

FOR SALE

64661 Bruce Ave | Bend, OR 97703



Lot lines are approximate and for illustrative purposes only.

Offering Summary

Sale Price	\$899,000
Building Size	1,380 SF (Two Buildings)
Lot Size	17,424 SF (0.40 AC)
Year Built	1980/1982
Zoning	TUC (Tumalo Commercial District)
Tax Lot	161231A005600
Traffic Count	13,473 ADT

Versatile Tumalo Commercial Investment: Two Buildings, Multiple Paths to Profit

This versatile commercial property offers the opportunity to generate income, operate your own business, or both. The property includes two buildings: an established salon providing existing rental income and a separate shop building suited for a variety of commercial uses.

Investors can benefit from two potential income streams and relatively low operating costs, while owner-users can offset ownership expenses with rental income from the in-place tenant.

Located in the heart of the Tumalo Commercial District, the property enjoys steady business activity, convenient access to Bend, and excellent Highway 20 visibility. Just steps from Tumalo Bite, a popular taphouse and gathering place, the location draws a consistent mix of locals and visitors.

Whether you're seeking an investment property, a place to operate your business, or a combination of both, this property offers flexibility in one of Central Oregon's most established commercial corridors.

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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
NAICascade.com

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Exterior Photos



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 NAI Cascade

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Property Highlights



The main building is home to Dames & Dudes Hair Salon, an established local business with an existing customer base and operational history. The salon currently generates \$950 per month in rental income and operates under a short-term lease, providing immediate cash flow while preserving future flexibility.

The second building is a 900-square-foot shop featuring concrete floors, a roll-up door, LOPI woodstove, and a fenced yard area. Ideal for contractors, service businesses, mobile operators, storage, or small retail users, the building can be leased to create a second income stream or occupied by an owner-user seeking functional workspace with excellent visibility.

The Property:

- **Purpose-built salon** with established clientele and operational history
- **900 SF fenced industrial building** with roll-up door, concrete flooring—ideal for contractors, service businesses, or storage
- **Short-term salon lease** = flexibility and control
- **Highway 20 frontage** = visibility and foot traffic
- **Low operating overhead** = electric only, tenant-paid utilities, shared septic

Location Advantages:

- Steps from Tumalo Bite taphouse and thriving food truck scene
- Established Tumalo Commercial District with steady business activity
- Prime Highway 20 corridor access



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NAICascade

FOR SALE

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Investment Highlights



Whether you're an investor seeking cash flow, an owner-operator looking for workspace, or both, this dual-building property offers flexibility and upside in a high-traffic commercial location.

Your Options:

INVESTOR PLAY:

- Collect \$950/month from the established Dames & Dudes Hair Salon (short-term lease = room to renegotiate or transition)
- Lease the 900 SF fenced shop building to a contractor, mobile service, or retail operator
- Dual-income property with low landlord overhead (tenant-paid utilities, shared septic)

OWNER-OPERATOR PLAY:

- Run your own service business from the fenced shop building (contractor workspace, mobile services, retail)
- Collect \$950/month from the established salon tenant
- Use salon income to offset your operating costs and mortgage

BOTH PLAY:

- Transition or expand salon operations into the main building
- Operate your own business from the industrial space
- Scale up or down based on market opportunity



