

MADRAS | OREGON

Madras Cinema 5

1101 SW HIGHWAY 97, MADRAS, OR 97741

Anchor Building in
Established Retail Center

Turnkey Theater or
Alternate Use Potential

PRICE: \$1,389,000

SQUARE FEET: 12,631

PRICE PSF: \$109.97



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SW Bard Ln

SW Highway 97



Madras Performing Arts Center

Friendship Park

Madras High School

Phil's Hardware

El Torito Supermarket

Buff Elementary School

Starbucks

Dudley's Bookshop Cafe
FootZone
Birkenstock

Greenspot Mobile Home Park

Plante

O'Reilly Auto Parts

NW Bond St

NW Oregon Ave



Executive Summary

PRICE	SQUARE FEET	PRICE/RSF
\$1,389,000	12,631	\$109.97

Madras Cinema 5 presents a unique opportunity to acquire a fully improved, five-screen movie theater positioned as the anchor building within Jefferson Square, an established retail center on SW Highway 97 in Madras, Oregon. Built in 2010, the 12,631-square-foot property sits on a 1.15-acre site in Jefferson County and benefits from high visibility and traffic counts along the primary north-south commercial corridor connecting Central Oregon to the Columbia River region. The property is offered at \$1,389,000, or \$109.97 per square foot.

The building is situated within a shared-parking retail center alongside KFC/A&W, O'Reilly Auto Parts, and Fresenius Dialysis Center, providing complementary daytime and evening foot traffic. The site benefits from its direct highway frontage and multiple points of entry/exit, and offers a strong regional draw as the only cinema serving Jefferson County.

Madras Cinema 5 is currently in-use and has been since its construction in 2010. The theater offers five auditoriums featuring 420 total seats, concessions and box office facilities, and a mezzanine level housing projection equipment and administrative space. The property is zoned C-1 (Corridor Commercial) under the City of Madras Municipal Code, which permits a broad range of commercial uses outright including retail, office, restaurant, and entertainment uses. This offers a new owner-operator flexibility beyond the property's current use.

This offering represents an opportunity for an experienced cinema operator seeking a turnkey Central Oregon location or an owner-user seeking a well-located commercial building with excellent underlying site fundamentals. Additional due diligence materials, including drawings and unit financials are available to qualified buyers upon request.



Address	1101 SW HWY 97, Madras, OR
Buildings	1
Floors	1 + Mezzanine
Use	Theater
Rentable Square Feet	12,631 SF
Lot Area	50,094 (1.15 acres)
Parking Ratio	6.5/1,000 SF
Year Built	2010
Opportunity Zone	Yes
County	Jefferson
Zoning	C1, Corridor Commercial

Executive Summary

PROPERTY HIGHLIGHTS

- Anchor Building in Established Retail Center
- Prominent Highway 97 Corridor Location
- Attractive Façade with Highway Visibility
- Multiple Points of Entry/Exit
- Shared Parking Center Alongside National Brands (KFC, O'Reilly, Fresenius)
- 82 Owned Parking Spaces Plus Shared Center Parking
- Only Theater in Jefferson County
- Five-Screen Purpose-Built Theater
- Digital Projection Throughout
- Mezzanine Level with Projection, Storage, Administration Space
- Flexible Zoning | C-1, Corridor Commercial
- Opportunity Zone Site
- Positioned in Growing Central Oregon Trade Area
- Madras, Oregon | County Seat of Jefferson County



