

# FOR SALE

1001 SW 1st Street  
Redmond, OR 97756



## PROPERTY DESCRIPTION

1001 SW 1st Street has a single tenant on a NNN lease in 20,231 SF on 1.89 acres. The current tenant has been at the same location for over 12 years. Construction is pre-engineered steel building with a metal roof on approximately one-half of the building with open work spaces and separate offices. The entire facility is sprinkled with a fully charged dry style fire suppression system. The lighting was updated with energy trust of Oregon to LED office lighting and dual essence LED T-8 Universal low Voltage light in the warehouse area. There are several grade level roll up doors and multiple restrooms. Property also features a large paved parking lot.

## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$2,950,000 |
| Lot Size:      | 1.89 Acres  |
| Building Size: | 20,231 SF   |

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE   |
|-------------------|-----------|----------|
| Total Households  | 95        | 1,451    |
| Total Population  | 242       | 3,553    |
| Average HH Income | \$83,300  | \$79,882 |

## PROPERTY HIGHLIGHTS

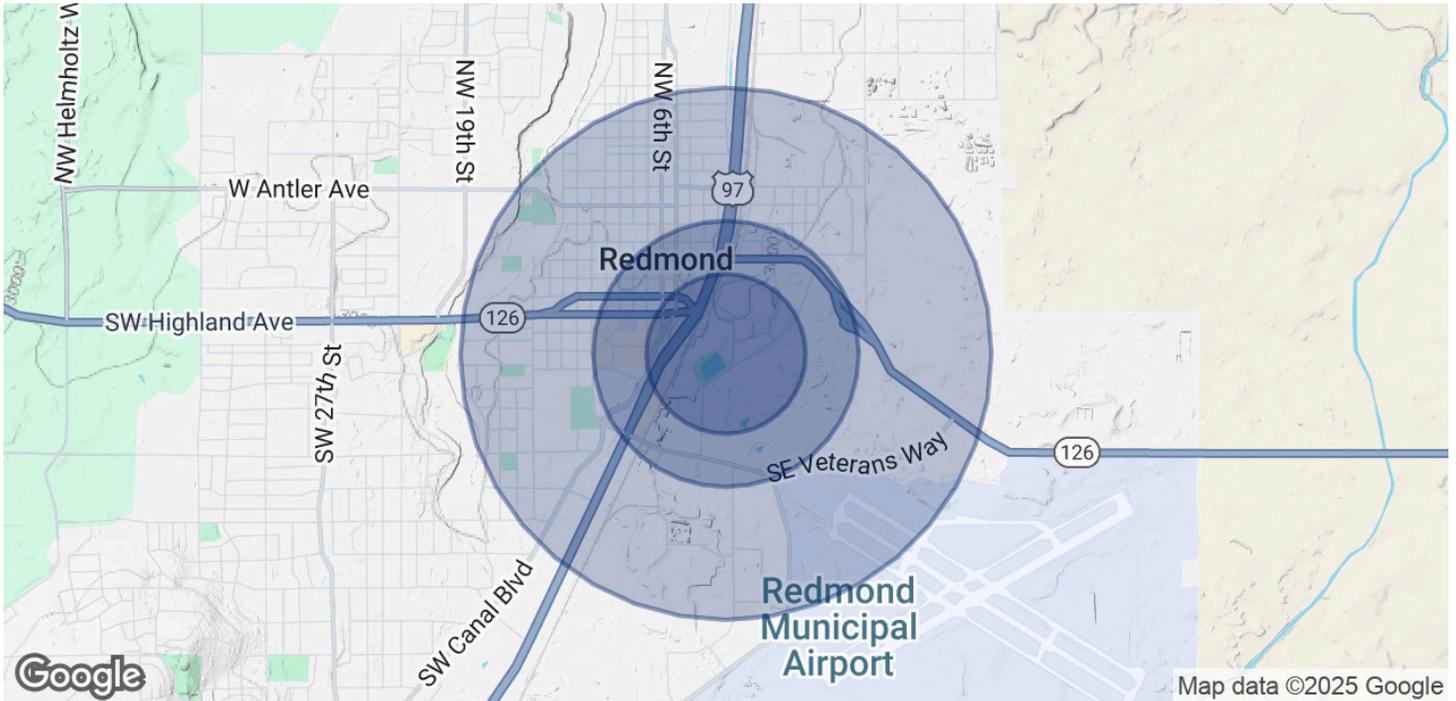
- Zoning: Heavy Industrial (M2)
- 28 parking spaces and large fenced yard area
- Triple Net Leased Investment

