OREGON HOME & LIFE

LIFE IN LEBANON

The places, people & experiences that make it feel like home.

With Derek Manasco

MPACT Real Estate Team · Real Broker, LLC



Majestic Falls, McDowell Creek Falls County Park · JPLDesigns / Getty Images via Canva

Where Our Oregon Story Began



When my wife and I moved from Texas to Oregon, our daughter was about a year old. We were starting over in a new state, getting to know a new community, and figuring out what our life here would look like. Lebanon was the first place we called home in Oregon. And when I think about that chapter of our lives, I don't immediately think about the house we lived in or the streets we drove. I think about the people we met, the friendships we built, and the places that became part of our everyday routine.

That's what I want to share with you. Not just a list of restaurants, parks, and things to do. I want to show you the Lebanon I've experienced, the places I'd recommend, the memories we've made, and some of the things worth knowing if you're thinking about making this area home.

We'll talk about houses, too. That's a big part of what I do. But first, I want you to get to know the place.

Lifestyle First. House Second. Then, we'll guide you home.

Derek Manasco
Oregon Home & Life
MPACT Real Estate Team · Real Broker, LLC
Licensed Principal Broker in Oregon · #201225584

Come Get to Know Lebanon

A little bit of my story. Some of my favorite local stops. A few adventures worth taking. And a closer look at what living here could mean for you.

04–05 | The People Who Made It Home

The friendships and memories that shaped our first years in Oregon.

06–07 | Finding Your Rhythm

Everyday life, Main Street, and Lebanon's small-town character.

08–13 | Derek's Lebanon: The Places I'd Take You

Doughnuts, burgers, sushi, pizza, waterfalls, workouts, and a beautiful place to stay.

14–15 | Spend a Day Here

An easy way to explore Lebanon, and the practical side of everyday life.

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Why Albany, Corvallis, and Sweet Home are part of the Lebanon experience.

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Your next steps, property search, and a way to connect.

Lebanon sits in Linn County in Oregon's eastern Willamette Valley, with the Cascade foothills to the east and neighboring communities that add even more to life here.



Between Lebanon & Sweet Home · Photograph by Derek Manasco

The People Made It Home

When you're new somewhere, the little things matter. Someone remembers your name. You start recognizing familiar faces. An invitation turns into a friendship. Before long, a place that once felt unfamiliar starts feeling like yours. That's what happened for us in Lebanon.

I started working with Samaritan and SamFit at the Lebanon facility, and eventually went on to oversee SamFit facilities as general manager. I loved the work, but the relationships were even better. We met people through the gym, through work, and through simply being part of the community. Some of the friendships we made during those years are still among our closest today.

And that's one of the things I appreciate about Lebanon. You can talk about the scenery, the location, or the price of a home. Those things are worth considering. But when I look back at our first years in Oregon, the people are what made those years special. They gave us reasons to stay connected long after an ordinary workday was over.

One Birthday I'll Always Remember

> "Deadlifts, personal records, enchiladas and protein cookies. A friend's mother brought the food. We worked out, ate, laughed and spent time together. What I remember is the connection."
>
> **— Derek Manasco**

I love that memory because there wasn't anything extravagant about it. It was a workout with friends, good food, and people who cared enough to show up. And somehow, that's exactly what made it memorable.

When you're considering a move, it's easy to focus on the house, the neighborhood, or how far you'll drive to work. Those things matter. Absolutely.

But I'd encourage you to think about the other part of building a life somewhere. Where will you spend your time? What will you get involved in? Where might you meet the people who eventually become your people? For us, Lebanon became more than an address. It became a place where we built relationships that still mean a lot to our family.



AI-generated fitness illustration; not a photograph of the birthday gathering.

A Quieter Kind of Everyday



Countryside from Derek Manasco’s Lebanon footage · Video still

One of the things I enjoyed about Lebanon was its pace. It has a smaller-town feel than nearby Albany or Corvallis. You can find familiar places, settle into a routine, and still have other communities close enough to visit when you want something different.