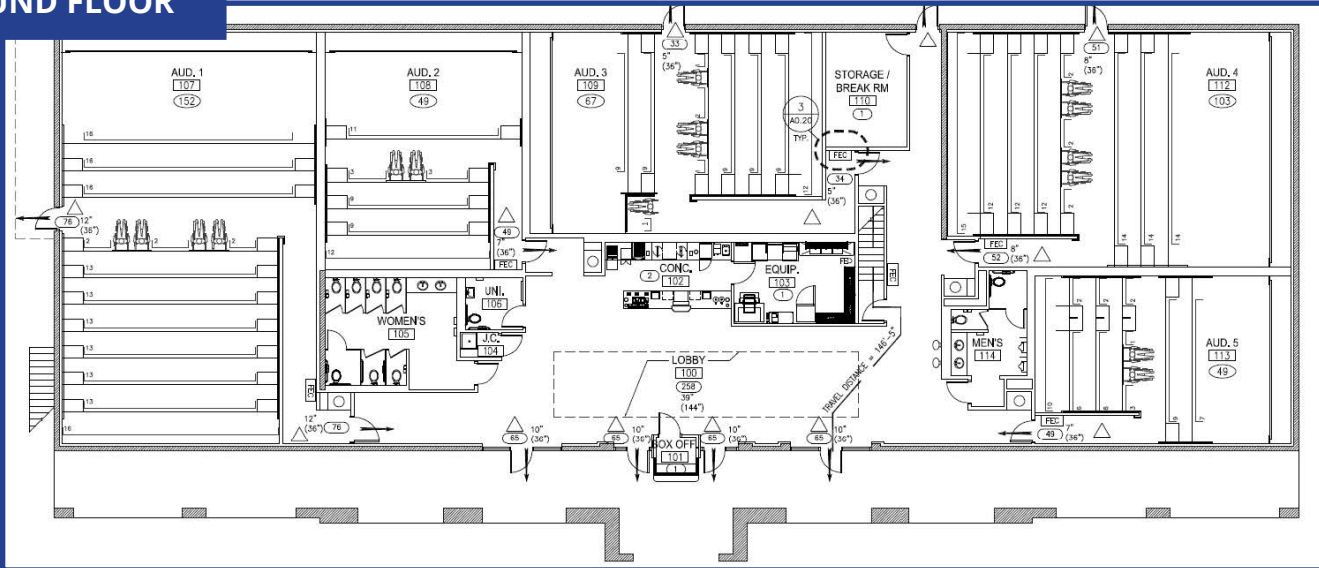
Interior Photos



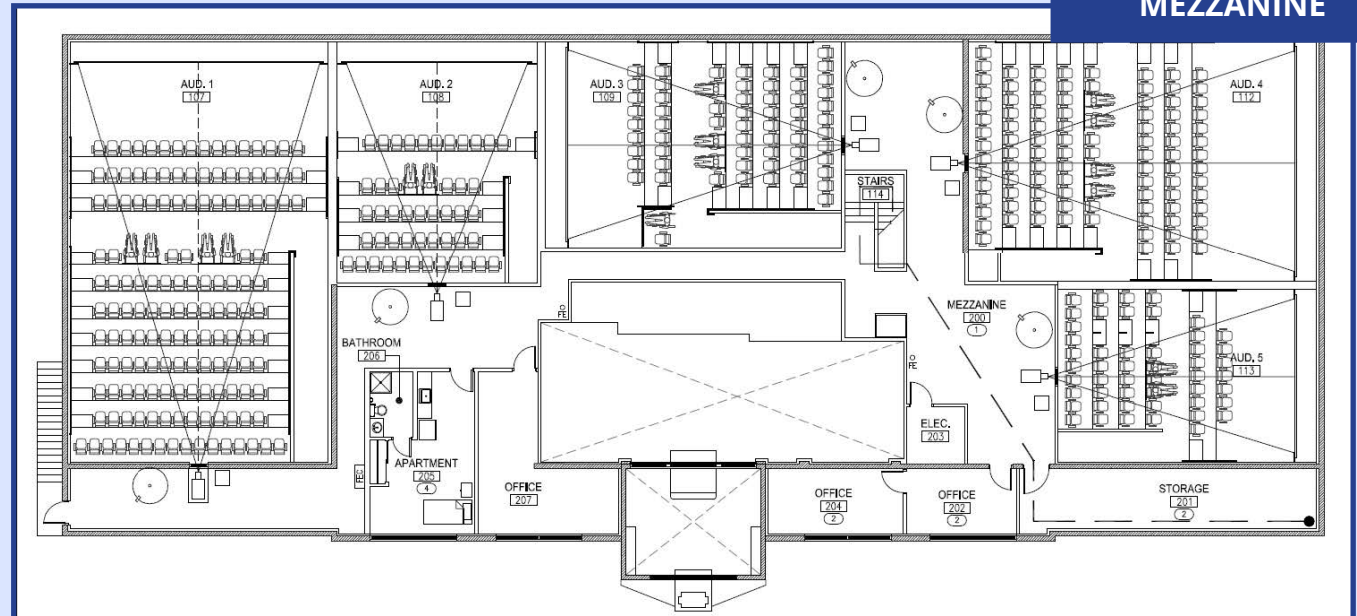
Madras Cinema 5

Floor Plans

GROUND FLOOR



MEZZANINE



Amenity Map

★ Madras Cinema 5

Dining

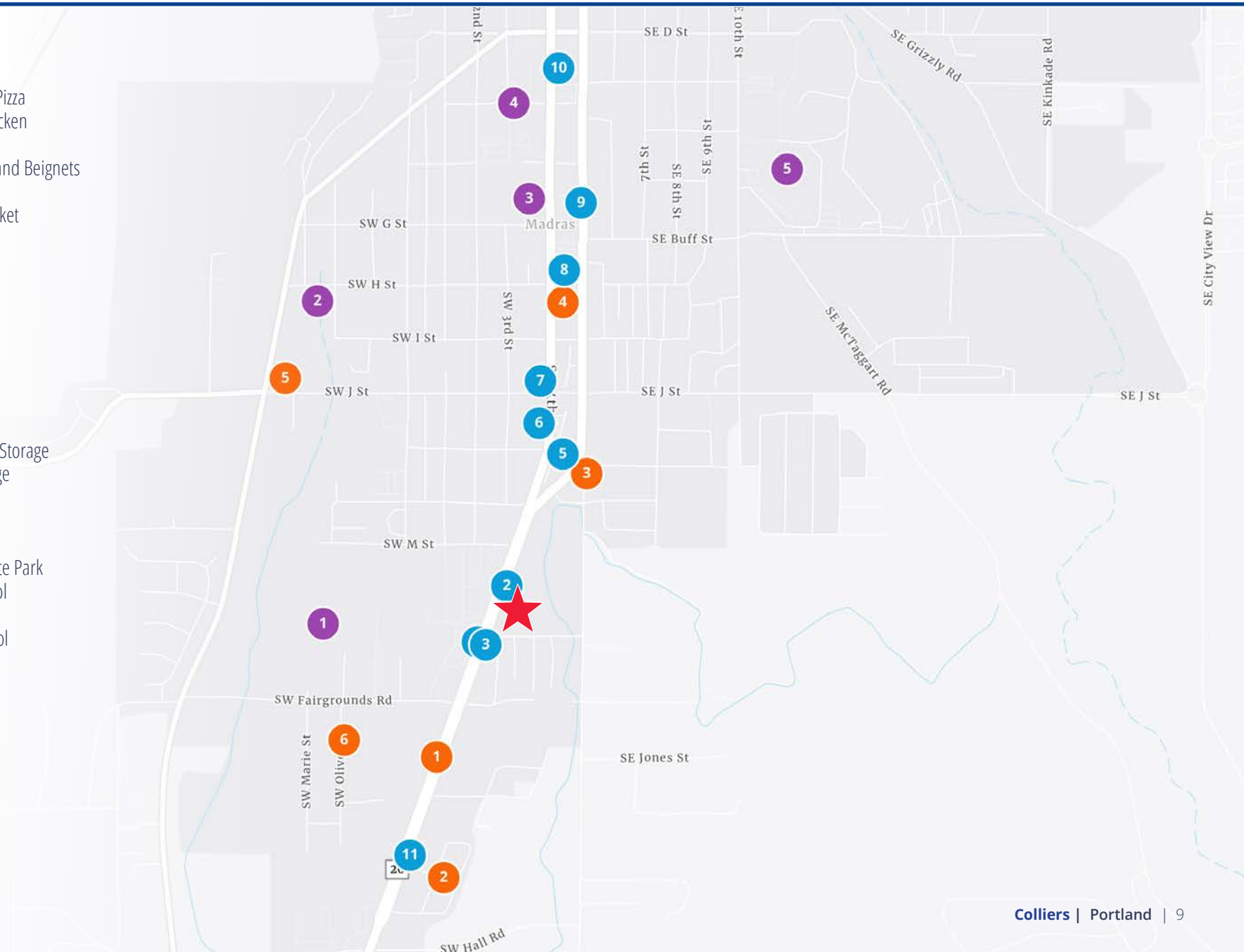
- 2 KFC
- 3 Abby's Legendary Pizza
- 4 Krispy Krunchy Chicken
- 5 Starbucks
- 6 Twin Pearl Coffee and Beignets
- 7 Lucy's Tacos Shop
- 8 El Torito Supermarket
- 9 Dairy Queen
- 10 Black Bear Diner
- 11 Burger King

Retail

- 1 Dollar Tree
- 2 Bi-Mart
- 3 The Outpost
- 4 Phils Hardware
- 5 A1 Madras Secure Storage
- 6 Madras Self-Storage

Local Highlights

- 1 Fairgrounds
- 2 Madras Bike & Skate Park
- 3 Bridges High School
- 4 Friendship Park
- 5 Madras High School



MADRAS, OREGON

LIVE. WORK. PLAY.

