



DOWNTOWN REDMOND RETAIL-SERVICE BUILDING FOR LEASE

5,000 SF +/- Open-Space Building in a Prime Commercial Zone

412 SW Evergreen Avenue, Redmond, Oregon

DISCLAIMER

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DOWNTOWN REDMOND RETAIL-SERVICE BUILDING | Offering Summary

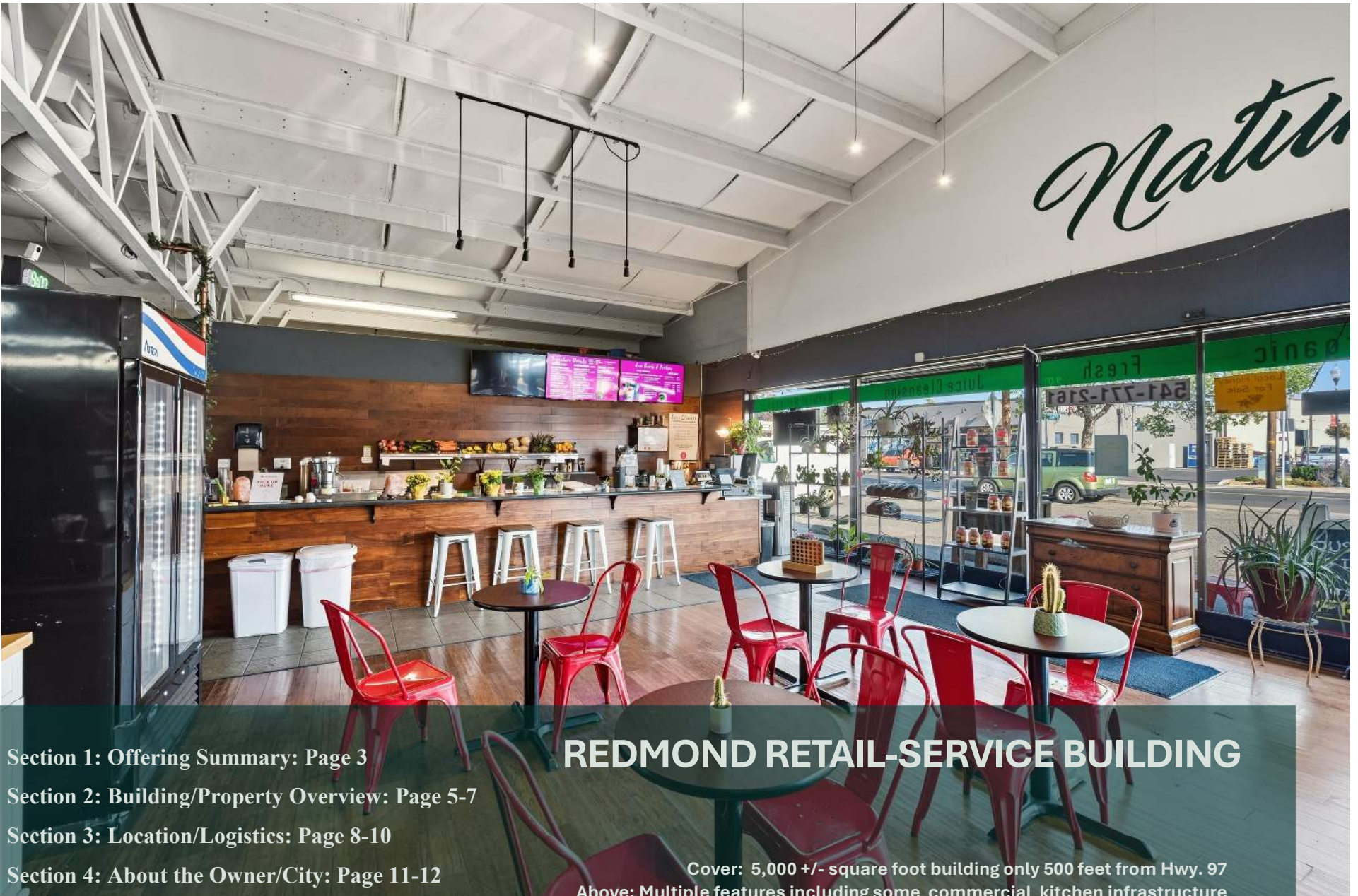


Offering Summary

Asking Lease Rate_ _ _ \$1.65 per Square Foot per Mo., NNN
Estimated NNN_ _ _ _ _ \$0.20 per Square Foot per Mo.
Total Building Size_ _ _ _ _ 5,000 +/- Square Feet
Property Lot Size_ _ _ _ _ 0.23 acres +/-