That doesn't mean Lebanon has everything. It doesn't have the same range of shopping, restaurants, or entertainment you'll find in larger cities. Depending on what you enjoy, you may find yourself heading into Albany or Corvallis from time to time. But that's not necessarily a drawback. For some people, having a quieter home base and a wider area to explore is exactly the balance they're looking for.

If you're considering living here, I'd encourage you to experience Lebanon on an ordinary day, not just during a festival or a beautiful summer weekend. Grab coffee. Drive through town. Stop for lunch. Explore the neighborhoods and see how the place feels. Sometimes it's the simplest moments that tell you the most about whether you could picture yourself somewhere.

Take Your Time on Main Street



Main Street, Lebanon · Archival photograph, 2008 · Barb Henry / Flickr
CC BY-SA 2.0 · Cropped · flickr.com/photos/bhenry/2752052676

If we're exploring Lebanon together, I want to spend a little time downtown. Not rushing from one stop to another. Just walking around, checking out the storefronts, and finding somewhere to sit down for a meal or a drink. The area around Main Street, Grant Street, and Strawberry Plaza is a good place to begin. Conversion Brewing is one of the places you can work into that visit. It's an easy stop when you're already spending time downtown.

And while you're getting to know Lebanon, keep the Strawberry Festival on your radar. It's one of the traditions associated with the community, with festivities that have included a parade, carnival, strawberry shortcake, and other activities. I even remember a basketball tournament connected with the festival during our Lebanon years. I like events like that because they give you another way to experience a place beyond the everyday routine.

But you don't have to wait for a festival. Sometimes a walk downtown and a good meal are enough to make you want to come back.

Derek’s Lebanon
The Places I’d Take You

If you told me you had a day or two to explore Lebanon, these are some of the places we'd talk about. Not because they're on a generic top-ten list. Because I've spent time here, I've found things I enjoy, and I have a few favorites worth sharing.

Let’s Start with Sugar Vibes

I'm a fan of a good doughnut, and at Sugar Vibes Donut Co., I have a very specific recommendation. Get the maple bacon doughnut and wash it down with a nitro cold brew. That's my kind of morning stop.

Sugar Vibes is downtown on South Main Street, so it fits perfectly into a morning of exploring Lebanon. Pick up your coffee and doughnut, spend a little time downtown, and see where the morning takes you.



AI-generated food illustration; not Sugar Vibes’ actual products.

DEREK'S ORDER

Maple bacon doughnut + nitro cold brew

Good Food. Good Company. Stay Awhile.

Tallman Brewing is one of my favorite places to hang out in Lebanon. I love the food-truck setup and the atmosphere. It's the kind of place where you can grab something to eat, find a spot to sit, and enjoy an evening without feeling like you need to be somewhere else.

And I have to talk about the burger. The smash burger I've had at Tallman is the best smash burger I've personally had. Now, that's my opinion, and I'm sticking with it.

The food-truck lineup at Tallman can change, so I'd check who's serving before heading over. But if you find a great smash burger there, you might understand why I keep talking about mine. Whether you're going for the burger, another food truck, or just the atmosphere, Tallman is absolutely a stop I'd put on our list.



Tallman Brewing, Lebanon
Photograph by Derek Manasco



AI-generated burger illustration; not an actual Tallman order.

TALLMAN BREWING
2055 Primrose Street, Lebanon

My Sushi Stop After an Open House





Momiji Sushi, Lebanon · Stills from Derek Manasco’s footage; roll variety not identified.

I love sushi, and Momiji is one of my favorite places to stop in Lebanon. In fact, I recently went there after hosting an open house.

If you go, I have two recommendations. First, the spring rolls are great. And second, my favorite sushi roll is the Jalapeño Roll. That's what I'd be ordering.

I love having a place like Momiji in the mix because sometimes you're in the mood for something other than a burger or pizza. If sushi sounds good after a day of exploring homes or checking out the area, this is one of the places I'd suggest.

