

FOR SALE

526 NW Greenwood Ave & 636 NW 6th St | Redmond, OR



Lot lines are approximate and for illustrative purposes only.

Offering Summary

Sale Price	\$1,800,000
Total Building Size	8,752 SF
Total Lot Size	0.60 AC (26,136 SF)
Year Built	1988, 1998
Zoning	C2 (Central Business District)
Tax Lots	151309DA01600 151309DA01700
Cap Rate	6.25%

Downtown Redmond NNN Leased Retail Investment Opportunity

Located in the heart of downtown Redmond, this two-property commercial offering presents an opportunity to acquire a well-positioned portfolio with established tenants, diverse income streams, and professional management already in place. The properties benefit from prominent downtown locations with excellent visibility, convenient access, and proximity to Redmond's growing mix of retail, restaurants, services, and residential development.

The offering includes the single-tenant Baxter Auto Parts building, positioned at the corner of NW 6th Street and NW Greenwood Avenue. The second property is a multi-tenant commercial building occupied by WilderLuxe Salon & Spa and Redmond Grappling Academy. The diverse tenant mix provides multiple income streams while bringing consistent customer traffic to the property. All NNN leases. Contact listing broker for APOD and financials.



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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



243 NW Scalehouse Lp
Suite 3A

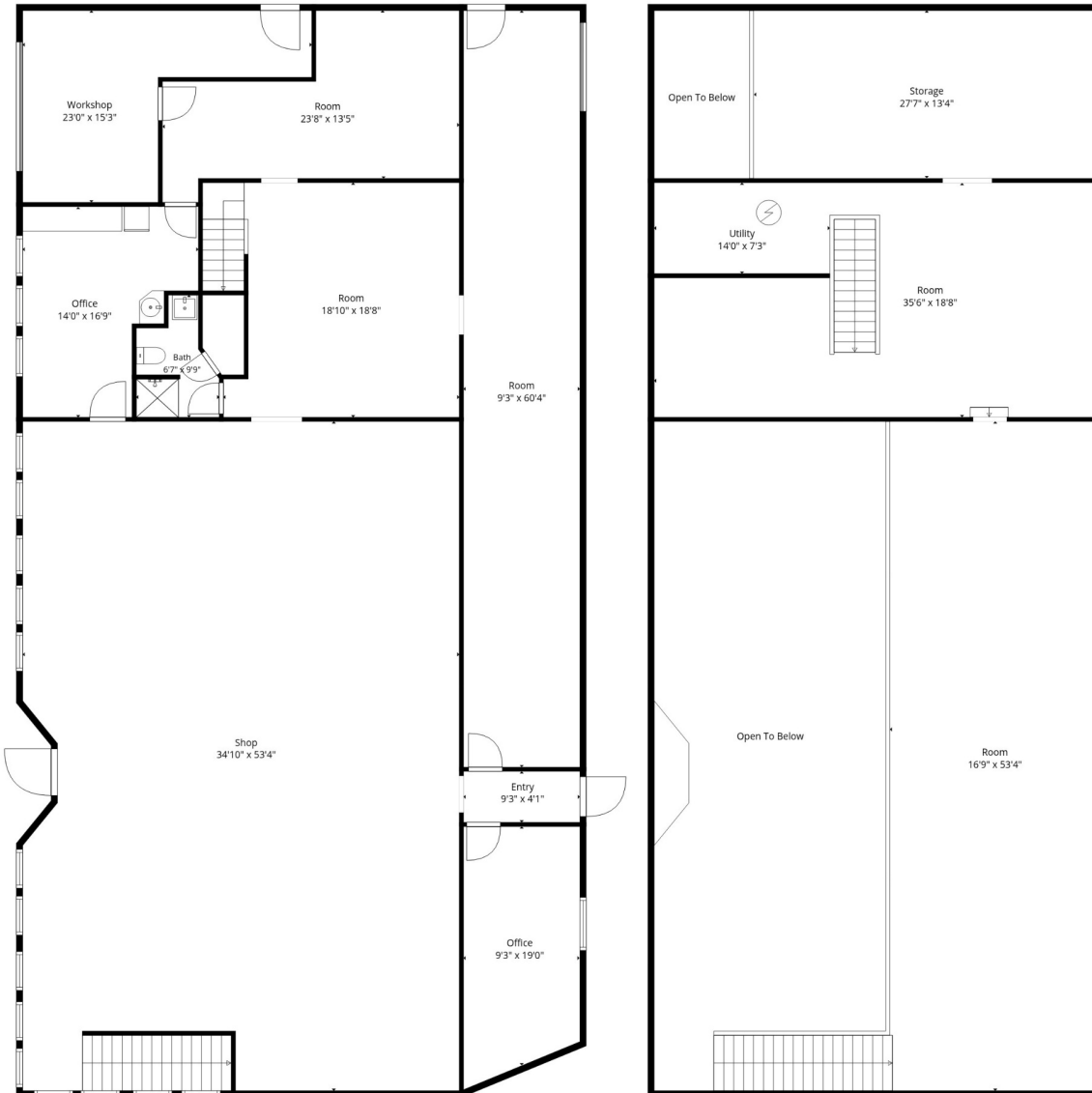
Bend, OR 97702

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526 NW Greenwood Ave



