

FOR SALE | CLEARPINE BUILDING

CLASS A OWNER/USER OR INVESTMENT OPPORTUNITY WITH ADDITIONAL RENTAL INCOME



\$3,200,000 | 100 W LUNDGREN MILL DRIVE | SISTERS, OR 97702

COMPASS 
COMMERCIAL

REAL
ESTATE
SERVICES



CLEARPINE BUILDING

CLASS A OWNER/USER OR INVESTMENT OPPORTUNITY

Completed in 2023, the ClearPine Building is a brand-new mixed-use property offering a rare blend of commercial and residential space in the heart of Sisters’ growing industrial district. Priced well below replacement cost, the building totals 12,216 square feet, including 6,125 RSF of ground floor commercial space, 1,566 RSF of second-floor commercial space, and 4,525 SF of second-floor residential apartments. This versatile design provides an attractive opportunity for both owner-users and investors seeking modern space with strong income potential.

The property already benefits from established tenancy, generating \$123,912 in annual rental income. One ground-floor suite is leased to Sisters Physical Therapy, while all three second-floor residential apartments are fully leased. This built-in stability provides reliable cash flow while still leaving significant space available for an owner-occupant or additional tenants.

Situated just minutes from Downtown Sisters and US-20, the ClearPine Building offers excellent connectivity to Bend, Redmond, and the broader Central Oregon market. Its corner location provides outstanding signage visibility, with ample on-site parking and Cascade Mountain views adding to its curb appeal. Nearby amenities, including food, coffee, and recreation, make this an ideal location for businesses and residents alike.

PROPERTY SUMMARY

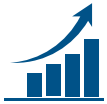
Address	100 W Lundgren Mill Drive, Sisters, OR 97759
Building Size	12,216 SF (6,125 RSF of 1st Floor Commercial, 1,566 RSF 2nd Floor Commercial, 4,525 SF of 2nd Floor Residential Apartments)
Lot Size	0.61 AC
Price	\$3,200,000
Price Per SF (PPSF)	\$261.95 (priced well below replacement cost)
Percent Leased	45.8%
Year Built	2023
Zoning	North Sisters Business Park (NSBP)
Parking	16 surface spaces plus 6 covered stalls and street parking
Property Type	Mixed Use
Lease Opportunity	979-6,462 SF of commercial space is available for lease at \$2.00/SF/Mo. NNN

BUILDING HIGHLIGHTS



NEW CONSTRUCTION

Completed in 2023, modern mixed-use design with high-quality finishes



INCOME PRODUCING

One ground floor suite and three residential apartments fully leased, generating \$123,912 annual income



STRONG LOCATION

Situated in North Sisters Business Park with connectivity to Downtown Sisters, Bend, and Redmond



CLOSE TO AMENITIES

Adjacent to the ClearPine neighborhood with 106 residential units



FLEXIBLE LAYOUT

12,216 SF total, including commercial and residential space with clear-span areas



INVESTOR OR OWNER-USER

The vacant 6,462 SF of commercial space is suitable for light manufacturing, distribution, retail, or office use



