

FOR LEASE

420 N Main St | Prineville, OR 97754

RATE REDUCED



Offering Summary

Building Size	6,720 SF
Lease Rate	\$1.10/SF/MO+NNN \$1.75/SF/MO+NNN
NNN Rate	\$0.21/SF/MO+NNN
Lot Size	0.27 AC (11,761 SF)
Year Built	1915 (Renovated 2024)
Zoning	C1 (Central Commercial)

Taphouse with Kitchen & Food Cart Pads in Busy Downtown Prineville

In the heart of downtown Prineville, this beautifully renovated 6,720 SF taphouse is now available for lease. Originally built in 1915 and fully renovated in 2024, the property offers a flexible layout ideal for food & beverage, retail, or entertainment concepts—with capacity for high-volume service and special events.

The site includes infrastructure for five food carts—two indoors and three outdoors—designed to drive steady foot traffic and create a dynamic customer experience.

Interior highlights include multiple dining areas, a spacious kitchen, 28-tap bar, private event room, and Prineville's largest indoor gaming space.

Located in Crook County, Oregon's fastest-growing county with an 83% increase in household income over the past five years—this is a rare chance to establish a destination in a community experiencing rapid economic expansion.

Vacant and ready for immediate occupancy. Listing broker holds an ownership interest. Also listed for sale.



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243 SW Scalehouse Lp
Suite 3A

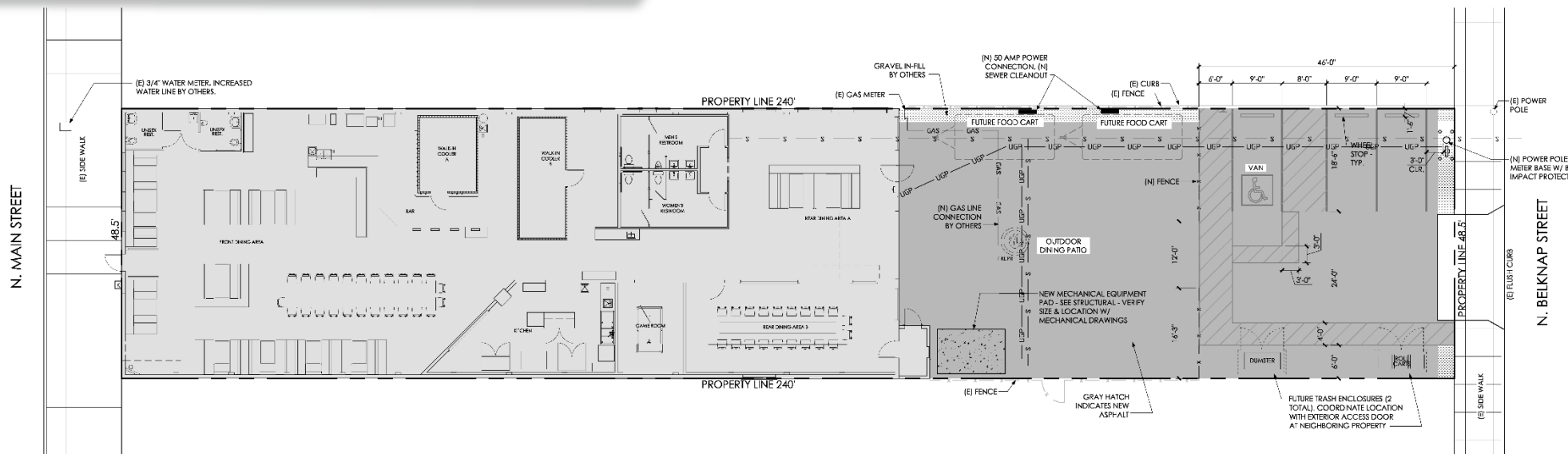
Bend, OR 97702

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Floor Plan and Features



Recently Completed Major Upgrades

- **Electrical System Upgrade:** Complete upgrade from 200 to 400 amps with new power pole installation
- **Plumbing Overhaul:** New sewer connections, freshwater system upgrade (from 0.75" to 1.5" pipe), and bathroom renovations
- **Fire Safety:** New sprinkler system with monitoring that passed all inspections
- **HVAC:** Multiple new units installed including dedicated kitchen mini-split system
- **Outdoor Amenities:** Infrastructure for food trucks, outdoor bar, and fire pit with gas lines

Exterior Enhancements

- **Frontage:** New concrete sidewalk, fresh exterior paint, and signage
- **Parking Area:** Newly paved asphalt with striped parking spaces
- **Utilities:** Underground trenching for all new utilities including water, power, gas, and sewer