526 NW Greenwood offers a well-established single-tenant investment with a 6,000 RSF commercial building leased to Baxter Auto Parts through 2028. The highly visible downtown location provides excellent exposure and convenient access, while the functional layout accommodates retail, office, shop, and storage uses. Professionally managed and occupied by a long-standing tenant, the property offers a straightforward investment opportunity in the heart of Redmond.

Property Features

- 6,000 RSF commercial building
- 0.39 AC lot (16,988 SF)
- Built in 1988
- 18 dedicated parking spaces
- Single-tenant NNN occupancy
- Baxter Auto Parts tenant
- Lease in place 2018–2028
- Open retail area
- Private office
- Restroom
- Small shop area
- Mezzanine with additional storage and office space
- Siding replaced in 2023
- HVAC replaced in 2022 and heat tape added in 2024
- Professionally managed



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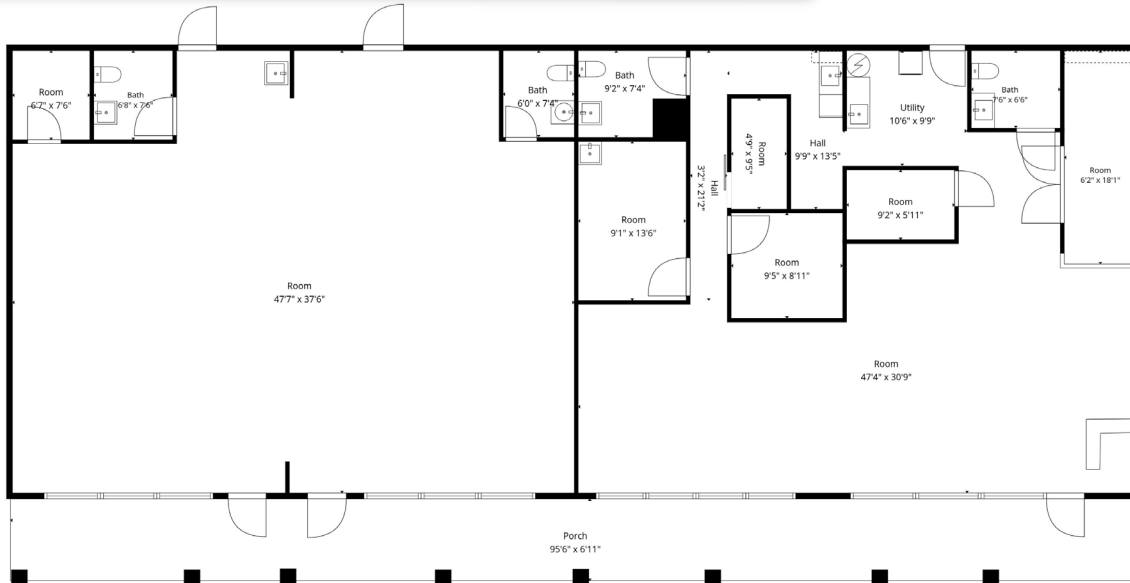
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636 NW 6th St



636 NW 6th is a well-maintained 3,888 RSF multi-tenant commercial building featuring two established local tenants on NNN leases. The property is fully occupied by [WilderLuxe](#), a high-end salon, and [Redmond Grappling Academy](#). Both tenants have been in place since 2022, with leases extending through 2031 and 2029, providing a stable income profile with staggered lease expirations.

Property Features

- 3,888 RSF total rentable area (1,944 RSF per tenant)
- Built in 1998
- WilderLuxe Salon & Spa — leased 2022–2031
- Redmond Grappling Academy — leased 2022–2029
- 11 on-site parking spaces
- Roof and HVAC in good condition
- Professionally managed
- Established occupancy with staggered lease expirations