Parking_ _ _ _ _ 12 Stalls Onsite/Dozens Across the Street
Clear Span Height at Rafters/Peak_ _ _ _ Approx. 12 Ft./16 Ft.
Kitchen Area_ _ _ _ _ 500 +/- Square Feet
Zoning Designation_ _ _ _ _ C2: Downtown Commercial

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REDMOND RETAIL-SERVICE BUILDING

Cover: 5,000 +/- square foot building only 500 feet from Hwy. 97

Above: Multiple features including some commercial kitchen infrastructure

Previous page: Property in the heart of downtown Redmond with off street parking



Building/Property Overview

REDMOND RETAIL-SERVICE BUILDING

Downtown Redmond looking west

DOWNTOWN REDMOND RETAIL-SERVICE BUILDING | Building Overview



412 SW Evergreen is an approximate 5,000 square-foot building that sits just a few hundred feet from the busiest north-south highway east of I-5 in Oregon and a block from one of the most traveled east-west roadways in the state. A major thoroughfare from the Washington to California, Highway 97 is host to millions of tourists and hundreds of thousands of vehicles each year. Evergreen Avenue, the local name for east-west Highway 126, also sees thousands of cars a day. In addition, the property is located two miles from the regional commercial airport and is in the heart of downtown Redmond.

This building has commercial kitchen plumbing, ample off-street parking on site and across the street at a public parking lot, centralized HVAC, and a 12-16' high clear span ceiling. Once a regional auto parts store and now a gym and juice bar (that is relocating into a smaller space), the property has great potential for a wide variety of retail and service businesses.

Property Highlights

- >Stout masonry and wood building, with a metal roof
- >Open space floor plan that allows for a variety of future configurations
- >Clear span interior with 12' height at rafters and 16' height at the peak
- >Zoning allows for a wide variety of commercial uses, where essentially a you-name-it level of acceptable businesses are allowed
- >Available for occupancy in October, 2026
- >Updated portion of the space has commercial kitchen plumbing and features
- >Redmond, Oregon, is an award-winning community with commerce-friendly government agencies. It is home to the regional commercial airport, resorts, and some of the Northwest's fastest growing businesses.

DOWNTOWN REDMOND RETAIL-SERVICE BUILDING | Additional Photos



A red semi-truck with a white trailer is driving on a two-lane highway. The truck is in the left lane, moving towards the viewer. In the background, a large, snow-capped mountain (Mt. Hood) rises against a clear blue sky. The road has yellow dashed lines and a white solid line on the right side. A dark green semi-transparent banner is overlaid at the bottom of the image, containing text.

**Location/
Logistics**

REDMOND RETAIL-SERVICE BUILDING

Mt. Hood from Hwy. 20 in Central Oregon

DOWNTOWN REDMOND RETAIL-SERVICE BUILDING | Location and Logistics

Hwy. 97, which is a five-second drive from the property, is the second most traveled north-south highway of Oregon and Washington, second only to Interstate 5. Also, 412 Evergreen sits on Hwy. 126, which is one of the major east-west highways in the state.

With over 270,000 residents and a tourism count of nearly 4,000,000 visitors a year, Central Oregon is the largest MSA east of Oregon's Cascade Mountains. Here, commerce is met with a high-quality employee pool. This location is ideal for transportation and employee hiring and retention, as it is literally in the center of Central Oregon's commerce hub.