DEREK'S ORDER

Jalapeño Roll + spring rolls

MOMIJI SUSHI
1755 S. Main Street, Lebanon

Pizza, Taps & a Little Friendly Competition

Schmizza Public House

If you're in the mood for pizza, Schmizza Public House is another place I'd put on your list. I like the selection on tap, and the pizza is fantastic. My recommendation? The Sink. It's a loaded pizza with plenty going on, and it's the one I'd suggest trying.

Conversion Brewing

For a stop downtown, there's Conversion Brewing. It's a good option to work into an afternoon or evening around Main Street. Grab something to eat, enjoy a drink, and spend a little more time in town.

Linn Lanes

And if you're looking for something to do besides eat, how about bowling? Linn Lanes is another Lebanon option, and its Head Pin Restaurant makes a pretty bold claim about having the "best burgers in town."

Now, I have to be fair here. I haven't tried their burger yet. And considering how much I like the smash burger I've had at Tallman, that's a comparison I'll have to make for myself someday. For now, put bowling on the list, and maybe try the burger while you're there.



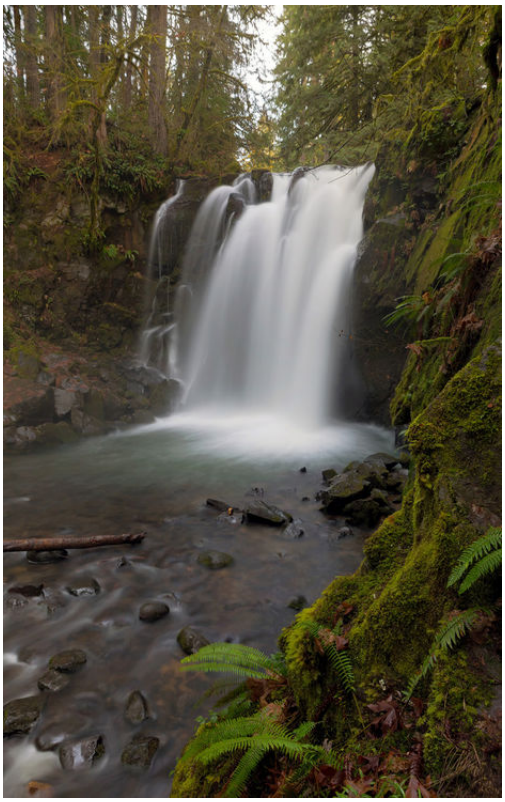


AI illustrations: generic pizza and bowling; not Schmizza's dish or Linn Lanes.

A Workout, a Waterfall & a Good Afternoon

Fitness has always been a big part of my life, so it's no surprise that some of my favorite Lebanon memories involve the gym. SamFit will always be meaningful to me because of my history there and the relationships we built. I also enjoy working out at Downing's Gym.

But one of the great things about this part of Oregon is how easily a day can shift from your regular routine to an outdoor adventure. One afternoon, after helping a client close on a home in Sweet Home, I headed to McDowell Creek Falls County Park with my family. And what an incredible place. Waterfalls, bridges, beautiful forest scenery. It's one of those outings that reminds me why I love Oregon.



Majestic Falls, McDowell Creek Falls County Park. JPLDesigns / Getty Images via Canva; cropped.

McDowell Creek is outside Lebanon, so plan a little time for the trip and the trails. Some routes have stairs and elevation changes. If you want something closer to town for a shorter outing, Lebanon's parks and the Cheadle Lake area are worth exploring, too. You don't have to travel far to find a little fresh air.

Make a Weekend of It



AI-generated architectural visualization inspired by Boulder Falls Inn; not an actual photograph of the property.

If you're coming to Lebanon to explore, I'd encourage you to consider staying overnight. And one place I'd recommend looking at is Best Western Premier Boulder Falls Inn. It's near the SamFit area and has a beautiful setting, including a Japanese-inspired garden, koi pond, and walking paths. There's also 1847 Bar & Grill on-site, making it easy to enjoy a meal without having to head somewhere else for the evening.

