



FOR SALE | TURNKEY RESTAURANT BUILDING

Sale Price: ~~\$1,295,000~~ | 52574 US-97, La Pine, OR 97739



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COMPASS COMMERCIAL REAL ESTATE SERVICES



TURNKEY RESTAURANT

TURNKEY RESTAURANT IN LA PINE'S MAIN CORRIDOR

Located directly on U.S. Highway 97, this 2,724 SF freestanding restaurant offers exceptional visibility and exposure to more than 15,025 vehicles per day (2023). The property sits on 0.74 acres with generous on-site parking and flexible CMX zoning, allowing a range of commercial and retail uses. Positioned along La Pine's main commercial corridor, the site draws both local customers and travelers moving between Bend and Klamath Falls, making it ideal for a new restaurant, brewery, or continued pizza concept.

A buyer can acquire both the real estate and the well-established Ponderosa Pizza business, including equipment, recipes, and training for a seamless transition. The kitchen features a pizza oven with hood, grease trap, walk-in cooler, prep areas, and all essential restaurant equipment. Some items are leased, and a full inventory will be provided during due diligence.

The building also includes a dedicated game room with a revenue-sharing agreement through Central Oregon Amusement Co., creating an additional source of income. With strong highway visibility, decades of local recognition, and established infrastructure, this property represents a rare opportunity for an owner-operator or investor to take over a proven location in the heart of Central Oregon's growing La Pine community.

PROPERTY SUMMARY

Address	52574 Hwy 97, La Pine, OR 97739
Building Size	2,724 SF
Lot Size	0.74 acres (32,234 SF)
Price	\$1,295,000 \$1,195,000
Price Per SF (PPSF)	\$438.69
Year Built	1980
Zoning	Mixed Use Commercial (CMX)
Parking	23 surface spaces
Sale Type	Investment or Owner User

PROPERTY HIGHLIGHTS



TURNKEY SETUP

Fully equipped restaurant ready for immediate operation



BUSINESS INCLUDED

Option to acquire Ponderosa Pizza name, recipes, and training



HIGHWAY VISIBILITY

Frontage on U.S. 97 with exposure to 15,025 vehicles daily (2023)



ESTABLISHED BRAND

Serving La Pine since 1980 with a loyal customer base a 4-star Google rating



FULLY BUILT KITCHEN

Includes pizza oven, hood, grease trap, and walk-in cooler



FLEXIBLE ZONING

CMX zoning supports multiple retail and restaurant uses



EXTRA INCOME

Game room generates shared revenue with Central Oregon Amusement Co.



