

FOR LEASE

Southwest Deerhound Avenue Unit 102
Redmond, OR 97756



PROPERTY DESCRIPTION

Build to suit opportunity up to 33,000 SF in the Fairgrounds Business Park in Redmond. This location just East of Highway 97 near the Redmond airport. The property has frontage and visibility to 19th Street. Owner has preliminary plans for a building with multiple roll up doors and Dock high access. The owner will work with a user on their specific buildout needs. Call listing agent to discuss details. Rent shall be adjusted based on cost of building and tenants buildout. Final lease rate/square foot will be determined by total building cost.

OFFERING SUMMARY

Lease Rate:	\$1.50/SF/Month (NNN*)
Available SF:	33,000 SF
Lot Size:	149,411 SF (3.43 Acres)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	67	304
Total Population	32	129	650
Average HH Income	\$94,873	\$90,656	\$88,685

PROPERTY HIGHLIGHTS

- Up to 33,000 SF
- Office area as needed
- Open warehouse as needed
- Power on site

Bill Pon

Coldwell Banker Commercial Realty
1160 SW Simpson Ave Ste 100 | Bend, OR 97702

Principal Broker

(541) 815-4140 | bill.pon@cbrealty.com



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COMMERCIAL
REALTY**

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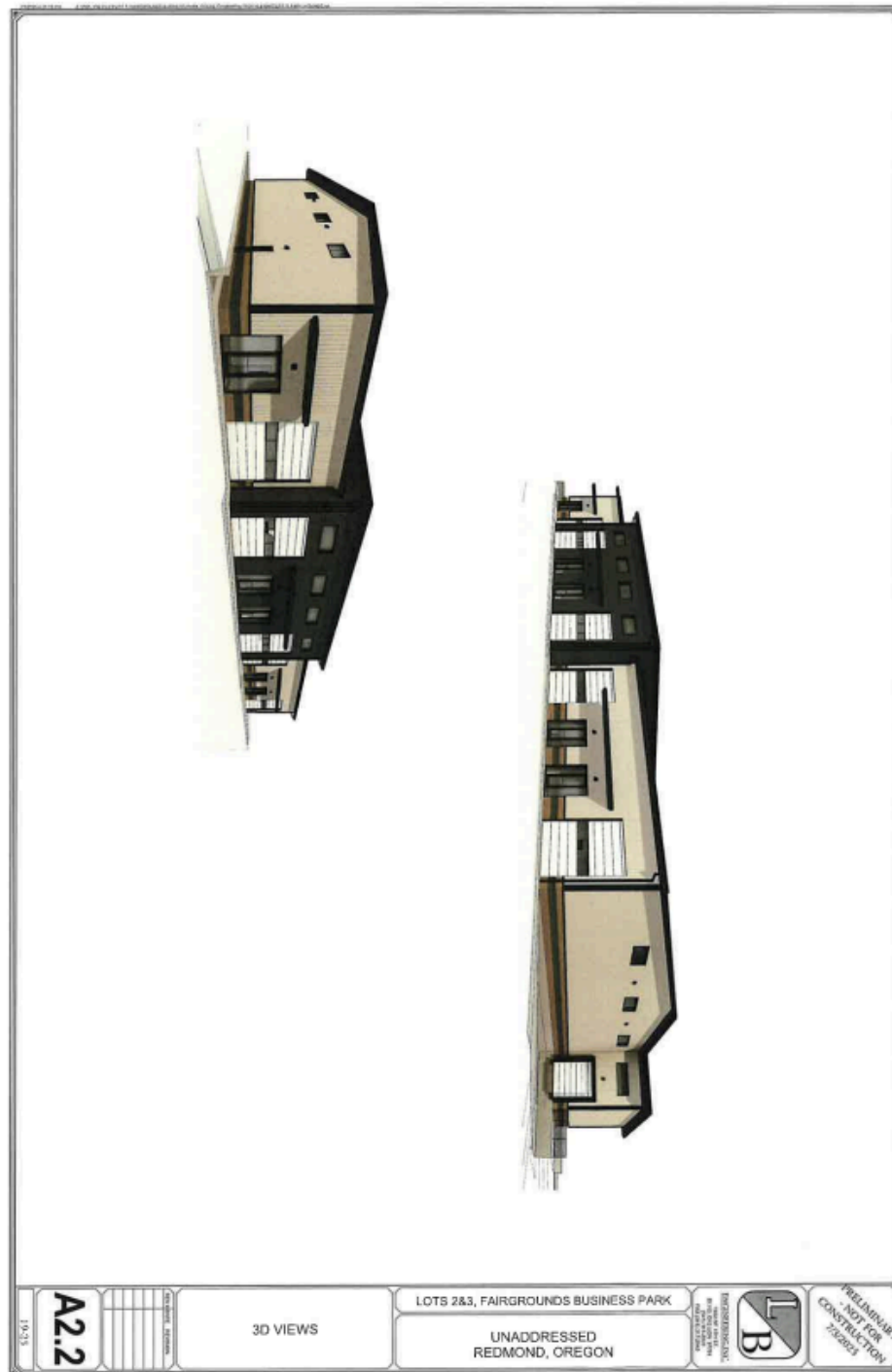