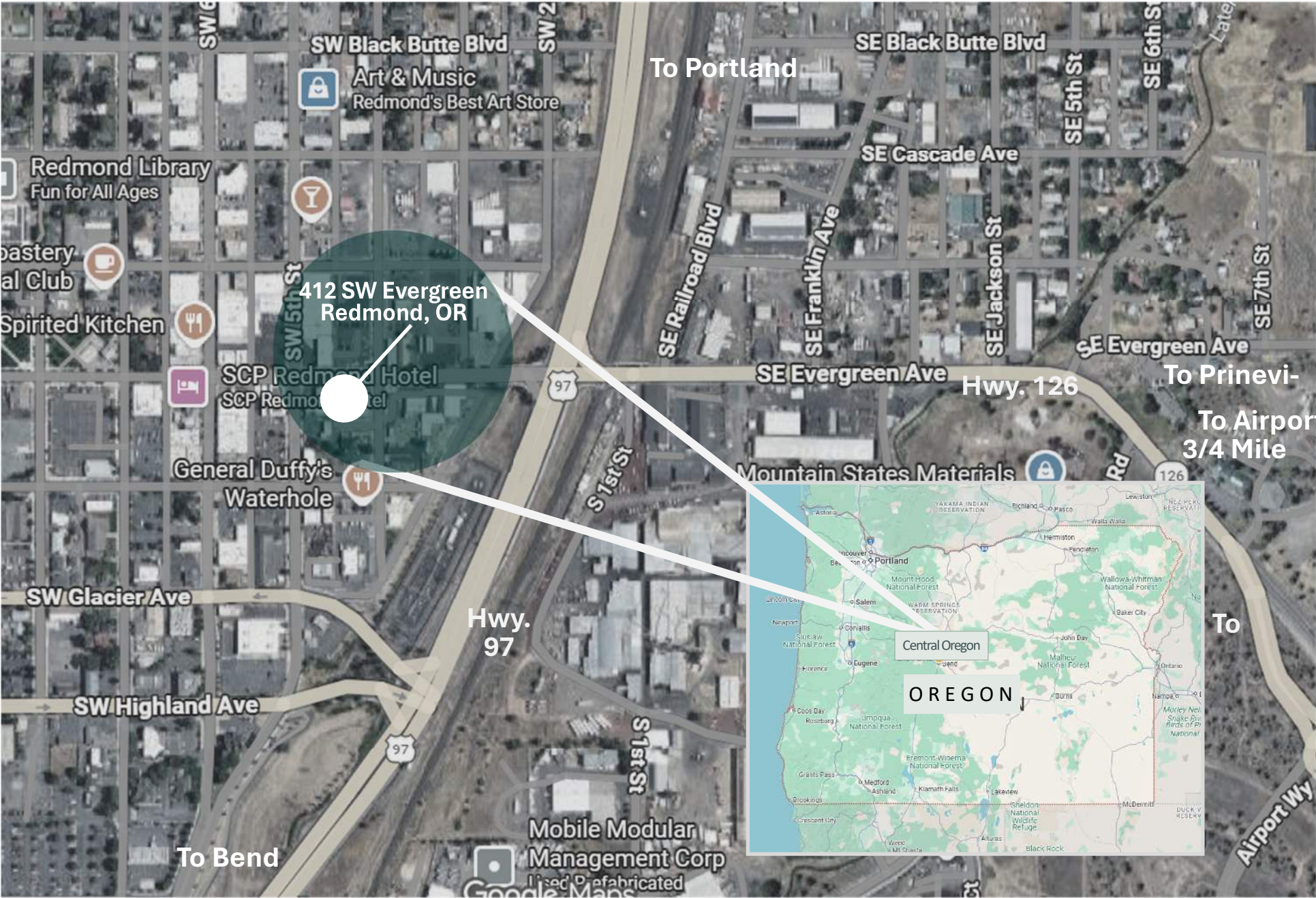
Bend is 15 miles to the south and greater Portland is 2.5 hours to the northwest. The property is about three hours from Salem, five hours from Seattle, and eight hours to the Bay Area. Truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon.