GROWTH MARKET

Located in a steadily expanding Central Oregon community



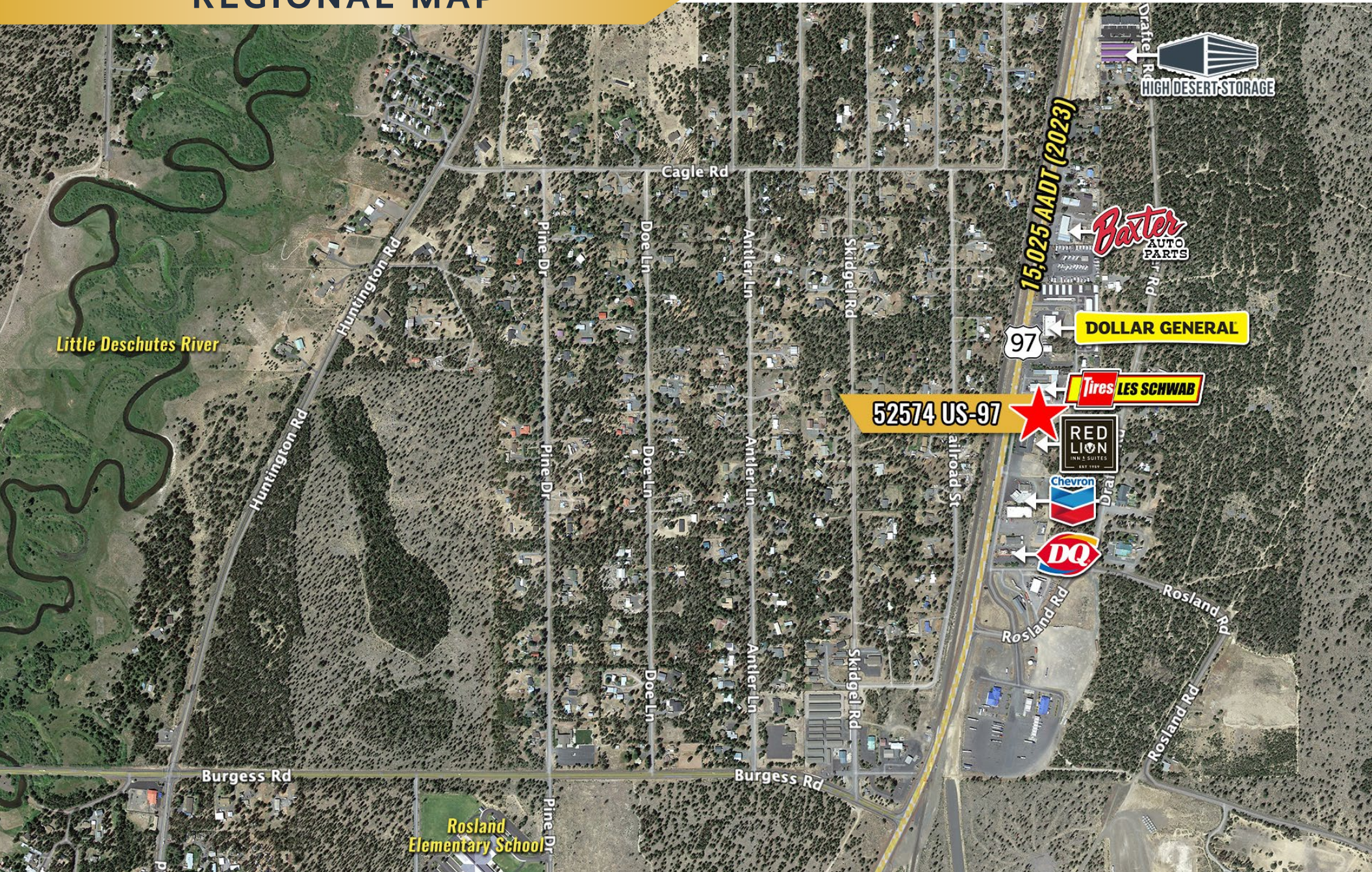
BUILDING PHOTOS



52574 US-97, LA PINE, OR 97739



REGIONAL MAP



LA PINE, OREGON

La Pine is a growing community in southern Deschutes County along U.S. Highway 97, about 30 miles south of Bend. Surrounded by towering pines, rivers, and lakes, La Pine offers a welcoming small-town atmosphere within easy reach of Central Oregon's larger cities. Its location along the highway makes it a natural stopping point for travelers exploring the region's recreation destinations.

GATEWAY TO CENTRAL OREGON

La Pine serves as a gateway to some of Oregon's best outdoor amenities, including La Pine State Park, Wickiup Reservoir, and the Cascade Lakes. Residents and visitors enjoy fishing, hiking, boating, snow sports, and camping throughout the year.

SMALL-TOWN LIFESTYLE

Known for its friendly community and affordable cost of living, La Pine combines small-town charm with access to regional services and new housing growth. The area's steady expansion and strong visitor traffic create opportunity for new businesses and investment along the Highway 97 corridor.



CENTRAL OREGON

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high-quality education, with Bend-La Pine schools continuing to surpass state and national SAT averages year-over-year. The region also offers abundant higher education opportunities. Oregon State University-Cascades is expanding with new facilities, while Central Oregon Community College's four campuses provide a range of degrees and workforce training programs, ensuring accessible education for all.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Las Vegas, Portland, Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of
Sunshine



Miles
of Trails



30 Breweries
& Counting



Thriving Arts
& Culture



30 Golf Courses

Demographics

POPULATION



266,916

2025 Total
Population (Esri)



287,491

2030 Total
Population (Esri)



1.50%

2025-2030 Growth
Rate (Esri)