**Bill Pon**  
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|                                | 0.3 MILES | 0.5 MILES | 1 MILE    |
|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| Total Population               | 4         | 242       | 3,553     |
| Average Age Average            | 37        | 37        | 39        |
| Age (Male) Average             | 36        | 37        | 37        |
| Age (Female)                   | 38        | 38        | 40        |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| Total Households               | 2         | 95        | 1,451     |
| # of Persons per HH            | 2         | 2.5       | 2.4       |
| Average HH Income              | \$85,064  | \$83,300  | \$79,882  |
| Average House Value            | \$388,295 | \$439,802 | \$491,797 |

Demographic data derived from AlphaMap

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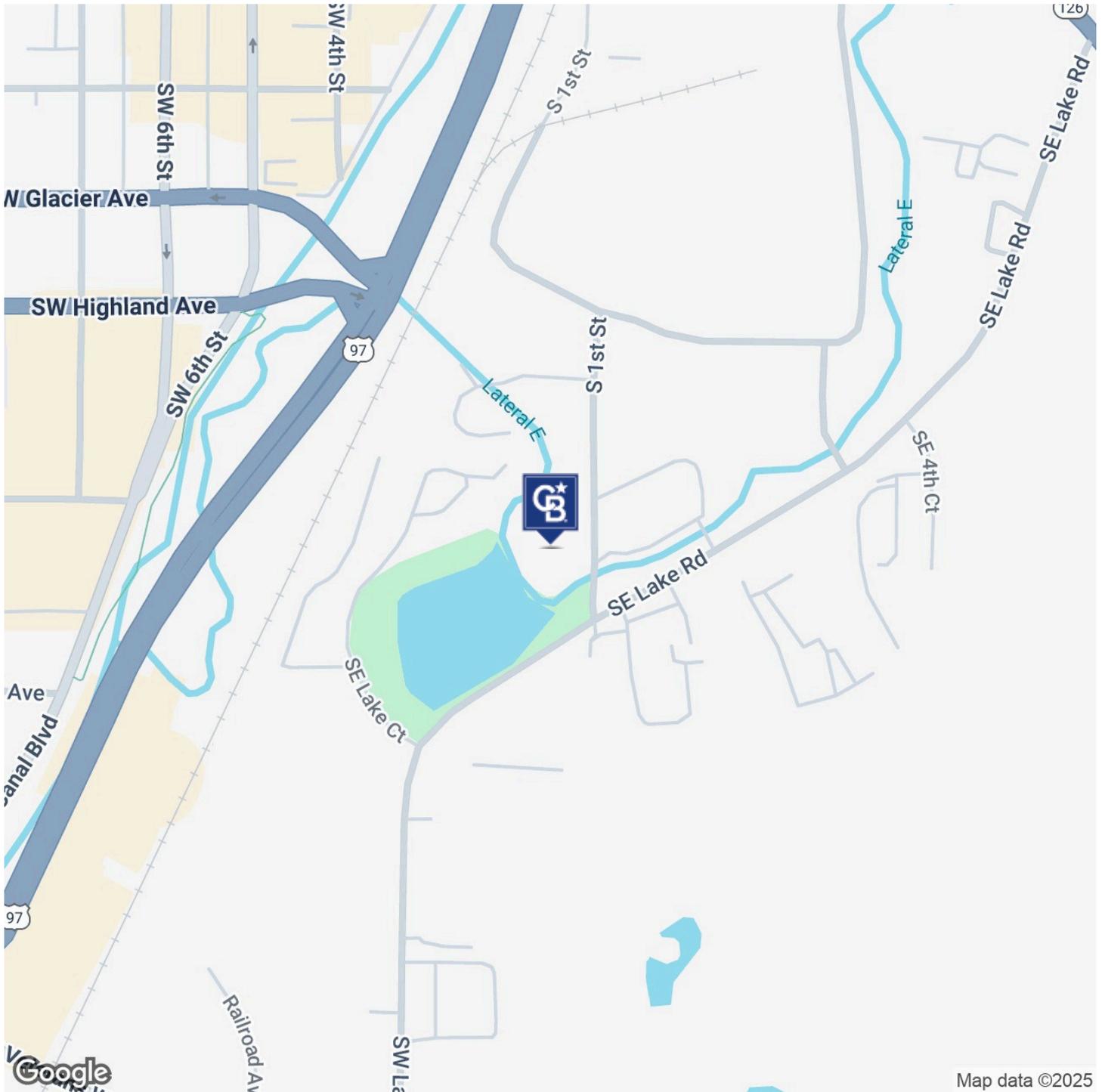
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Ajoining lot also for sale  
\$275,000



Western Title & Escrow

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