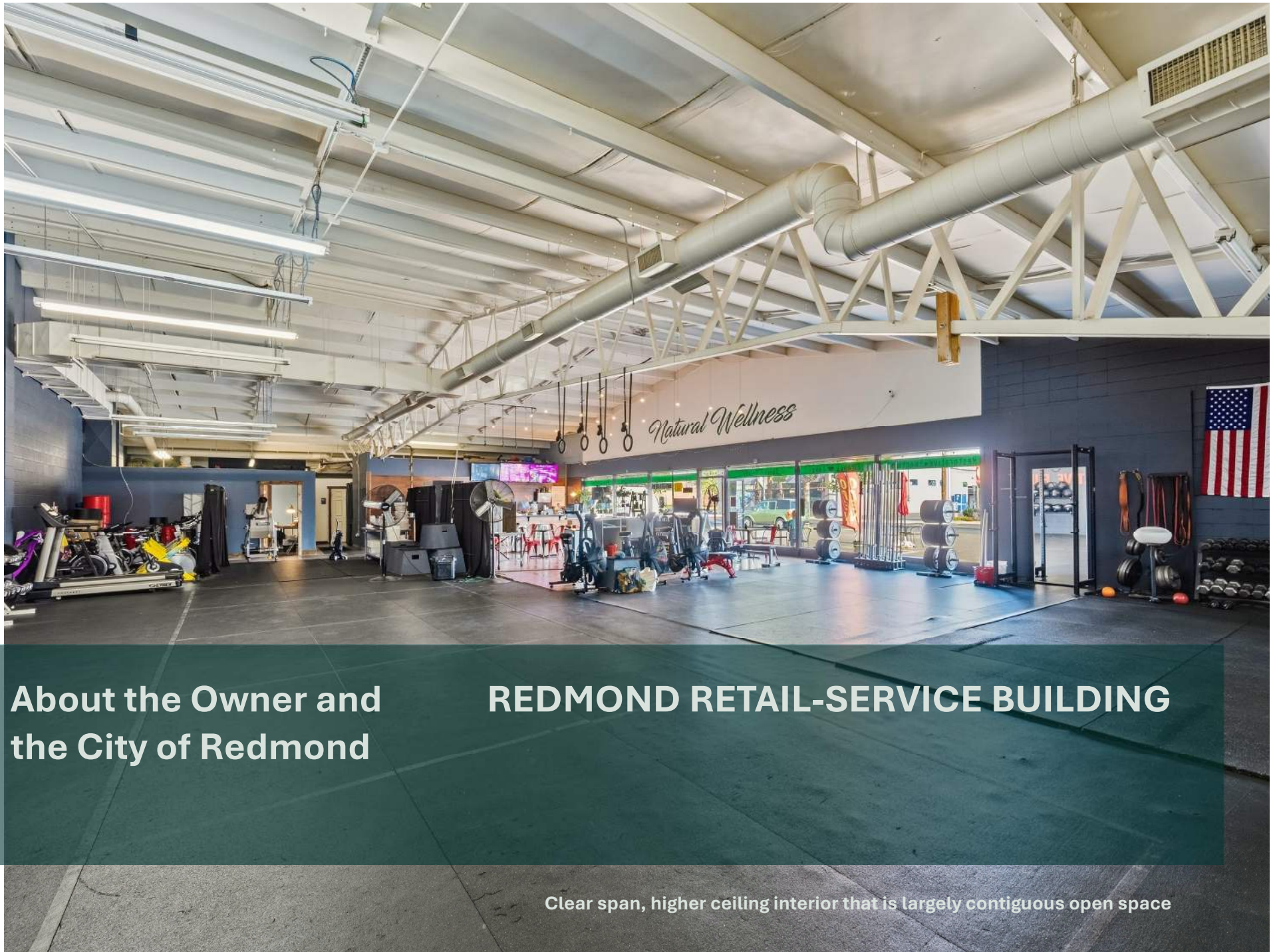
Approximately two million people a year fly to and from the regional commercial airport in Redmond, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, and Los Angeles. The airport is undergoing a \$180,000,000 terminal expansion in part to allow more frequent flights on larger aircraft.