I love the idea of making a visit more than a quick drive through town. Spend the afternoon exploring Lebanon. Grab dinner. Enjoy the hotel grounds. Wake up the next morning and see the town from a different perspective.

If you're seriously considering buying a home here, that extra time can be valuable. You can explore neighborhoods, visit a few favorite local spots, and get a better feel for what an ordinary morning might look like.

BEST WESTERN PREMIER BOULDER FALLS INN

505 Mullins Drive, Lebanon

If We Had One Day in Lebanon

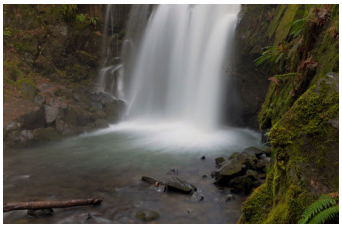
Here's how I'd spend it.



AI food illustration;
not Sugar Vibes' product.



Main Street, Lebanon
Barb Henry, 2008
CC BY-SA 2.0; cropped



Majestic Falls
JPLDesigns / Getty Images
via Canva; cropped



Tallman Brewing
Derek Manasco
Photograph

1. **Morning: Sugar Vibes and downtown.** Start with that maple bacon doughnut and nitro cold brew, then take a little time around Main Street and Strawberry Plaza.

2. **Lunch: Stay in town.** Conversion Brewing is one option, or choose another local place that catches your attention.

3. **Afternoon: Pick your adventure.** If you want to stay nearby, explore one of Lebanon's parks or the Cheadle Lake area. If waterfalls are more your thing, make a separate trip out to McDowell Creek Falls.

4. **Evening: Good food and no rush.** Tallman Brewing would be high on my list. Or, depending on what sounds good, there's Momiji or Schmizza.

And here's one more thing I'd do if I were considering moving here. I'd drive through a few neighborhoods. Not just the homes that are for sale, but the surrounding streets, nearby amenities, and places I'd probably visit regularly. You can learn a lot about a community by spending time in it without a packed schedule.

Check current business hours and park access before your visit.

The Places You'll Use Every Week



Samaritan Lebanon Community Hospital · Rytyho usa, 2013 / Wikimedia Commons
CC BY-SA 3.0 · Cropped archival photograph · creativecommons.org/licenses/by-sa/3.0

As much as I enjoy talking about restaurants and outdoor adventures, there's another side to getting to know Lebanon. The everyday stuff. Where you'll shop for groceries. Where you'll go for a workout. The library, healthcare, schools, and the places you'll visit as part of your regular routine.

Lebanon has a public library, local parks, grocery options, and Samaritan Lebanon Community Hospital. If you have school-age children, you'll want to research the schools and confirm which ones serve the particular address you're considering. And if you're moving for work, I'd encourage you to actually drive the commute from the neighborhoods you're interested in.

I can show you a beautiful house. But I also want you to know what living there would look like on a Tuesday morning. That's part of making a good decision. The right home should work for more than the weekends.

One of My Favorite Things About Lebanon? What's Around It.

When we first moved to Oregon, Lebanon became our home base. But one of the things I came to appreciate was everything within reach. We could enjoy the quieter pace of Lebanon, then head to another nearby community for shopping, a meal, a sporting event, or a day outside.

Take Albany, for example. One of the practical reasons you might find yourself heading that direction is Costco. If your family is anything like ours, a Costco run can be a regular part of life. Albany also gives you additional shopping, restaurants, services, and a downtown area of its own to explore.