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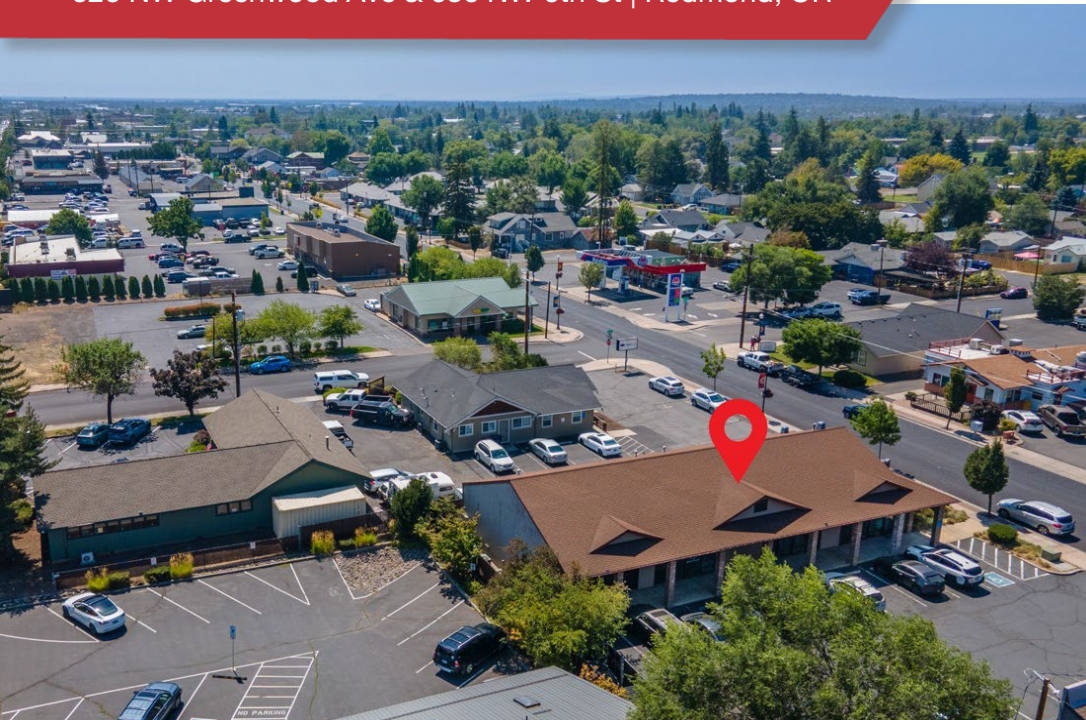
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Demographic Summary

DEMOGRAPHIC SUMMARY

526 NW Greenwood Ave & 636 NW 6th St | Redmond

Drive time of 10 minutes

KEY FACTS

40,096

Population



15,464

Households

38.7

Median Age

\$73,259

Median Disposable Income

BUSINESS

Total Businesses

1,571



Total Employees

13,300



INCOME



\$93,781

Median Household Income



\$42,268

Per Capita Income



\$278,012

Median Net Worth

EDUCATION

5%

No High School Diploma



29%

High School Graduate



33%

Some College



32%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,218

Apparel & Services



\$6,803

Groceries



\$199

Computers & Hardware



\$7,034

Health Care



\$3,870

Dining Out



EMPLOYMENT



64%

White Collar



23%

Blue Collar



13%

Services

4.9%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2024, 2027.

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Redmond, Oregon



Geography and Overview

Redmond is situated in the high desert of Central Oregon, approximately 15 miles north of Bend. Positioned at an elevation of 3,077 feet, the city encompasses roughly 17 square miles and serves as a critical transportation and logistics hub for the region. It is home to the Roberts Field Airport, which provides the primary commercial air service for the entire tri-county area.

Economy

The economy of Redmond is distinguished by its industrial resilience and rapid growth, consistently outperforming national benchmarks. The Bend-Redmond Metropolitan Statistical Area (MSA) has secured a spot in the Milken Institute's top ten best-performing small cities every year since 2018, and as of 2026, it is currently ranked fourth in the nation. This high standing is driven by exceptional five-year wage and job growth, alongside a burgeoning high-tech sector.

Redmond's industrial base is diverse, featuring major employers in advanced manufacturing, aviation, and distribution. Notable companies include BasX Solutions, which specializes in high-efficiency data center cooling, and consumer-facing brands like PCC Schlosser. The city's business-friendly environment and availability of industrial land continue to attract traded-sector companies that seek to leverage the region's robust logistics infrastructure.

Culture and Lifestyle

Redmond offers a community-focused lifestyle that maintains a traditional high-desert charm while embracing modern growth. Often referred to as "The Hub," the city serves as a gateway to Smith Rock State Park and the Crooked River National Grassland, making it a favorite for rock climbers, hikers, and anglers. The downtown core has undergone significant revitalization, featuring a growing collection of craft breweries, rooftop bars, and boutique shops that cater to a younger, active demographic. Redmond also serves as the host of the Deschutes County Fair and Rodeo, an event that anchors the city's identity as a cultural gathering point for the rural and urban populations of Central Oregon alike.



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