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Salon Building



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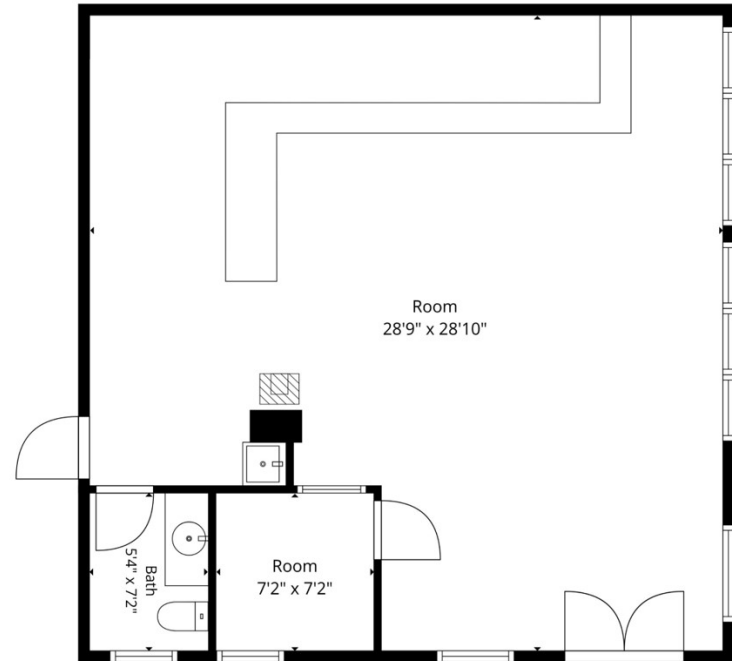
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Shop Building



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Demographic Summary

DEMOGRAPHIC SUMMARY

64661 Bruce Ave, Bend, Oregon, 97703

Drive time of 10 minutes

KEY FACTS

12,233

Population



4,542

Households

45.6

Median Age

\$97,419

Median Disposable Income

BUSINESS

859



7,958



INCOME



\$124,829

Median Household Income



\$63,329

Per Capita Income



\$770,231

Median Net Worth

EDUCATION

4%

No High School Diploma



19%
High School Graduate



33%
Some College



45%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$3,304
Apparel & Services



\$9,843
Groceries



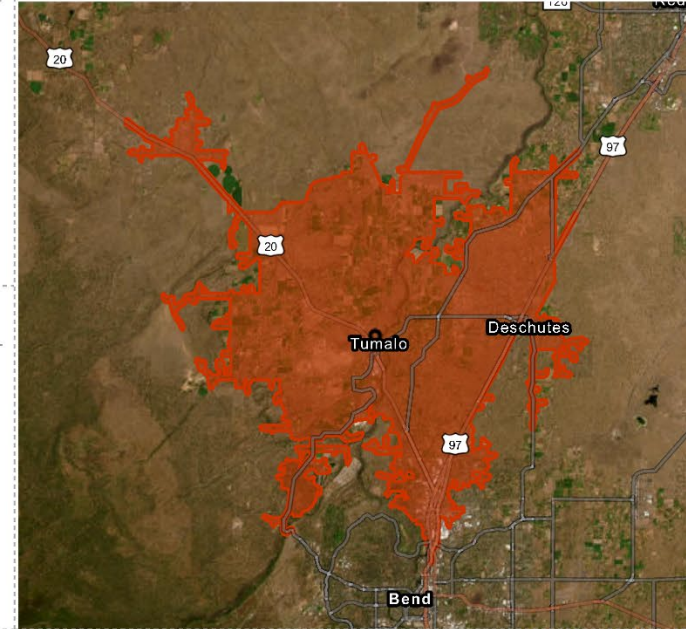
\$314
Computers & Hardware



\$10,692
Health Care



\$5,687
Dining Out



EMPLOYMENT



White Collar

70%



Blue Collar

18%



Services

13%

4.3%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2023, 2027.