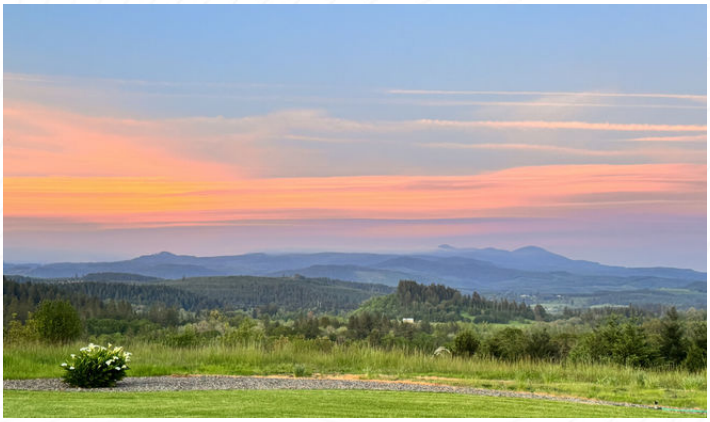
You don't have to live in the middle of every place you want to visit. Sometimes it's nice to have a smaller-town home base while still being able to get to the things you enjoy.

ALBANY STOP

Costco · 3130 Killdeer Avenue SE, Albany



Downtown Albany · Edfallere, 2014
CC BY-SA 4.0; cropped
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Lebanon–Sweet Home countryside
Derek Manasco

A Beaver Game, a Great Meal & a Change of Scenery

Then there's Corvallis. Home to Oregon State University, it's a different kind of atmosphere from Lebanon. If you're a Beaver fan, heading to Corvallis for a game might already sound like a good reason to make the drive.

And if you enjoy trying restaurants, there's a lot more to explore. Killer Burger, Block 15, Sky High, and Bo & Vine are a few places worth putting on your list. There's also Chick-fil-A if that's what you're craving. Corvallis has outdoor options, too, including areas around Bald Hill and Peavy Arboretum.

I like that variety. You can spend an afternoon in a university town, catch a game, go for a hike, or enjoy a good meal, and still return home to Lebanon.

Of course, if you'll be driving to Corvallis every day for work or school, that's something we'll want to consider carefully when choosing where to live. But for an occasional outing, having Corvallis nearby adds another layer to the lifestyle.



Corvallis & the Willamette River
cpaulfell / Getty Images via Canva



Lebanon home base
Derek Manasco

Pack the Paddleboards



Foster Lake · Sweet Home area · Photograph by Derek Manasco

Now let's head the other direction, toward Sweet Home. If you enjoy being on the water, camping, or spending time outdoors, this is where things get especially interesting. Foster Lake and Green Peter Reservoir are two places I'd absolutely want you to know about.

Our family has spent time enjoying the lakes, paddleboarding, and camping with friends from church. Those are some of the memories that stand out when I think about living in this part of Oregon. Getting outside. Spending time with people we care about. Enjoying a beautiful day without needing to plan some elaborate vacation.

Foster Lake and Green Peter are separate destinations outside Lebanon, so the specific place you choose matters. Water levels, recreation access, and campground availability can change throughout the year. But when conditions are right, a lake day is hard to beat. And having places like these in the surrounding region is one more reason I enjoy this part of the Willamette Valley.

The Life You Come Home To



Between Lebanon & Sweet Home · Photograph by Derek Manasco

Think about what we've covered. A morning coffee in Lebanon. A favorite local restaurant. A workout with familiar faces. A Costco run in Albany. A Beaver game or dinner in Corvallis. Paddleboarding or camping toward Sweet Home. Then, at the end of the day, coming home.

That's the bigger picture I want you to see. Lebanon isn't just the city limits on a map. It's a place to build your everyday life, with a whole region around it to enjoy. And once you start picturing that life, the conversation about buying a home becomes a lot more interesting.

Maybe you'd love to be close to downtown. Maybe you want a larger lot, a workshop, or some room between you and the neighbors. Maybe you're dreaming about a little land outside town. That's where we start talking about the home itself, and how to find one that supports the way you want to live.

What Could Your Budget Make Possible?



Countryside from Derek Manasco’s Lebanon footage · Not a property listing

One reason I encourage buyers to look at Lebanon is the possibility of getting more home or land for their money compared with some nearby markets. Not every property will offer that advantage, and it depends on what's available when you're searching. But it's worth comparing.

