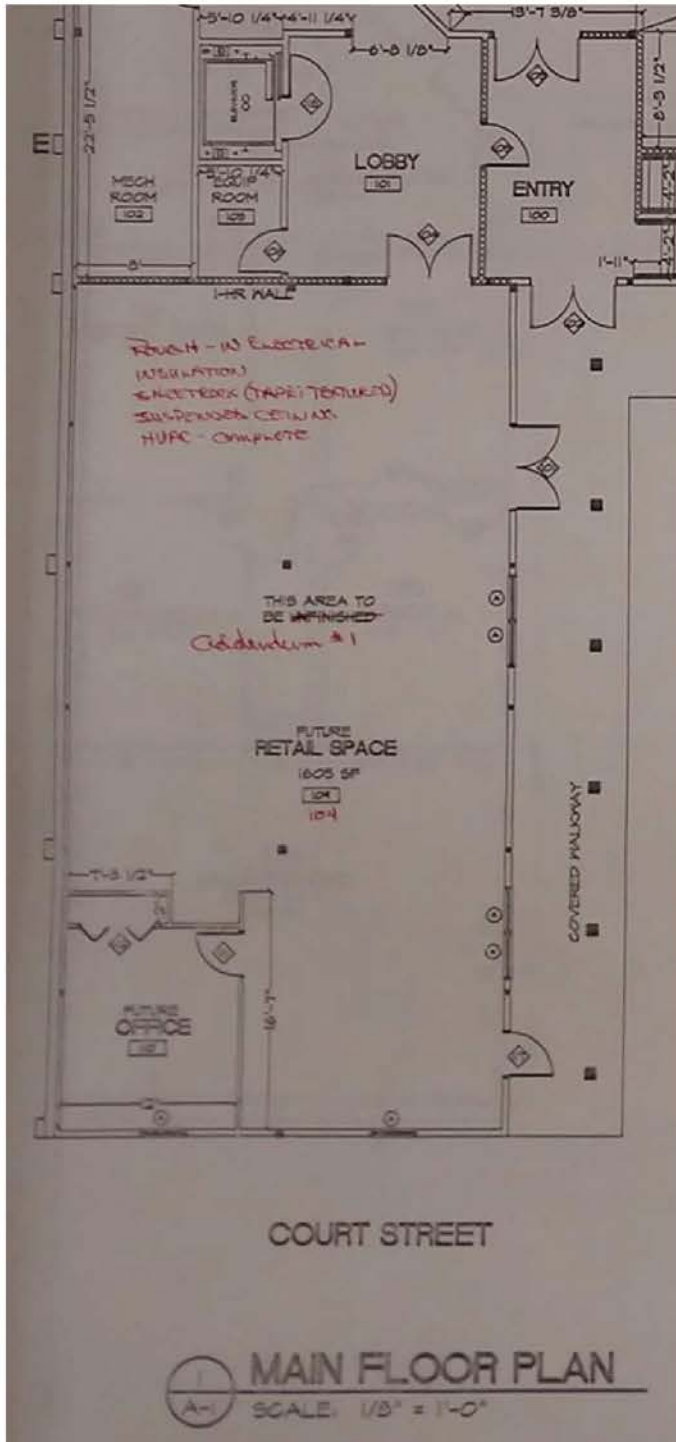
Tax Statement: Please see Attachment A

Expected Availability: April 1, 2023



Figure 1 - Hall of Fame building; photo taken from Let 'er Buck statue in front of Round-Up Grounds on SW Court Avenue, across the street