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Trade Area



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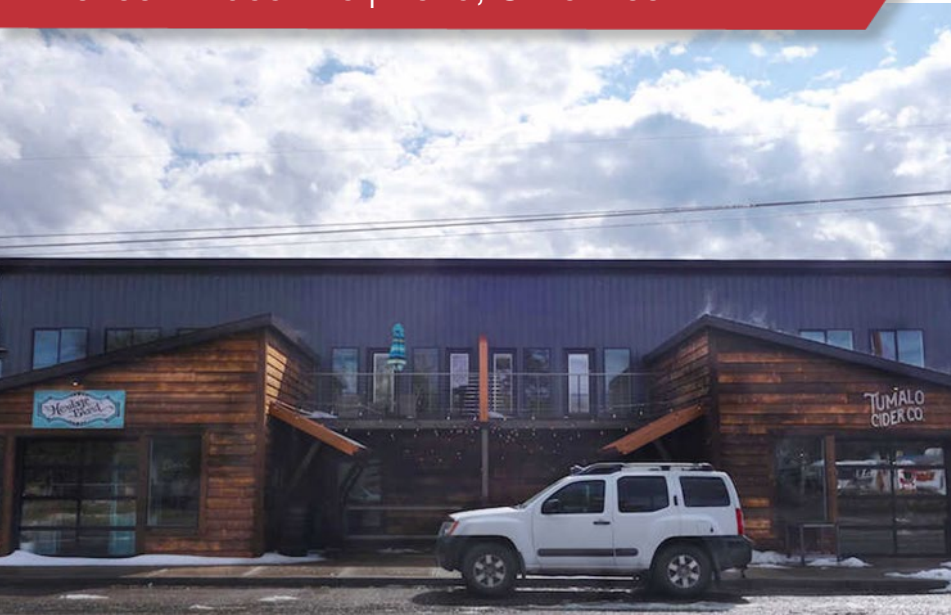
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Tumalo, Oregon



Tumalo, Oregon is a scenic and fast-evolving rural community in Deschutes County in a prime location along Highway 20 between Bend and Sisters. Just 7 miles from Bend and 15 miles from Sisters. Situated on one of the region's primary east and west corridors, Tumalo benefits from a steady flow of daily commuters, outdoor recreationists headed to the Cascades, and visitors traveling throughout Central Oregon. The Bend MSA is ranked the fourth best-performing small city by the Milken Institute in 2026, and Bend's north end continues to experience strong growth with the addition of the new Costco, Goodwill (3.5 miles/6 minutes from subject), associated retail pads, and the upcoming development of a sports complex.

Recent infrastructure investments support this growth, including a new Cook and Highway 20 roundabout that has slowed traffic and improved building visibility, along with a new east and west multi-use path and underground pedestrian bridge connecting both sides of Tumalo beneath Highway 20. The multi-use path and pedestrian underpass improve safety and walkability for residents and visitors, making it easier to move between neighborhoods, businesses, and community gathering spaces while reinforcing Tumalo's identity as a place designed for people, not just pass-through traffic.

Local businesses reflect Tumalo's community-focused spirit with a mix of neighborhood dining spots, artisan shops, and welcoming outdoor spaces. Nearby Tumalo Park serves as a busy launch site for rafting and floating on Tumalo Creek, with more than 450,000 day-use visitors annually and reinforcing the area's strong connection to the outdoors. The town's growing craft beverage scene, featuring locally produced cider, beer, and spirits, draws both residents and visitors while remaining rooted in local culture. With its natural beauty, improved infrastructure, and strong community ties, Tumalo offers a supportive environment for businesses that value long-term relationships and meaningful engagement with Central Oregon's growing population.

Sources:
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Tumalo, Oregon



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**Cascades East Association Realtors Commercial Transaction of the Year Recipient 2025
OR/SW Washington CCIM Commercial Real Estate Transaction of the Year Recipient 2023**

Jenn’s in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off market opportunities—that best complement their short and long term financial goals.

“For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities.” –Jenn Limoges

Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

“I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn’s diligence and {Seller’s} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both.” – Davis Vaughn, MF acquisitions

BUILD ON THE POWER
OF OUR NETWORK



6,000

REAL ESTATE
PROFESSIONALS



400

OFFICES



35

COUNTRIES



A seamless network of brokerages actively managed to work cohesively across the country, sharing their best ideas with a singular purpose:

**exceeding clients’ expectations to
grow relationships.**



We are Here

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