AMPLE PARKING

16 surface spaces plus 6 covered stalls and street parking available

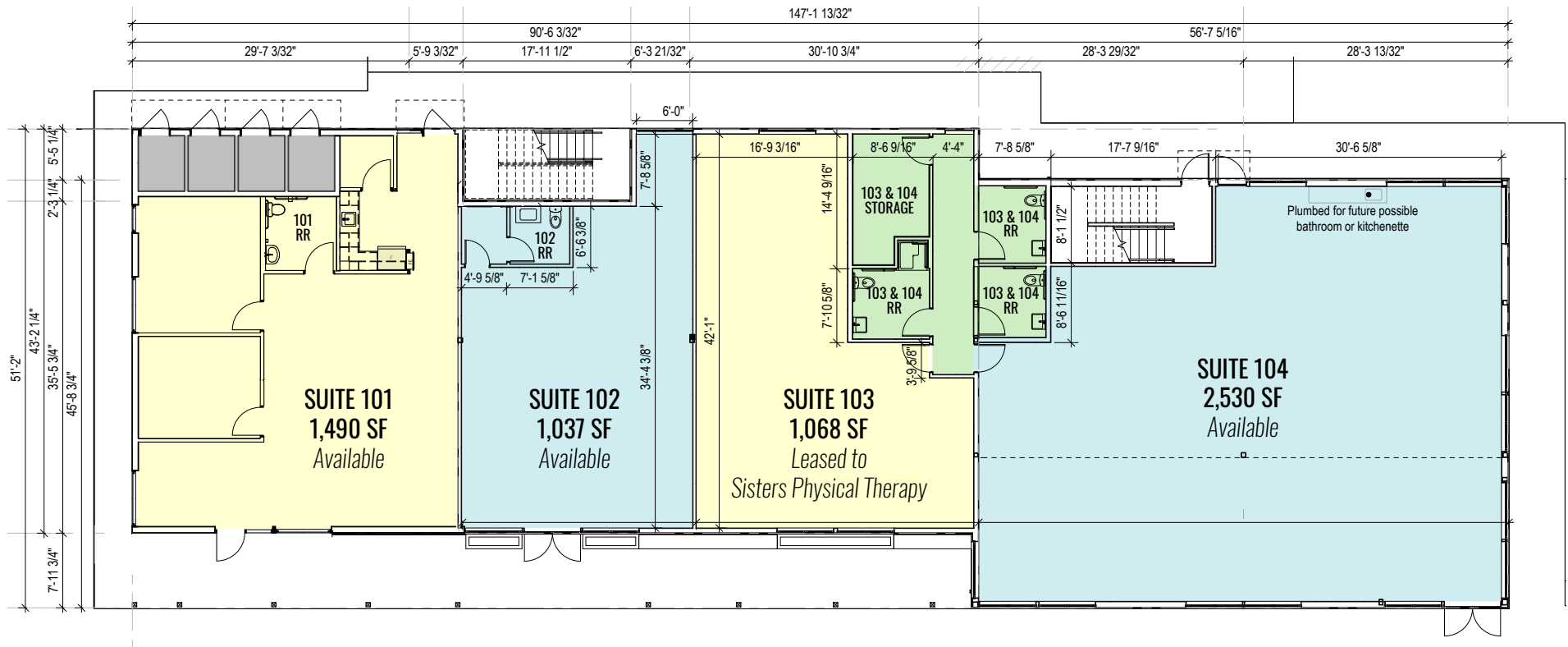


HIGH VISIBILITY

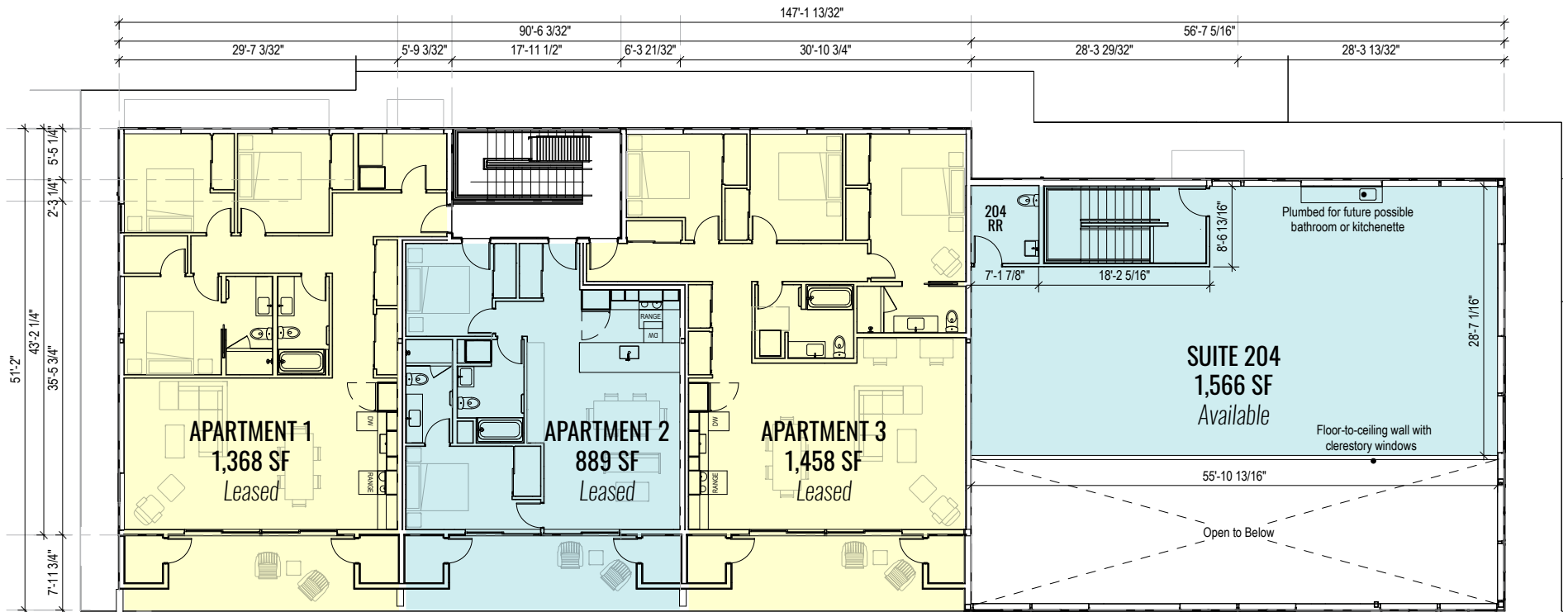
Prominent corner presence on Lundgren Mill Drive, excellent signage and branding potential