A Lifestyle-Driven Market in the
Heart of Central Oregon



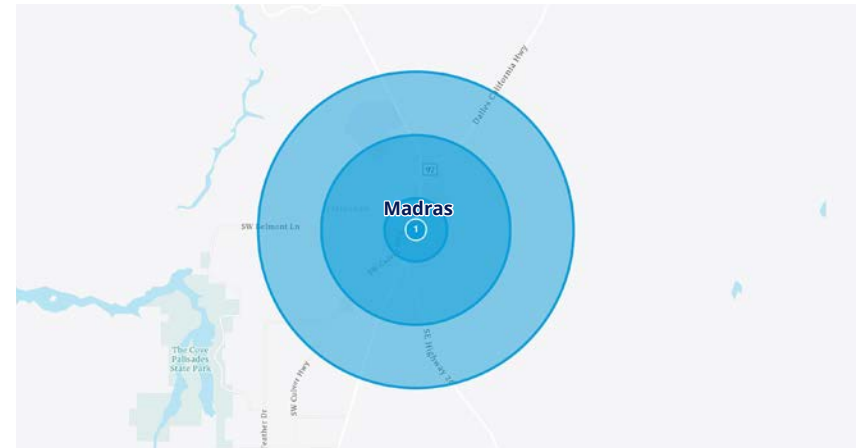
About Madras, OR

Madras, Oregon, serves as the governmental and commercial center of Jefferson County and is a economic hub for North Central Oregon. Located approximately 45 miles north of Bend along U.S. Highway 97, Madras offers a strategic location at the crossroads of Central Oregon, connecting regional markets throughout the state. Historically rooted in agriculture and ranching, the community has evolved into a diverse regional center supported by agriculture, manufacturing, healthcare, renewable energy, and transportation-related industries.

The city's position along U.S. Highway 97 provides direct north-south access between Central Oregon and the Columbia River region, making it an important commercial corridor for freight, commuters, and travelers. Its proximity to Bend, Redmond, and the broader Central Oregon economy has strengthened demand for housing, retail services, and commercial development. Residents and businesses also benefit from convenient access to Redmond Municipal Airport, which provides direct commercial service to major destinations throughout the western United States.

Downtown Madras serves as the community's primary commercial district, featuring a mix of local retailers, restaurants, professional services, and civic institutions. The historic downtown core offers a walkable environment that supports daily commerce while preserving the small-town character that defines the community. Local events, seasonal festivals, and the area's strong agricultural heritage contribute to a vibrant sense of place and generate consumer activity throughout the year. Nearby recreational amenities, including Lake Billy Chinook, the Deschutes River corridor, and the surrounding high desert landscape, further enhance the area's appeal for residents and visitors alike.

Retail and commercial development in Madras continues to serve both the local population and the broader trade area encompassing Jefferson County and neighboring rural communities. National and regional retailers along the Highway 97 corridor complement a strong base of locally owned businesses, creating a diverse and resilient retail environment. Furthermore, Madras remains a comparatively affordable alternative to larger Central Oregon markets, with housing costs that generally remain below those found in Bend and Redmond. Ongoing infrastructure investments, a growing labor force, and expanding regional economic activity support long-term market stability and investment potential.



AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2026 Population	5,427	11,288	13,788
2031 Population	5,593	11,738	14,358

Households	1 mile	3 miles	5 miles
2000 Households	1,445	3,006	3,816
2026 Households	1,986	4,182	4,710
2030 Households (est.)	5,277	4,378	4,943
2000 to 2024 Household Change	37.4%	39.1%	39.3%
2026 to 2031 Household Change	3.1%	4.0%	4.1%

Median Household Income	1 mile	3 miles	5 miles
2026 Median HH Income	\$65,645	\$63,803	\$65,694
2030 Median HH Income	\$74,394	\$71,416	\$73,879
2025-2030 Annual Change	0.78%	0.92%	0.97%

Housing	1 mile	3 miles	5 miles
2026 Owner Occupied Housing	60.6%	61.4%	63.2%
2026 Renter Occupied Housing	39.4%	38.6%	36.8%
2026 Vacant Housing Units	5.9%	5.6%	6.0%

Source: Esri, U.S. Census

Employment in Madras

BUSINESSES & EMPLOYMENT



421

total businesses



3060

total employees



55.1%

white collar jobs



23.9%

blue collar jobs



4.2%

unemployment rate

TOP 5 INDUSTRIES



Lumber



Agriculture



Healthcare



Government &
Education



Transportation &
Logistics

TOP EMPLOYERS



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