◆ BASX/AAON's 200,000 sf production facility along Hwy 97, five minutes from the property

DOWNTOWN REDMOND RETAIL-SERVICE BUILDING | Location Map





About the Owner and
the City of Redmond

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Clear span, higher ceiling interior that is largely contiguous open space

DOWNTOWN REDMOND RETAIL-SERVICE BUILDING | About the Owner and City/



Ample off-street parking on site and across the street in Downtown Redmond

About the Owner

412 SW Evergreen is owned by Small Properties 2, LLC, whose members are Art and Lorraine Willett. The Willetts are long term residents of and commercial property investors from Central Oregon. This is one of a few investment properties they own in Redmond. They purchased 412 SW Evergreen in 2016 and shortly thereafter leased it to Just Cut, a gym and health-food business that has operated continuously and successfully since then. The Willetts are looking for a new tenant to occupy this building, a tenant who understands the value of this sized space and the multiple benefits it holds.

About the City of Redmond, the C2 Zone, and Grant and Loan Programs

The City of Redmond has long been a commerce-friendly government with a dedicated, community-first staff. And, as one of the fastest growing cities in Oregon during the 2000's, the City continues to be positioned as a great place to do business. The C2 zone, the Downtown Urban Renewal District, and multiple grant and loan programs available to business and real estate owners are representative of the City's desire to work with entrepreneurs large and small to accommodate a diversity of businesses and wise growth. This zoning allows for a wide variety of commercial and some residential uses. 12



Community Information

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Smith Rock State Park, just north of Redmond

DOWNTOWN REDMOND RETAIL-SERVICE BUILDING | Redmond, Bend, and Central Oregon



The Old Mill District and the Deschutes River, in Bend

Redmond, Bend, and Central Oregon: An Entrepreneurial Mecca

The mountains magnetize business owners, second home buyers, and tourists from around the world. The recreation opportunities galvanize millions a year into action, to come visit or move to Central Oregon. The friendly people and community-first culture seal the deal. People flock to this slice of heaven on earth because it is an epicenter of awe. Hiking, fishing, biking, boating, golfing, skiing, and more—including more sunny days than any other major population center in the immediate Pacific Northwest—are all available.

What does this mean for businesses here? The answer lies in examples of what has expanded, relocated, started up, and been built in Central Oregon. Amazon just completed a 84,000 square-foot distribution center two miles from the property. Once a startup, Humm Kombucha now with its present international distribution and corporate ownership, has facilities around the region. St. Charles is the largest medical provider east of the Cascades. And BASX, the fastest growing business in Oregon for many years, has its 200,000 square-foot headquarters just down Hwy. 97.

DOWNTOWN REDMOND RETAIL-SERVICE BUILDING | Demographics

Radius	Five Miles	Ten Miles	Twenty Miles
Population			
2020 Census Population	38,379	55,717	132,255
2025 Estimated Population	39,427	57,281	134,859
2030 Population Projection	40,498	58,924	138,316
Annual Growth 2020-2025	0.5%	0.6%	0.4%
Annual Growth 2025-2030	0.6%	0.6%	0.5%
Households			
2020 Households	14,793	21,621	53,705
2025 Households	15,145	22,195	54,493
2030 Households	15,562	22,852	55,887
Annual Growth 2020-2025	2.8%	2.5%	2.5%
Annual Growth 2025-2030	0.6%	0.6%	0.5%
Avg. Household Size	2.6	2.5	2.4
Avg. Percent of Homes Owner Occupied	70.01%	75.18%	65.83%
Household Income Percentage of Population			
< \$25,000	11.84	10.67	11.83
\$25,000-50,000	12.10	12.05	11.76
\$50,000-75,000	15.16	13.03	12.73
\$75,000-100,000	16.07	14.65	12.59
\$100,000-125,000	12.51	12.93	12.73
\$125,000-150,000	13.85	13.02	10.60
\$150,000-200,000	8.97	10.76	11.18
\$200,000 +	9.50	12.89	16.59
Avg. Household Income	\$107,776	\$117,983	\$124,789
Median Household Income	\$91,957	\$99,318	\$102,152



REDMOND RETAIL-SERVICE BUILDING

5,000 SF +/- Open-Space Building in a Prime Commercial Zone

412 SW Evergreen Avenue, Redmond, Oregon

Contact Information

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