FORMER ASPEN DENTAL



FOR SUBLEASE ➤ ONTARIO, OREGON

ADDRESS

1335 SE 1st Ave, Ontario, OR 97914

AVAILABLE

- Building +/- 3,500 SF | 0.69 acres
- Built in 2020

RATE/PRICE

Please call for details

ZONING

C2H General Heavy Commercial

TRAFFIC COUNTS

E Idaho Ave – 25,804 ADT ('26)
I-84 – 19,968 ADT ('26)

HIGHLIGHTS

- A former dental office in established healthcare location. Patients in the area already know this address as a place for care, which can help a new practice get started faster.
- Flexible professional use. Suits dental, medical, chiropractic, physical therapy, optometry or general retail use, subject to C2H zoning.
- Convenient SE 1st Ave location. Easy to reach from I-84 and Ontario's main commercial corridor, and close to the Idaho border, so it can draw patients from both states.



COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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503.274.0211
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FORMER ASPEN DENTAL
1335 SE 1ST AVE
ONTARIO, OR
E Idaho Ave
AVAILABLE
3,500 SF
25,804 ADT (26)
E Idaho Ave
SE Goodfellow St
Carl's Jr.
KFC
CHIPOTLE MEXICAN GRILL
SHERWIN WILLIAMS
Walgreens
BURGER KING
Pizza Hut
Original WINGER'S
SE 1st Ave
SE 1st Ave
Goodfellow St
SE 13th St
SE 13th St
Staples
Oregon Department of Transportation
Aaron's
Waremart by WinCo
Marshalls
CRA
N
Google
Map data ©2026 Google