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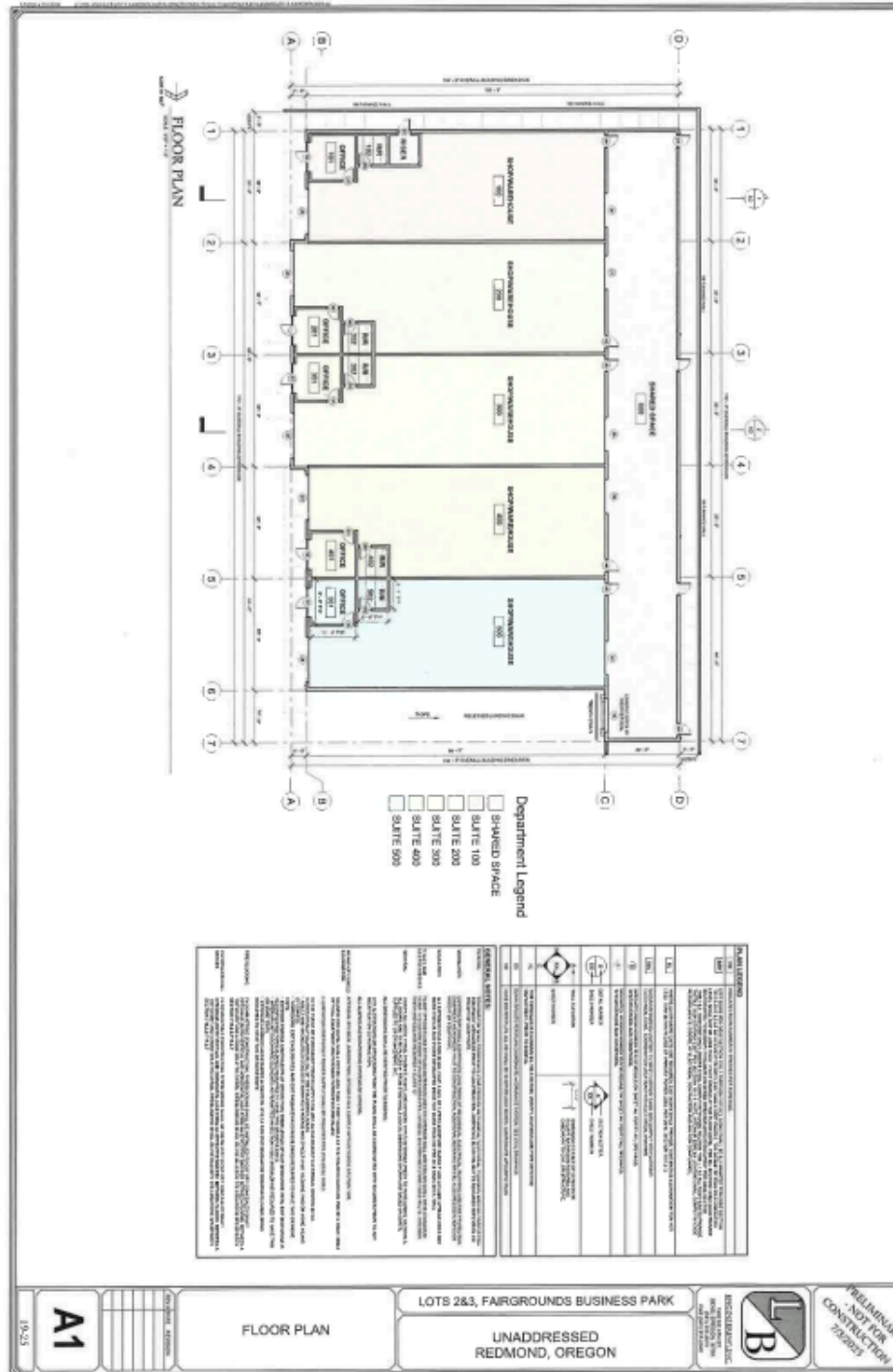
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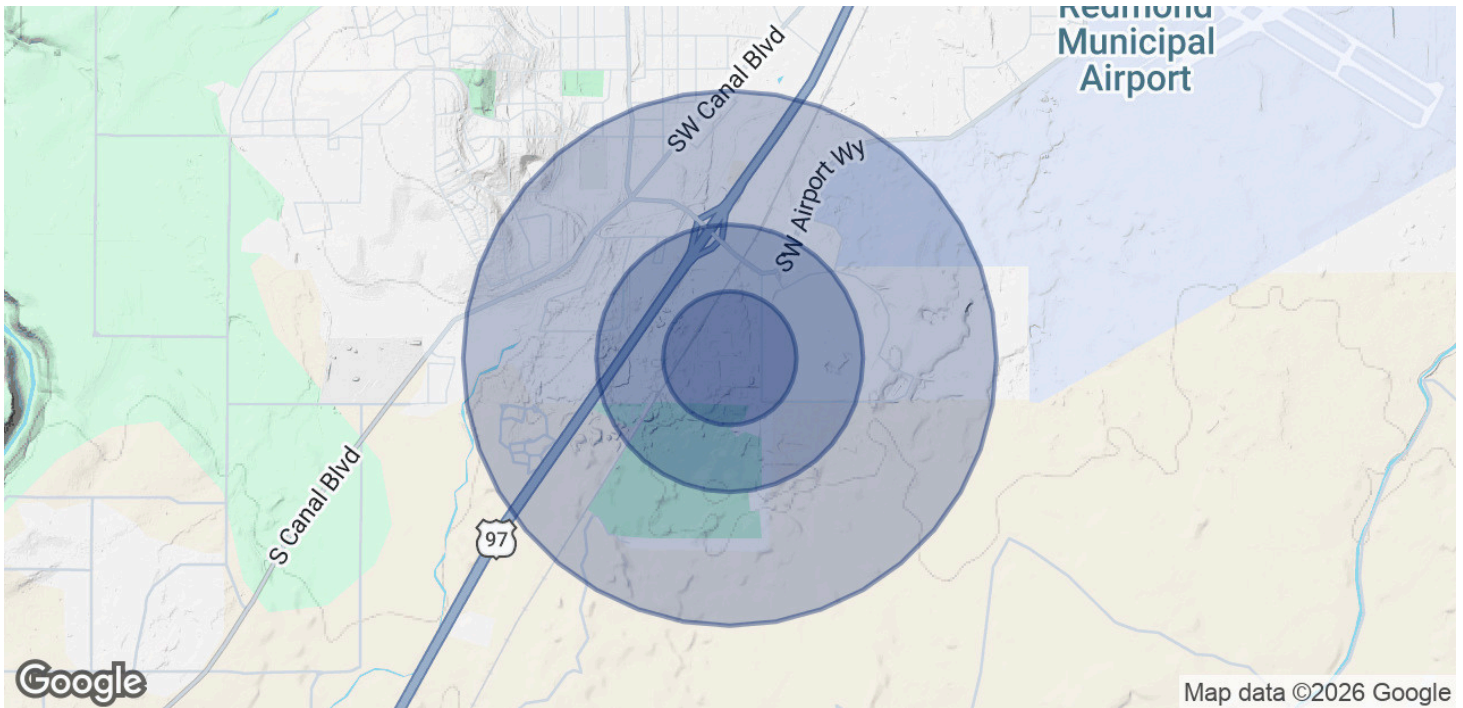
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	32	129	650
Average Age	61.4	61	54.8
Average Age (Male)	60.5	60.1	54.2
Average Age (Female)	63.2	62.8	55.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	67	304
# of Persons per HH	2	1.9	2.1
Average HH Income	\$94,873	\$90,656	\$88,685
Average House Value	\$586,347	\$570,598	\$516,689

2023 American Community Survey (ACS)

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