INCOME



\$95,728

Median
Household
Income



\$52,104

Per Capita Income



\$336,530

Median Net Worth

EDUCATION



5%

No High School
Diploma



22%

High School
Graduate



31%

Some College



42%

Bachelor's/Grad/
Prof Degree

BUSINESS



11,878

Total Businesses



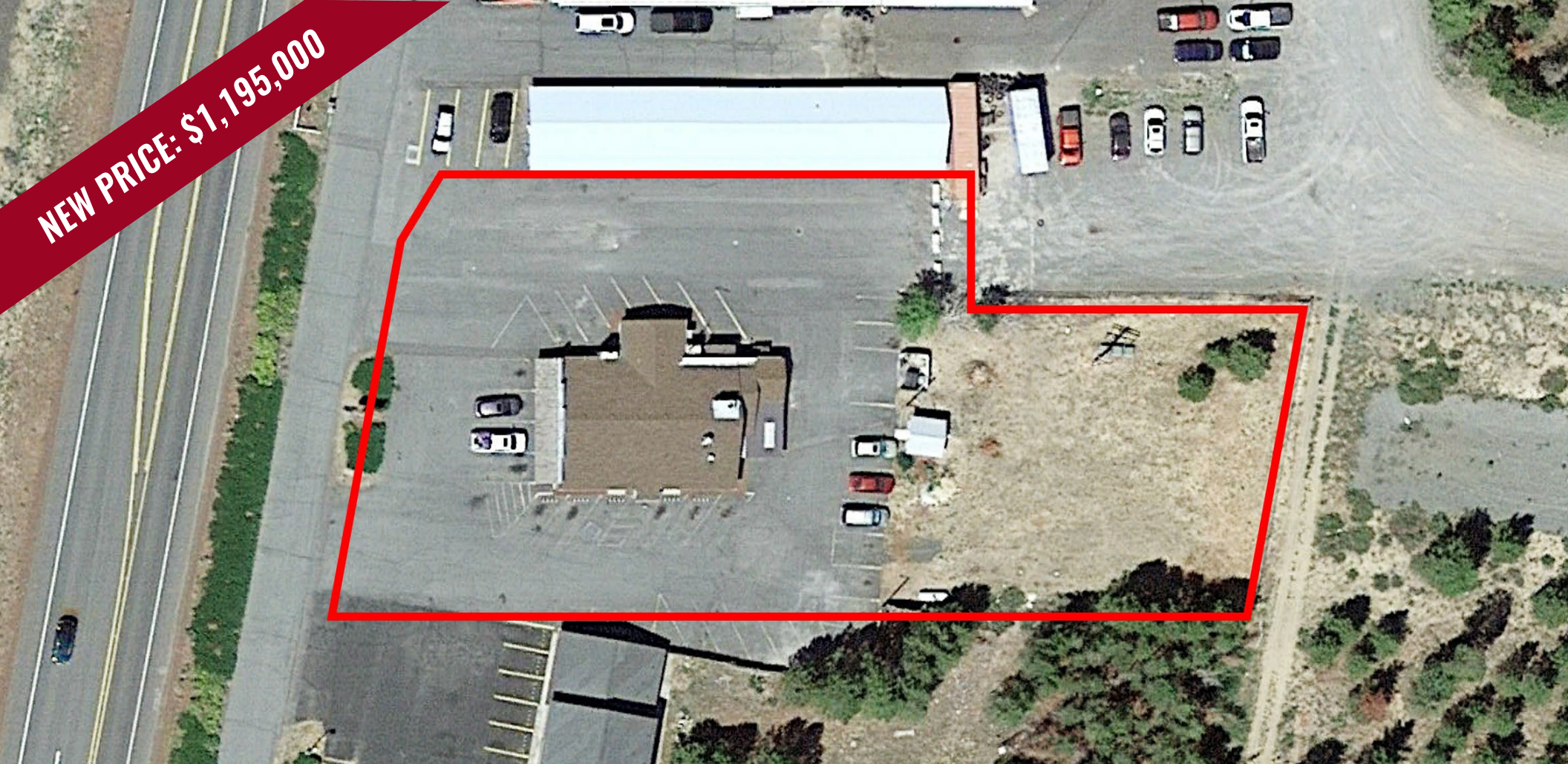
104,183

Total Employees



3.8%

Unemployment Rate



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EXCLUSIVELY LISTED BY:



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