FORMER ASPEN DENTAL

1335 SE 1ST AVE

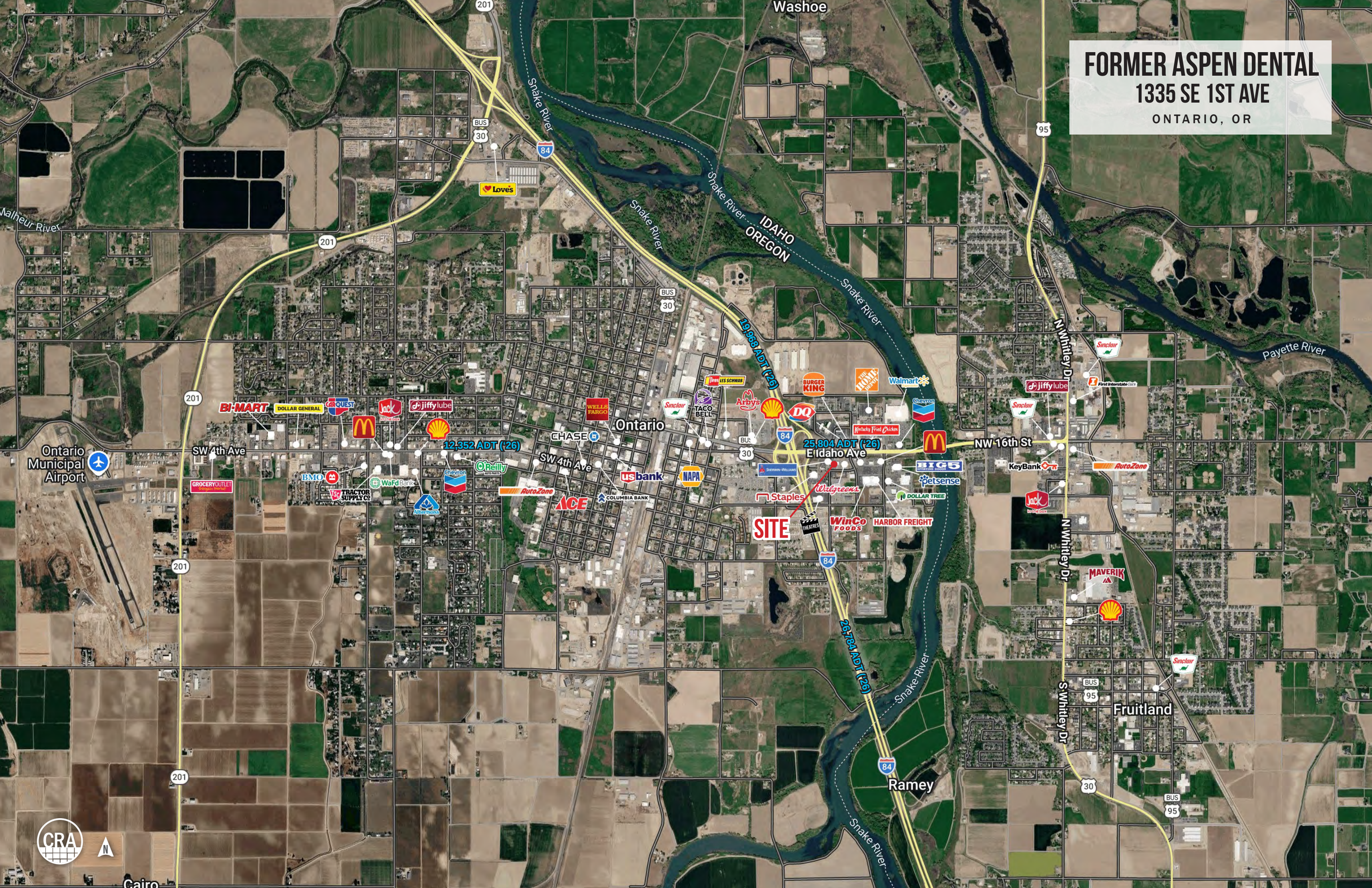
ONTARIO, OR

SITE

25,804 ADT ('26)

19,968 ADT ('26)

FORMER ASPEN DENTAL
1335 SE 1ST AVE
ONTARIO, OR



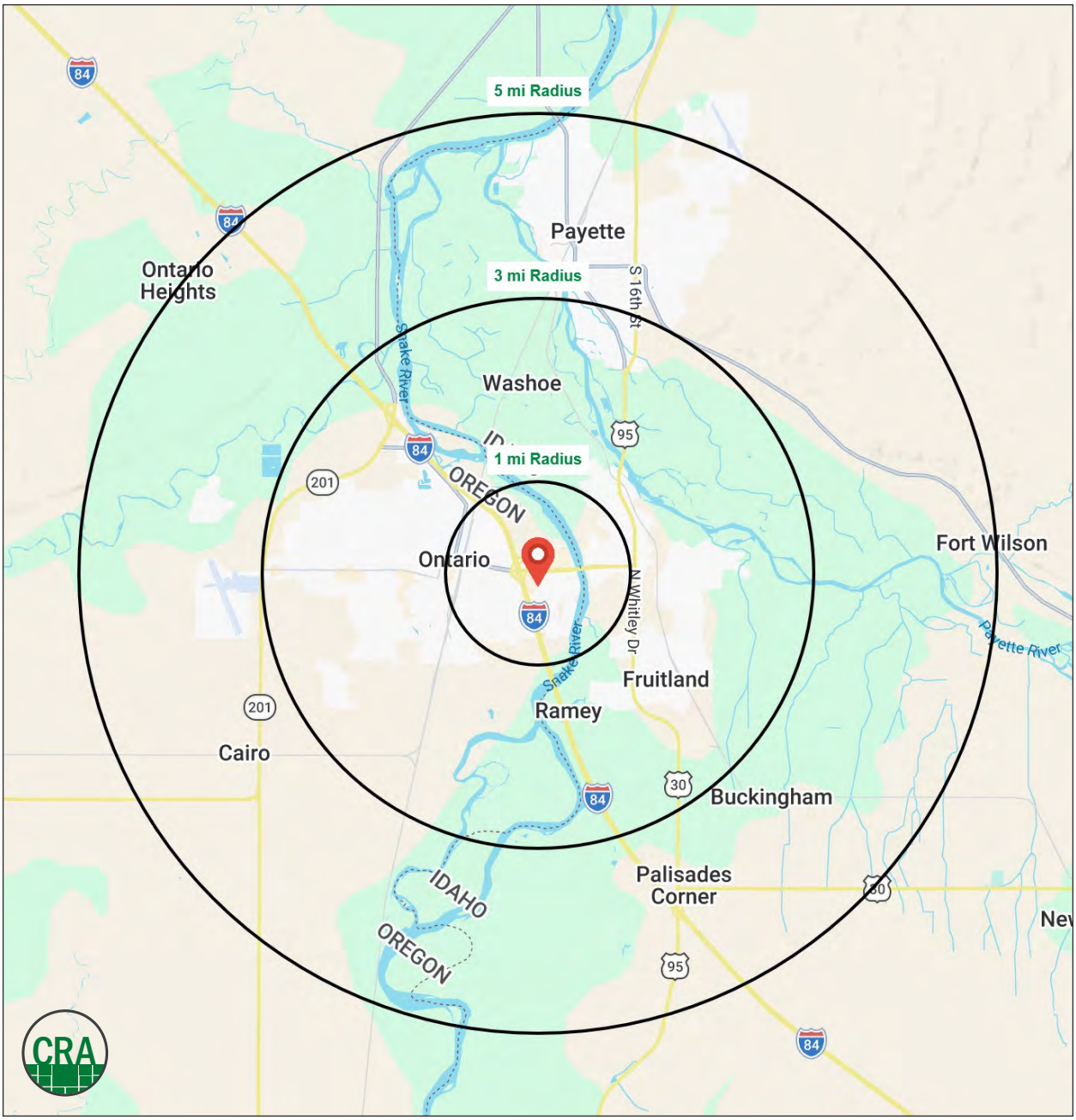
FORMER ASPEN DENTAL
1335 SE 1ST AVE
ONTARIO, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	3,862	22,425	33,999
Projected Population 2031	4,088	23,060	35,022
Average HH Income	$68,531	$78,643	$79,451
Median Home Value	$233,835	$310,224	$314,084
Daytime Demographics 16+	5,060	19,173	25,723

