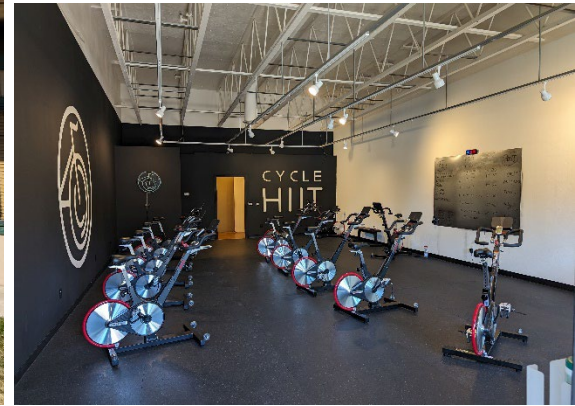
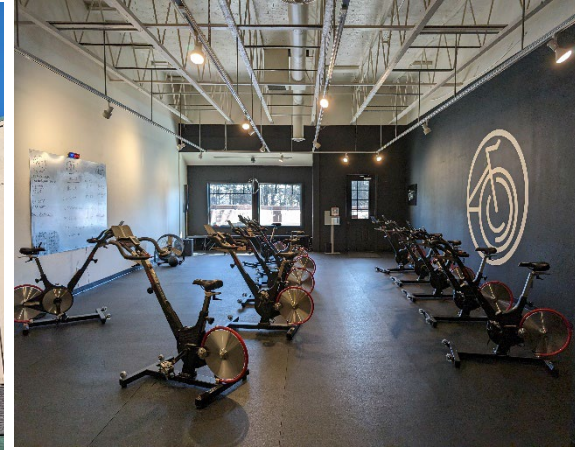


FOR SUBLEASE

64670 Strickler Ave | Bend, OR 97703

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Retail/Gym Space at Tumalo Junction

Retail/gym suite available for immediate occupancy in busy Tumalo Junction- an iconic retail building along Hwy 20 in Tumalo.

Excellent Highway visibility and pedestrian/bike accessibility:

- New East/West multi-use path and underground pedestrian bridge connection is at the Tumalo Junction property line. This path connects East/West Tumalo underneath Highway 20 is expected to be complete by end of 2023.
- New roundabout located at Cook/Highway 20 has slowed vehicular traffic and increased building visibility.

Co-tenants include Tumalo Tavern, Pisano's Pizza, Allstate Insurance, and A Touch of Faith Thiftstore.


NNNs include common area maintenance, snow removal and professional management.

OFFERING SUMMARY

SUITE 102	1,224 RSF
LEASE RATE	\$1.33/SF/MO + NNN
NNN RATE	\$0.53/SF/MO
BUILDING SIZE	8,527 SF
YEAR BUILT	2008
LOT SIZE	1.06 AC
PARKING	36 spaces, 2 ADA
ADT	13,000
ZONING	TUC (Tumalo Urban Core)
SUBLEASE	Expires Oct. 31 st , 2024

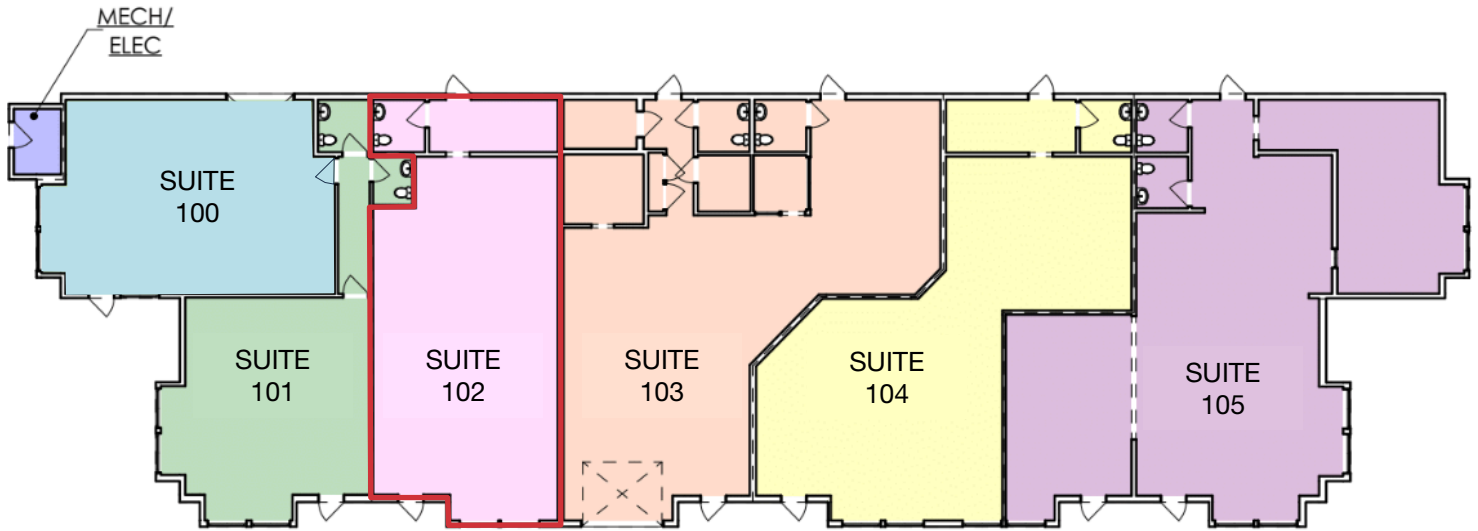
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 243 SW Scalehouse
Lp Suite 3A
Bend, OR 97702
NAICascade.com