COMMERCIAL RETAIL SPACE



Retail Space Floorplan

Figure 2 - Approximately 1,600 sq.ft. of space. Includes 110 sq.ft. office space

BUILDING FLOOR PLAN

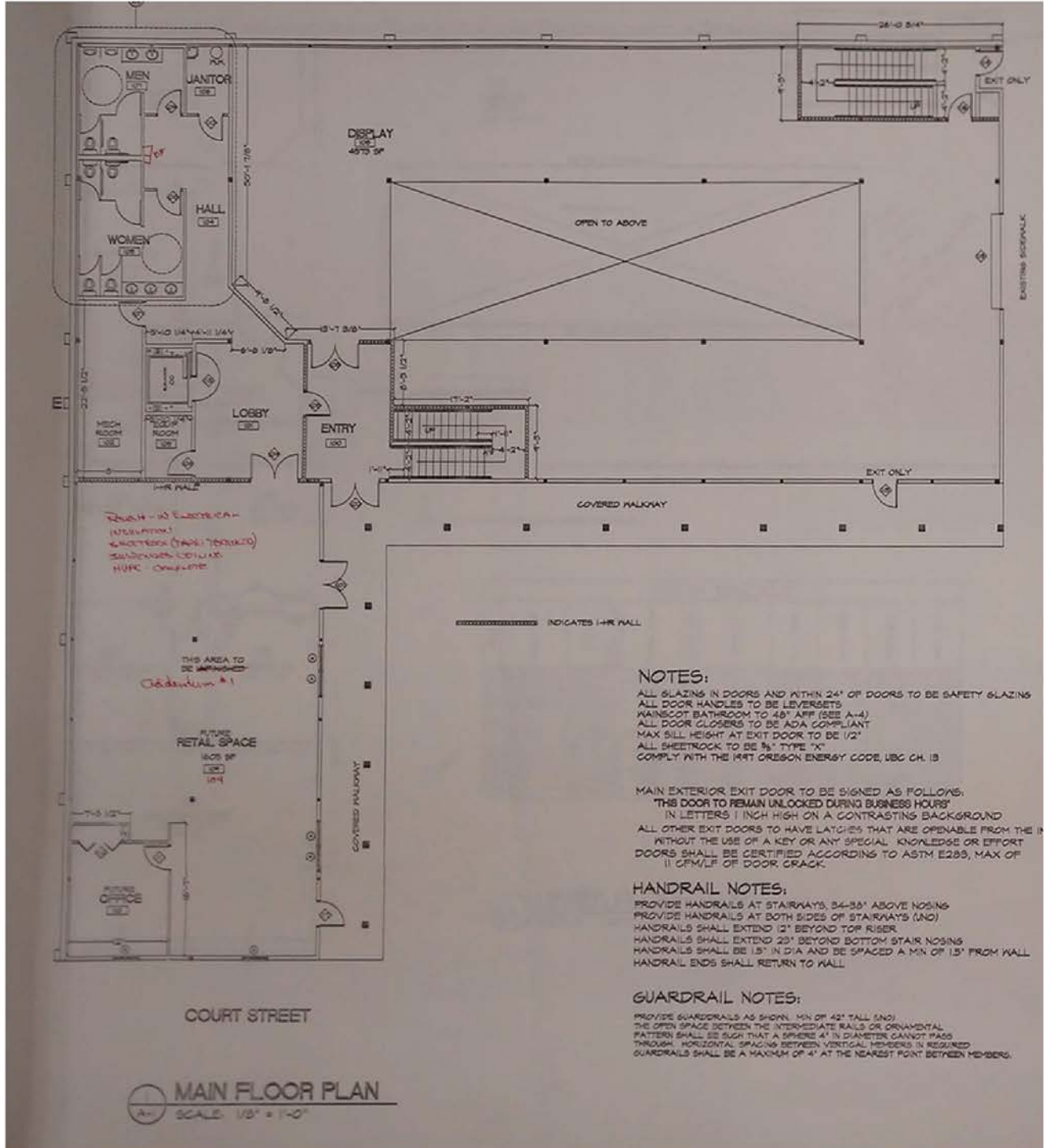


Figure 3 - Hall of Fame building. Vacant retail space is available in the north corner along SW Court Street.

AERIAL VIEW OF PROPERTY



Figure 4 - Centennial Plaza, with Round-Up & Happy Canyon Administrative Office and Retail Store to the west, Roy Raley Park to the north, and the Pendleton Round-Up Grounds main ticket gate to the northwest.



Figure 5 - Aerial view from above Round-Up Arena across the street

CENTENNIAL PLAZA

Centennial Plaza is the intersection of SW 12th Street & SW Court Avenue (see figure 4). The four corners of the plaza include the Round-Up Grounds, Roy Raley Park, the Hall of Fame, and the Round-Up & Happy Canyon administrative offices and retail store.

RETAIL SPACE STOREFRONT



Figure 6 - Retail space storefront, taken from building parking lot



Figure 7 - View from retail space storefront, looking at corner of SW 12th Street and SW Court Avenue, with Round-Up & Happy Canyon admin offices/retail store across SW 12th Street (construction completed in 2020).

RETAIL SPACE INTERIOR



RETAIL SPACE INTERIOR



Figure 8 - Retail space office/storage, approximately 110 sq.ft.

RETAIL SPACE INTERIOR