Interior Improvements

- **Kitchen & Bar:** Professional-grade upgrades including epoxy flooring, FRP wall protection, new appliances, and walk-in cooler
- **Customer Areas:** New LVP flooring throughout, custom bar top, booth seating, display areas, and track lighting
- **Bathrooms:** Fully renovated with new fixtures, tile, wainscoting, and ADA compliance

Business-Ready Features

- **Multiple Food Cart Pads:** Room for two food carts indoors and three outdoor pads with utility hook-ups
- **Food Service Ready:** Commercial kitchen equipment installed and operational
- **Multi-Purpose Space:** Set up for tap house, food service, and retail with dedicated areas
- **Outdoor Revenue Potential:** Infrastructure for outdoor service or event space



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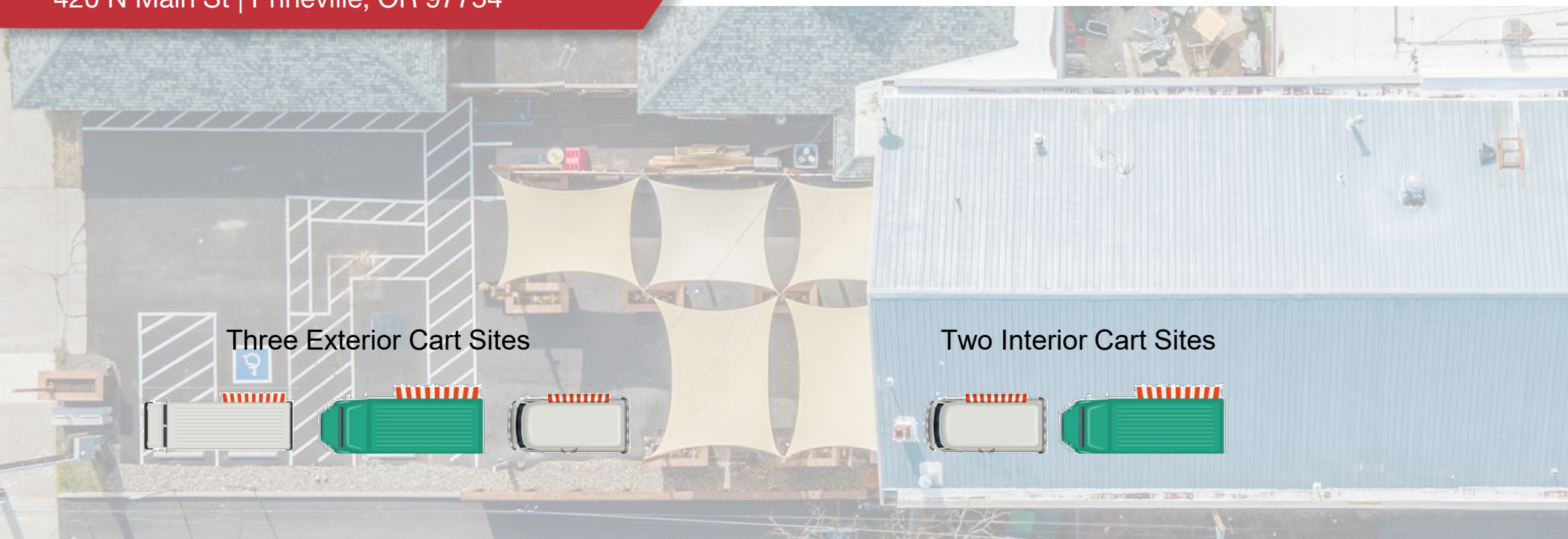
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Food Cart Lot & Kitchen



Three Exterior Cart Sites

Two Interior Cart Sites



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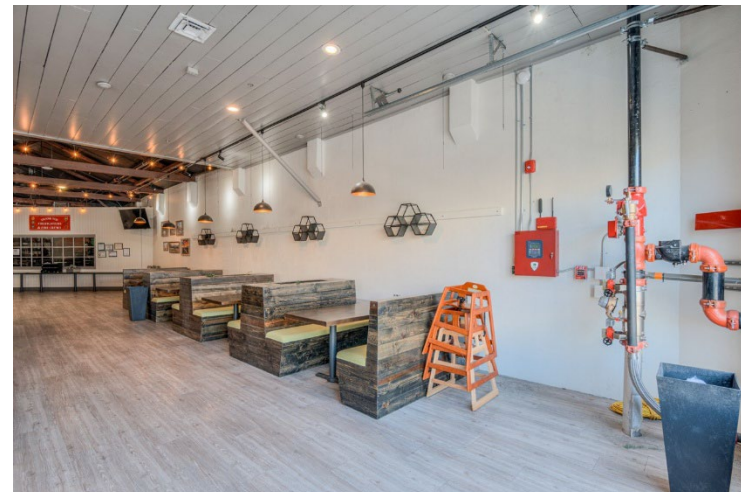
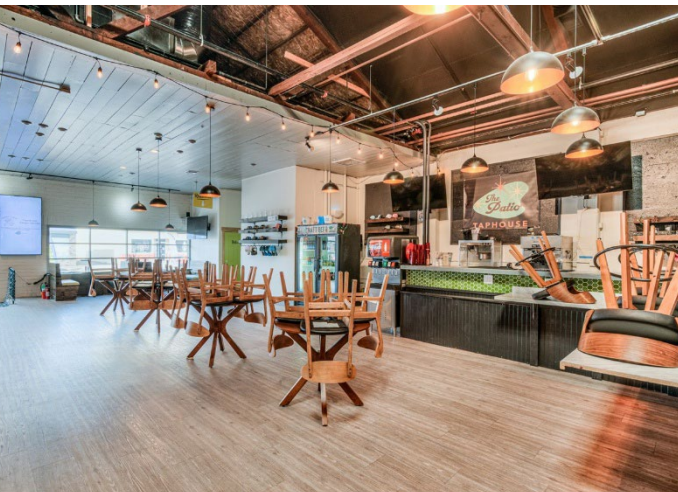
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Dining Area



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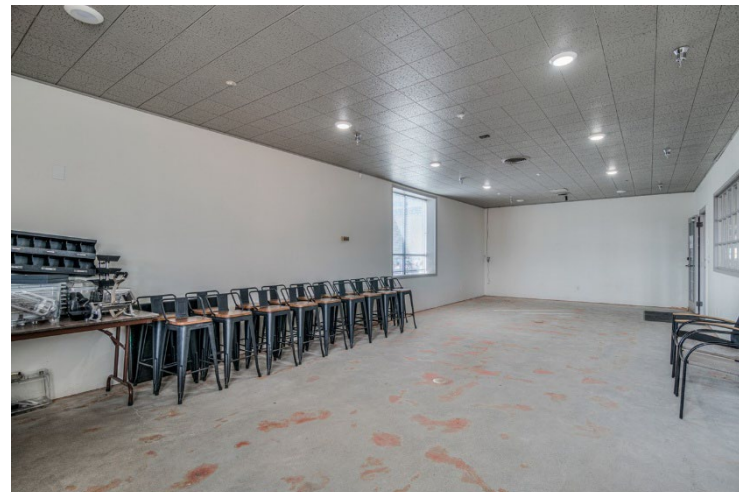
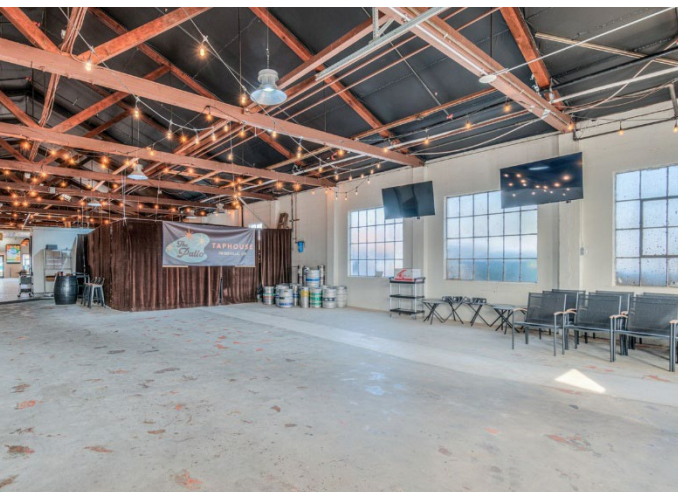
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Additional Dining Area and Event Space



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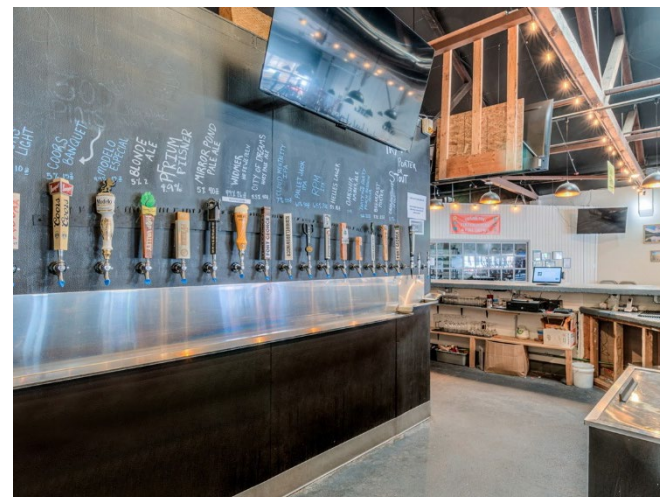
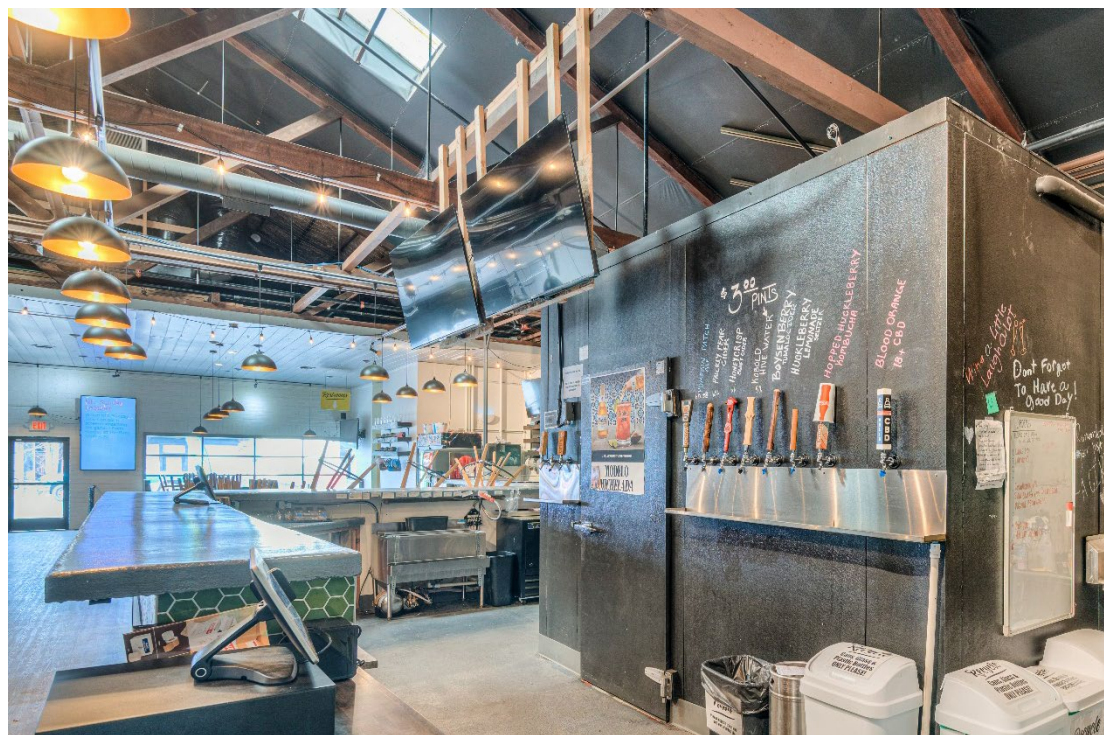
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Kitchen and Counter Service



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Patio/Food Cart Lot



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Demographic Summary

DEMOGRAPHIC SUMMARY

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Drive time of 15 minutes

KEY FACTS

17,452

Population



6,906

Households

44.3

Median Age

\$50,956

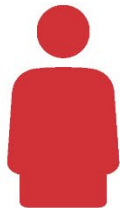
Median Disposable Income

BUSINESS

677



5,452



INCOME



\$63,098

Median Household Income



\$33,421

Per Capita Income



\$199,439

Median Net Worth

EDUCATION

10%

No High School Diploma



34%

High School Graduate



34%

Some College



22%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$1,666

Apparel & Services



\$5,432

Groceries



\$186

Computers & Hardware



\$2,802

Dining Out



\$6,253

Health Care

EMPLOYMENT



56%

White Collar



29%

Blue Collar

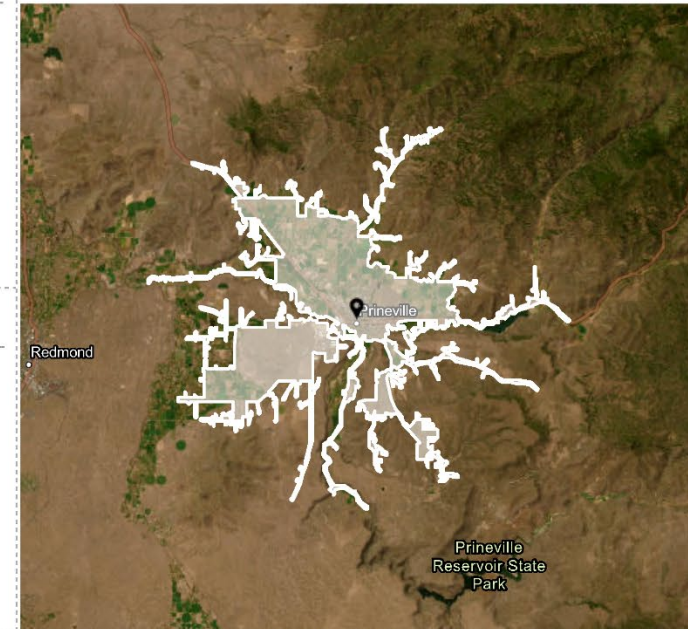


15%

Services

5.3%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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Trade Area



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Prineville, Oregon

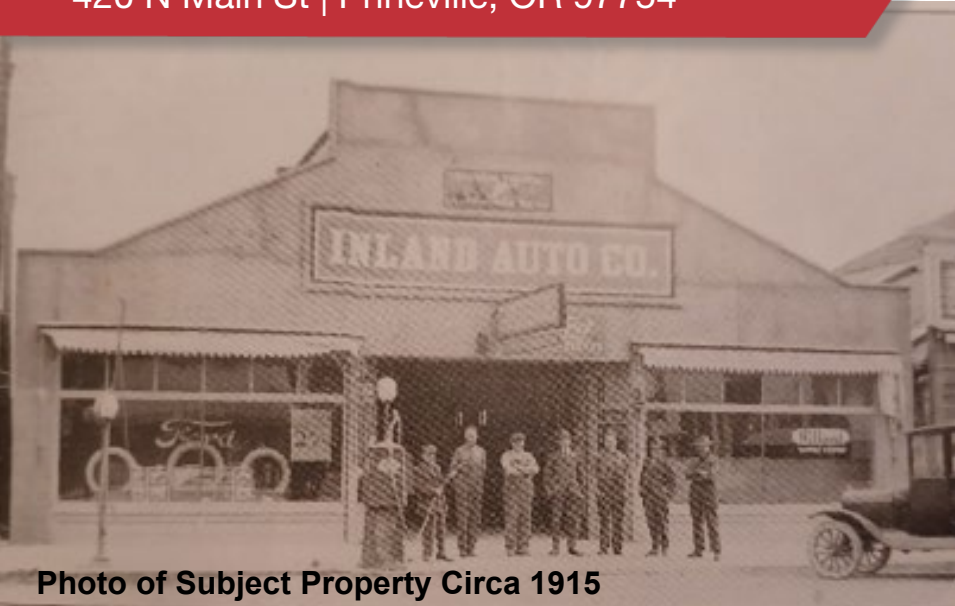


Photo of Subject Property Circa 1915



Prineville's Rich History and Economic Landscape

Founded in the late 1800s as a key hub for Central Oregon ranchers and loggers, Prineville is the oldest city in Central Oregon and remains the seat of Crook County. Its economy was historically rooted in timber and agriculture, with wood products manufacturing long serving as the area's economic backbone. Today, Prineville continues to evolve while honoring its roots, building a more diverse and resilient economy.

Employment and Industry

Like much of rural Oregon, Crook County's economy is driven by small businesses—over 75% of private firms have fewer than ten employees. While major employers such as Les Schwab and Contact Industries provide local stability, the region is seeing growth in several key sectors, including advanced wood manufacturing, data centers, warehousing and transportation, healthcare, and government land management.

Economic Growth and Infrastructure

Tech giants Apple and Facebook have chosen Prineville for large-scale data center operations, bringing high-tech infrastructure, jobs, and investment to the region. Facebook operates one of the world's most energy-efficient data centers here. With significant infrastructure in place to support growth—including water and wastewater systems—Prineville is positioned for sustainable development. The city also offers some of the most affordable industrial land in Central Oregon, helping attract new businesses and foster long-term economic vitality.

Housing Market Trends

As with much of the rest of the country, residential property prices peaked to all-time highs in 2007 and declined in by as much as 40% in the following years. Prices have rebounded substantially; both median and average home prices increased in 2016 across the region and are currently at or above all-time highs. The median home price in Crook County is \$597,900 and \$489,900 within the City of Prineville (2025).



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