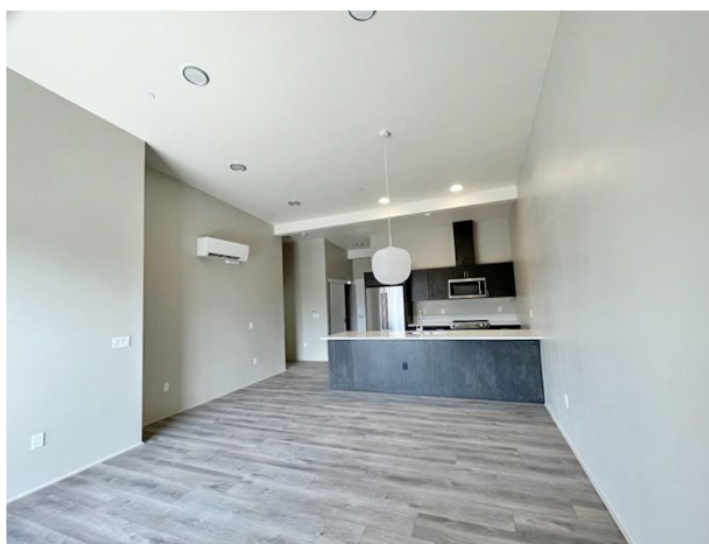
FIRST FLOOR PLAN



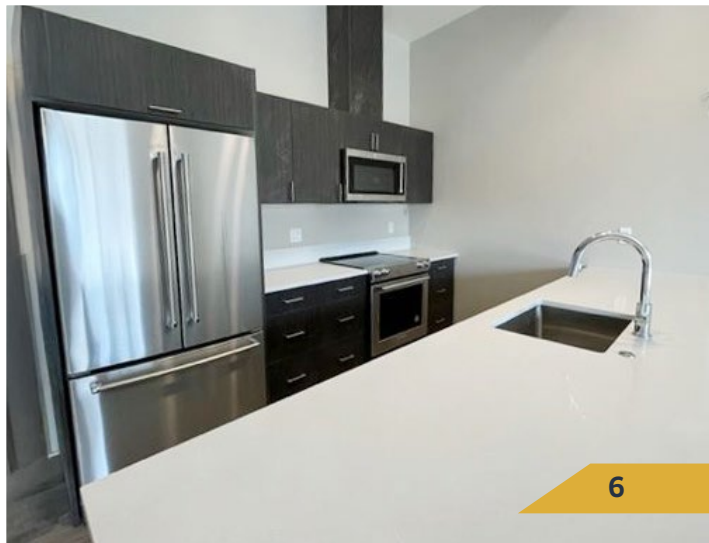
SECOND FLOOR PLAN



