



## HIGHWAY 97 BUSINESS COMMERCIAL ACREAGE FOR SALE

**RARE LARGER COMMERCIAL PARCEL IN THE HEART OF REDMOND**

Zoning Allows for a Wide Variety of Uses; Property is Next to Hospital / Medical Campus



**ALIGNED COMMERCIAL**  
REAL ESTATE



# PRIME COMMERCIAL ACREAGE FOR SALE



ADJACENT TO HWY 97 BUSINESS AND BY THE HOSPITAL DISTRICT

958 N. Sixth Street, Redmond, Oregon

**2.31 - 4.57**

Available Acres

**\$2,515,000 - \$4,977,000**

Price Range

**Commercial**

Zoning



# PROPERTY SUMMARY

**St. Charles Hospital Campus**

**St. Charles Cancer Center**

**Hwy. 97**

**To Super WalMart / Home Depot**

**Subject Properties**

**Newhouse Mfg.**

**To Post Office / Downtown**

Redmond, Oregon, is one of the Pacific Northwest's fastest growing cities. Its 21st-century technology employers, astounding quality of life amenities, and diverse economy, with healthcare, government, tourism, and manufacturing entities, adds up to a city well-positioned for even more smart growth.

Large acreage commercial properties in the heart of town are increasingly difficult to find. This two- to four-and-a-half-acre offering is a rare exception. Located next to the second largest hospital and medical campus in the region, two blocks from the second largest standalone retail building in Central Oregon, and one-quarter mile from Central Oregon's primary highway, 958 NW Sixth Street is available for retail, medical, light industrial, and community service property developers seeking an ideal location for a profitable venture.

## Consider these property features:

- > Two options for sale: A 2.3 +/- acre parcel or a 4.6 +/- acre parcel;
- > Situated next to the hospital/medical center campus in an area of rapid residential growth, near mid- and large-box retailers, the regional airport, and large employers;
- > Located on Hwy. 97 Business, also known as Sixth Street, and two blocks from Hwy. 97, the region's primary state highway;
- > Commercially zoned for a wide variety of uses, including retail, hospitality, multi-family and service. Plus urban renewal grants/loans possible;
- > Land is remarkably flat and has exceptional visibility, with approximately 10,000 vehicles a day passing in front of it.



# ZONING / TRAFFIC / PURCHASE OPTIONS

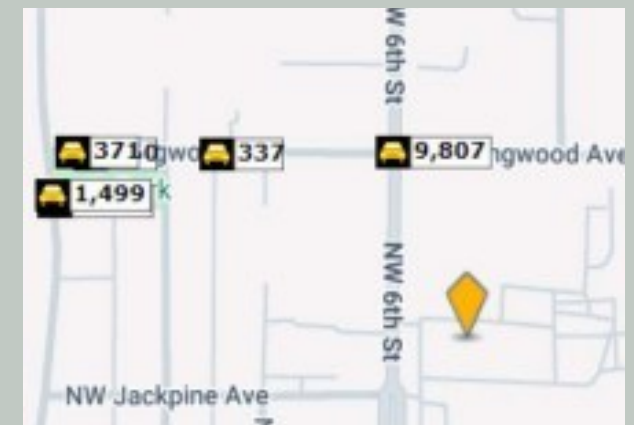


## Zoning

The property is in the C2 (Central Business District Commercial) zone in Redmond. This zone allows for a wide variety of uses, including retail, multi-family, medical, service, and hospitality. It is considered to be one of the most flexible use zones in Redmond. In addition, the property sits in an urban renewal district that can qualify it for a wide variety of possible tax abatements, grants and loans.

## Traffic

Approximately 10,000 vehicles per day travel directly in front of the property. Additionally, the nearby Highway 97 bypass sees tens of thousands of vehicles per day. This means that this location is proximal to over 40,000 local and through traffic vehicles per day.



## Purchase Options

958 NW Sixth (left, Parcel A) is approximately 2.31 acres and listed for \$2,515,000, which is \$25 per foot. 906 NW Sixth (left, Parcel B consisting of two tax lots) can also be purchased in conjunction with 958, with a total asking price of \$4,977,000. The three tax lots combined are approximately 4.57 acres.



# AREA BUSINESSES



Central Oregon—and Redmond in particular—is home to many of the country’s leading manufacturing businesses, service companies, beverage production corporations, and award-winning schools.

Redmond is home to the high-tech manufacturer, BasX, Oregon’s fastest growing company from 2013 to 2015. BasX manufactures clean air handling systems for data centers. PCC Shlosser, one of the world’s leading aircraft technology and manufacturing businesses is also in Redmond. And serving the entire region from Redmond are countless trucking and delivery companies

In addition, the Central Oregon Community College Redmond Campus and the regional commercial airport with direct jet service to many major cities are based in Redmond. Other businesses include:

- > St. Charles Hospital and Medical Center
- > Big box retailers Super Wal-Mart, Lowes, Home Depot, Ross, and more
- > Tech companies such as Medline Renewal
- > Redmond Proficiency Academy, an award-winning public charter school
- > Many national and regional trucking companies
- > Hayden Homes, one of the Pacific Northwest’s largest homebuilders
- > Traditional manufacturers such as Nosler and Eberhard’s Dairy Products

Immediately surrounding this space are numerous local, regional, and national businesses, including manufacturers, retailers, fitness operators, senior residential facilities, and many more. And, with easy access to Highway 97, the City of Bend is a very short drive away.



**LOCATION / LOGISTICS**

**958 NW Sixth Street  
Redmond, Oregon**

**To Madras / Portland**

**To Sisters / Salem**

**To Bend**

**To Prineville**

**Hwy. 97**

The property is located next to the St. Charles Hospital / Medical Campus and two blocks south of Super WalMart

The property is located on Highway 97 Business (Sixth Street), and two blocks from Highway 97 and one mile from Highway 126, two of Oregon's main highways. Redmond is 18 miles north of Bend. And Sisters is 18 miles to the west. Redmond is three hours from Portland, three hours from Salem, six hours from Seattle, five hours from Boise and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon. Approximately 1.5 million people a year fly to and from the regional commercial airport, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, Burbank, and Los Angeles.

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# COMMUNITY INSIGHTS



With a population of approximately 40,000 in a region with over 200,000 residents, Redmond is the second largest city in Central Oregon. Spectacularly nestled at the base of the Cascade Range, ribboned by the Deschutes and Crooked Rivers, and close to stunning Smith Rock State Park (above), Redmond is an outdoor recreation and high quality-of-life wonderland.

Redmond is home to some of the fastest growing businesses in Oregon. It is known as The Hub of Central Oregon, given that the regional commercial airport is here, it is close to all of the various communities in the region, and it is located at the junction of two major highways.

The Central Oregon economy has become a diverse powerhouse, with healthcare, tech, biotech, government, traditional manufacturing, tourism, retail, and service companies thriving in a sea of relatively affordable housing and bountiful lifestyle amenities. Businesses, employees, and retirees from across the country and beyond seek to be here. This place is growing and flourishing!



**COMMERCE-FRIENDLY  
CITY GOVERNMENT**



**NEARLY 4,000,000  
TOURISTS A YEAR**



**ONE OF THE FASTEST  
GROWING US TOWNS**



**DOZENS OF REGIONAL  
MICROBREWERIES**



**MANY CHARTER/PRIVATE  
SCHOOL OPTIONS**



**OVER 200 DAYS OF  
SUNSHINE A YEAR**



**PROUDLY OFFERED BY**



**958 N. SIXTH STREET (HWY 97 BUSINESS), REDMOND, OREGON**



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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT