

FOR LEASE

1565 NE Third St | Prineville, OR 97754



Ochoco Plaza Pad Site on Signalized Corner

Flexible retail space available in a pad site at Ochoco Plaza. The location offers direct frontage along Third Street, Prineville's main commercial corridor, with traffic counts of 11,000+ cars daily at the signalized corner. Prominent building and monument signage provide exceptional visibility and capture strong drive-by exposure.

Co-tenants at Ochoco Plaza include CVS, Ace Hardware, Ray's Food Place, Step & Spine, DMV, Pizza Hut, and Arby's, along with a variety of local retailers contributing to this high-traffic center.

Nearby retailers and service providers include St. Charles Hospital, Starbucks, Wilco, AutoZone, and Walgreens. Ochoco Mill Apartments, a ±312-unit multifamily development, is also within walking distance, providing additional nearby customer base.

Suite B features an open retail storefront, private office, dedicated back-room storage, and an ADA-compliant restroom.

The space includes twelve dedicated parking stalls, along with shared parking throughout Ochoco Plaza. C-2 zoning allows for a wide variety of retail, service, and commercial uses.

OFFERING SUMMARY

LEASE SPACE	1,292 SF
LEASE RATE	\$1.75/SF/MO+NNN
NNN RATE	\$0.48/SF/MO
BUILDING SIZE	4,800 SF
YEAR BUILT	2003
ZONING	C2 (General Commercial)
PARKING	12 stalls + common

5 MILE DEMOGRAPHICS



17,031

TOTAL POPULATION



6,828

TOTAL HOUSEHOLDS



\$85,763

AVG HH INCOME



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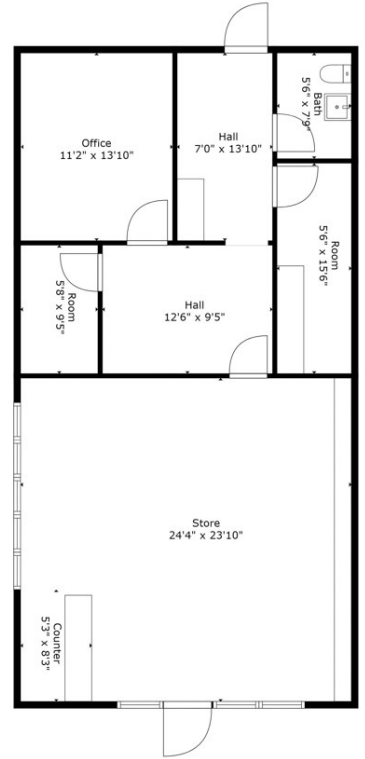
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