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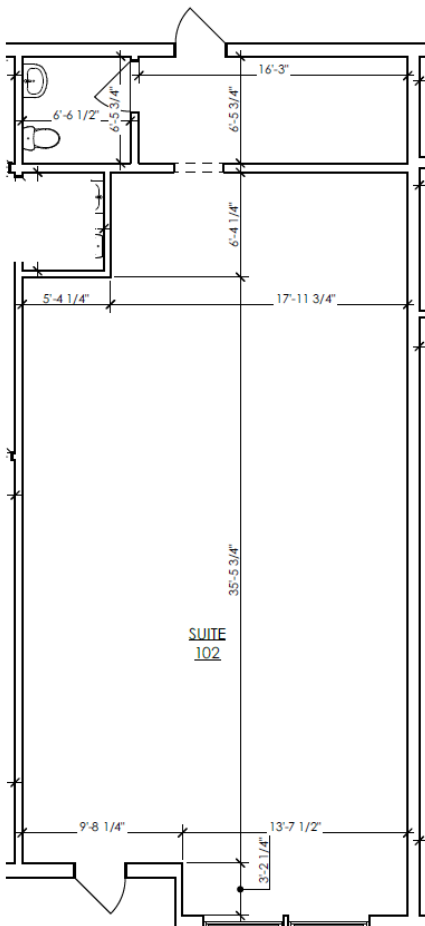
64670 Strickler Ave | Bend, OR 97703



OVERALL PLAN

SCALE: 1/16" = 1'-0"

1



SUITE 102

SCALE: 3/16" = 1'-0"

1

Suite Highlights:

- Open and flexible space
- High ceilings
- New paint and flooring
- Private restroom and storage
- Ideal space for yoga, pilates, or physical therapy
- Available immediately
- Sublease through October 31st, 2024
- Direct lease available starting November 1st, 2024



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FOR SUBLEASE

64670 Strickler Ave | Bend, OR 97703

Nearby Development: Tumalo Roundabout & Pedestrian Tunnel

This project consists of two roundabouts, one on U.S. 20 at Cook Avenue and another on U.S. 20/Old Bend Redmond Highway, just east-bound from Old Bend Redmond Highway to Cooley Road.

Along with the addition of these two roundabouts there is a bicycle/pedestrian undercrossing beneath U.S. 20 at 4th Street in Tumalo.

More information below:

Tumalo Roundabouts:

<https://www.oregon.gov/odot/projects/pages/project-details.aspx?project=20011>

Pedestrian Tunnel:

<https://centraloregondaily.com/highway-20-tumalo-underpass/>



FOR SUBLEASE

64670 Strickler Ave | Bend, OR 97703

Nearby Retail



Surrounding Demographics

DEMOGRAPHIC SUMMARY

64670 Strickler Ave, Bend, Oregon, 97703
Drive time of 15 minutes

KEY FACTS

83,947

Population

40.6

Median Age



34,816

Households

\$66,902

Median Disposable Income

BUSINESS

5,566

52,616



INCOME



\$86,888

Median Household Income



\$52,641

Per Capita Income



\$202,188

Median Net Worth

EDUCATION

4%

No High School Diploma



17%
High School Graduate



30%
Some College



49%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,591
Apparel & Services



\$8,031
Groceries



\$311
Computers & Hardware



\$4,429
Eating Out



\$8,762
Health Care

EMPLOYMENT

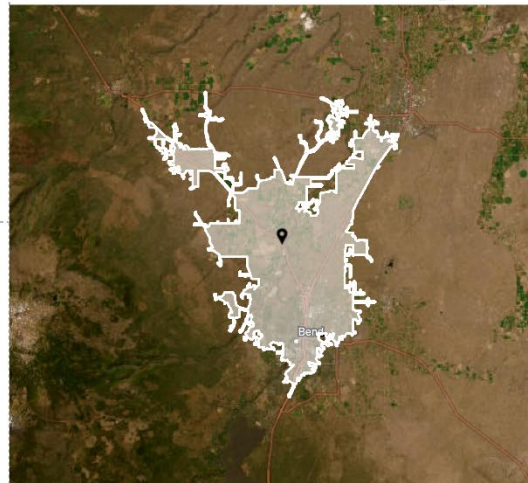
70%
White Collar

16%
Blue Collar

14%
Services

4.7%

Unemployment Rate



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

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