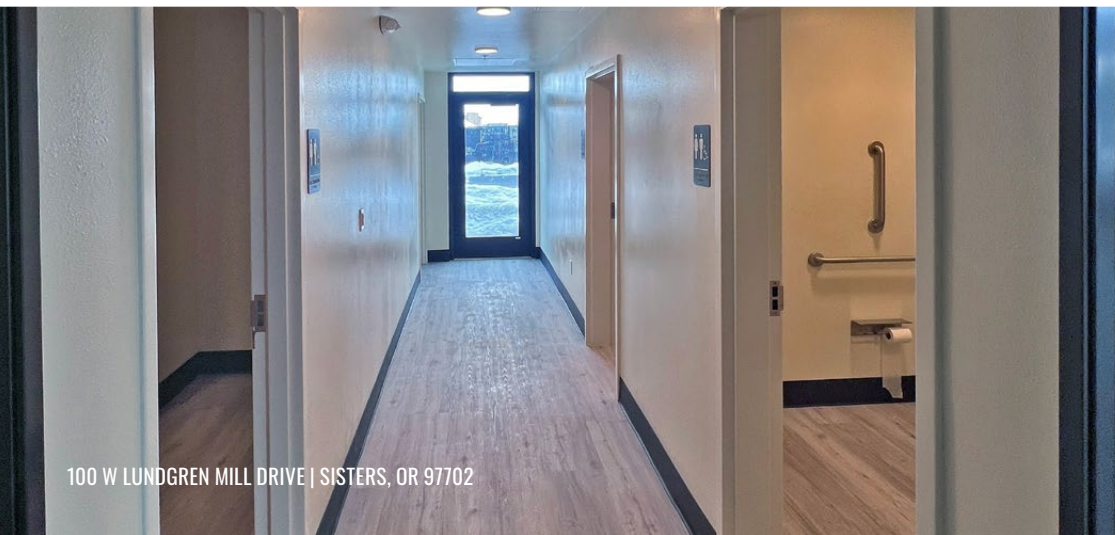
RESIDENTIAL SPACE PHOTOS



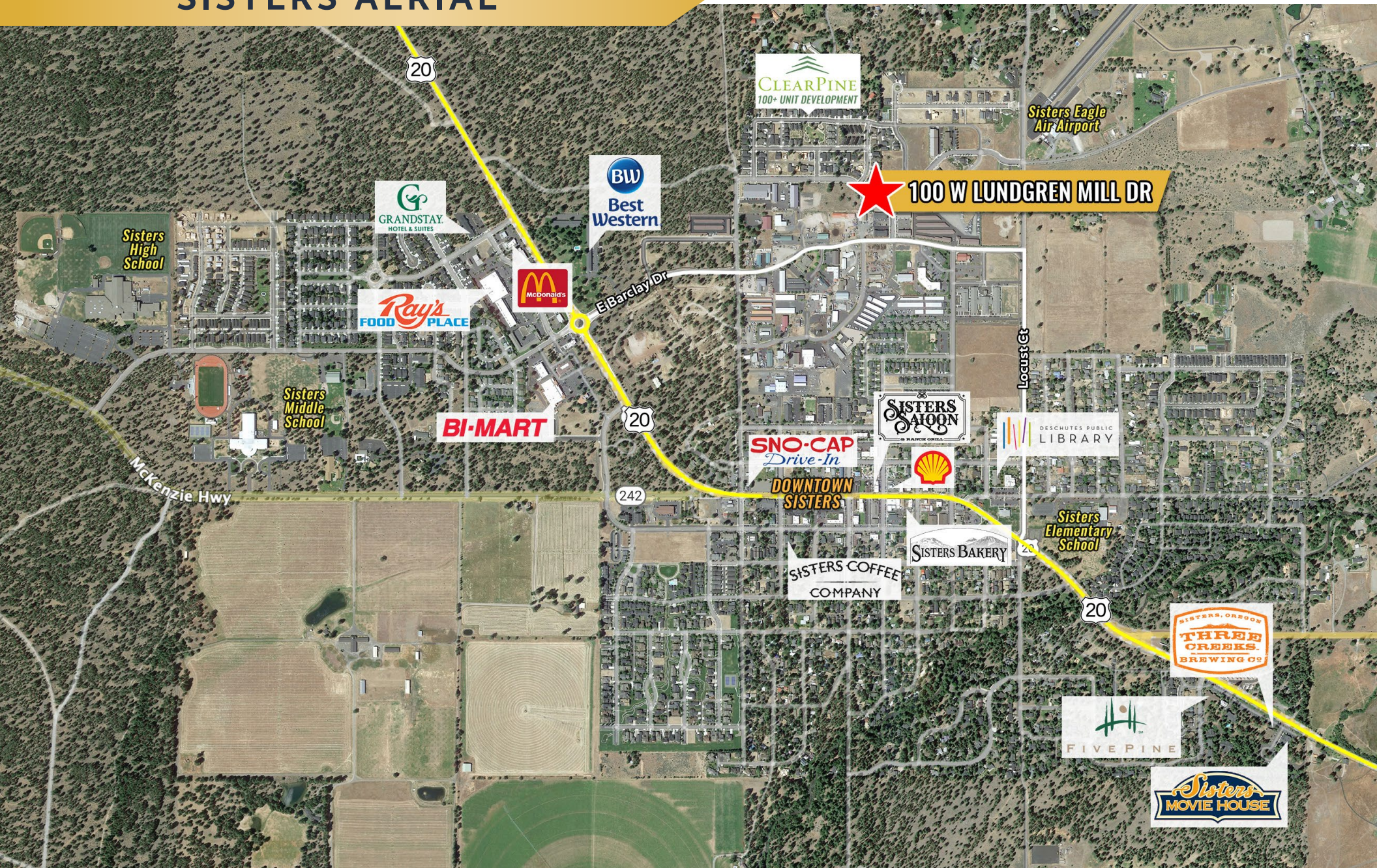
100 W LUNDGREN MILL DRIVE | SISTERS, OR 97702