$78,643
Average Household Income
3 MILE RADIUS

28.8
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 44.024/-116.9446

1335 SE 1st Ave Ontario, OR 97914	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	3,862	22,425	33,999
2031 Projected Population	4,088	23,060	35,022
2020 Census Population	3,310	20,737	31,893
2010 Census Population	2,931	19,075	29,447
Projected Annual Growth 2026 to 2031	1.2%	0.6%	0.6%
Historical Annual Growth 2010 to 2026	2.0%	1.1%	1.0%
2026 Median Age	28.8	34.4	35.6
Households			
2026 Estimated Households	1,326	8,319	12,748
2031 Projected Households	1,400	8,506	13,039
2020 Census Households	1,061	7,647	11,791
2010 Census Households	954	7,067	10,930
Projected Annual Growth 2026 to 2031	1.1%	0.4%	0.5%
Historical Annual Growth 2010 to 2026	2.4%	1.1%	1.0%
Race and Ethnicity			
2026 Estimated White	61.7%	69.7%	73.5%
2026 Estimated Black or African American	2.8%	1.4%	1.2%
2026 Estimated Asian or Pacific Islander	1.3%	1.8%	1.5%
2026 Estimated American Indian or Native Alaskan	1.9%	1.7%	1.6%
2026 Estimated Other Races	32.4%	25.4%	22.3%
2026 Estimated Hispanic	43.7%	34.0%	30.1%
Income			
2026 Estimated Average Household Income	$68,531	$78,643	$79,451
2026 Estimated Median Household Income	$43,460	$58,544	$60,898
2026 Estimated Per Capita Income	$23,576	$29,330	$29,914
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	14.8%	6.0%	6.2%
2026 Estimated Some High School (Grade Level 9 to 11)	9.4%	8.3%	9.0%
2026 Estimated High School Graduate	29.4%	32.7%	33.7%
2026 Estimated Some College	28.5%	24.0%	23.3%
2026 Estimated Associates Degree Only	7.5%	10.8%	11.0%
2026 Estimated Bachelors Degree Only	8.9%	12.6%	11.5%
2026 Estimated Graduate Degree	1.5%	5.5%	5.4%
Business			
2026 Estimated Total Businesses	365	1,165	1,487
2026 Estimated Total Employees	4,044	11,347	13,649
2026 Estimated Employee Population per Business	11.1	9.7	9.2
2026 Estimated Residential Population per Business	10.6	19.2	22.9

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For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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