Maybe you're looking for a larger yard. A shop. Room for a garden. A little more space for your hobbies. Or maybe you'd rather have a comfortable home in town with less maintenance and easier access to your regular stops. There's no single right answer.

What I want to know is what you're hoping your next home will make possible. Then we can compare actual properties, look at their condition and location, and see how the numbers work.

Because a lower purchase price doesn't automatically mean a better fit. And more acreage doesn't always mean more usable space. The goal is to find the combination of home, location, and overall cost that makes sense for you.

Room for the Way You Live

When you're looking at homes around Lebanon, you'll find different possibilities. Established neighborhoods in town. Newer homes. Larger lots. Properties farther into the countryside. Each comes with its own benefits and tradeoffs.

If you want a garden, let's look at the ground, sunlight, and water. If a workshop is on your wish list, let's find out whether a property has one, or whether building one would actually be possible. If you want space for an RV, equipment, or outdoor projects, we'll look at access, zoning, and any applicable restrictions.

And if you're dreaming about acreage, we'll talk about the maintenance that comes with it. A beautiful rural property can be wonderful. It can also mean more time caring for fencing, trees, drainage, outbuildings, and a long driveway. I want you to enjoy what you buy, not be surprised by it.

A GOOD PLACE TO START

What are the three things you'd most like your next home to make possible?

1. _____
2. _____
3. _____



AI-generated home illustration; not an available property.

Fall in Love with It. Then Understand It.

I've seen plenty of homes that make a great first impression. Beautiful setting. Great kitchen. Amazing backyard. And those things matter. But before you buy, we need to understand what's behind the beautiful photos.

> **The home itself.** We'll want to look closely at the roof, structure, drainage, moisture, major systems, renovations, and any repairs that may be needed.
>
> **The property.** If you're considering a home with acreage, we'll need to understand the water source, septic system, zoning, legal access, easements, boundaries, and relevant hazards.
>
> **The full cost.** The mortgage is only part of the picture. Property taxes, insurance, utilities, maintenance, and other ownership costs need to make sense, too.
>
> **Your everyday routine.** That peaceful country setting might be exactly what you're looking for. Just make sure you understand the drive, the services available, and the upkeep.

We'll work with the appropriate inspectors, lenders, and other professionals to investigate the important details. My goal isn't simply to help you find a home you love. It's to help you understand what you're buying so you can make a well-informed decision.

Picture Your Next Chapter

Lebanon will always have a special place in our family's story. It's where we first put down roots in Oregon. Where we made friends. Where everyday experiences turned into memories we still talk about. And where we began discovering how much we loved this part of the state.

Your story may look completely different. Maybe you're drawn to the quieter pace. Maybe it's the access to the outdoors. Maybe you're looking for more space, a different kind of home, or simply a place that feels like the right next chapter. Whatever brings you here, I'd love to help you explore it.



Derek Manasco

> "A home is important. Absolutely. But the life you build around that home? That's what makes it meaningful."
>
> **— Derek Manasco**

Ready to explore what life in Lebanon could look like for you?

Whether you're considering a move or simply have questions about the area, I'd love to hear what you're looking for. Click below to schedule a personal Oregon Home & Life Zoom consultation.

Schedule a Conversation with Derek

Lifestyle First. House Second. Then, we'll guide you home.

YOUR NEXT CHAPTER STARTS HERE

Let's Find Your Place in Lebanon.

Whether you're ready to buy, considering selling, or just exploring Oregon, my team and I would love to help.

LOOKING FOR A HOME?

See What's Available in Lebanon

Explore homes, land, and properties currently for sale. Click below to browse listings and discover what's possible.

Browse Lebanon Homes & Land

THINKING ABOUT MOVING?

Let's Talk About Your Plans

Have questions about Lebanon or other Oregon communities? Click below to schedule a one-on-one Zoom consultation with me.

Schedule Your Oregon Consultation →

STILL EXPLORING?

Discover More of Oregon

Not sure which community fits you best? Click below to get our statewide Oregon guide.

Get Your Free Oregon Guide →

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