COMMERCIAL SPACE PHOTOS



SISTERS AERIAL



SISTERS, OREGON

With a population of approximately 3,018 (2023), Sisters is a modern, western community that honors its heritage and is known for its charming village setting and themed downtown filled with unique shops, galleries, and restaurants. Located just 136 miles southeast of Portland and only 20 miles west of both Bend and Redmond, Sisters is easily accessible via Highways 20 and 126. More than 5 million vehicles pass through Sisters annually, highlighting its regional importance as both a destination and a gateway.

LIFESTYLE DESTINATION

Sisters is celebrated for its vibrant mix of culture, recreation, and community. The city hosts world-renowned events such as The Sisters Outdoor Quilt Show, The Sisters Rodeo, and The Sisters Folk Festival, all of which attract growing audiences each year.

The town is surrounded by stunning outdoor attractions including Camp Sherman, Suttle Lake, Black Butte, Hoodoo Ski Area, and the Pacific Crest Trail. On the edge of town lies the 1.6 million-acre Deschutes National Forest, offering endless opportunities for hiking, biking, skiing, fishing, and exploring scenic wilderness areas. Visitors and residents alike enjoy clean air, star-filled nights, and a range of accommodations from rustic cabins and simple campgrounds to world-class resorts.



LIVABILITY / QUALITY-OF-LIFE SCORE

TOP 10%

of U.S. Cities - Areavibes
2025



FASTEST-GROWING CITY IN OREGON

8

Portland State University
2022



SMALL TOWN FOR OUTDOOR ACCESS IN THE U.S.

2

Country Living
2025

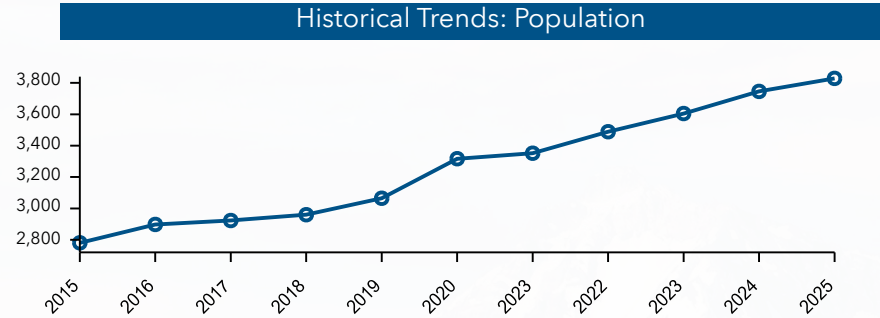
SISTERS DEMOGRAPHICS

POPULATION


3,829
2025 Total
Population (Esri)


4,183
2030 Total
Population (Esri)


1.78%
2025-2030 Growth
Rate (Esri)




INCOME



\$94,866
Median
Household
Income


\$55,538
Per Capita Income


\$477,951
Median Net Worth

HOUSING STATS


\$802,262
Median Home Value



70%
Owner Occupied
Housing Units (Esri) (%)


\$1,262
Median Contract Rent

EDUCATION


4%
No High School
Diploma


16%
High School
Graduate


30%
Some College


50%
Bachelor's/Grad/
Prof Degree

BUSINESS


358
Total Businesses


2,433
Total Employees


3.9%
Unemployment Rate

POPULATION BY GENERATION


1,147
Baby Boomer Population (Born 1946 to 1964)


782
Generation X Population (Born 1965 to 1980)


678
Generation Z Population (Born 1999 to 2016)


662
Millennial
Population (Born
1981 to 1998)



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2022, 2026. © 2022 Esri



EXCLUSIVELY LISTED BY:

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