

FOR LEASE
OFFICE SUITES



LITTLE RIVER PLAZA

51530 Huntington Rd | La Pine, OR 97739



LEASE RATE: \$1.14/RSF+NNN Two Office Suites Available

CAM's Estimated: \$0.24/RSF/MO
Suite #4: 905+/- RSF
Suite #5: 984+/- RSF

- Suites completely Remodeled
- On-Site Parking for both Suites
- 6,000+/- Office Building zoned Commercial
- Monument and On-Site Signage Available
- 0.47AC Lot-Close to main Highway arterial
- Built in 2002 (per County Assessor Records)
- TDS just upgraded La Pine to all-fiber internet network

Little River Plaza offers a solid quality tenant mix including H&R Block, Partners in Care and Neighbor-Impact. These two suites have just been beautifully remodeled, each w/Three (3) private offices, reception area, open work space, break area with refrigerator, built-in microwave, sink and lots of storage cabinetry plus in-suite ADA restroom. Monument signage, high traffic with visibility make this the perfect location for your office use! Easy access to all main arterials including Highway 97. Well maintained with pride-of-ownership. Please call listing Broker for more information and to schedule tour.



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DEMOGRAPHICS



TOTAL POPULATION

1 MILE

1,878

3 MILE

4,989

5 MILE

9,934



TOTAL HOUSEHOLDS

798

2,123

4,197



AVG. INCOME

\$39,820

\$37,548

\$46,988



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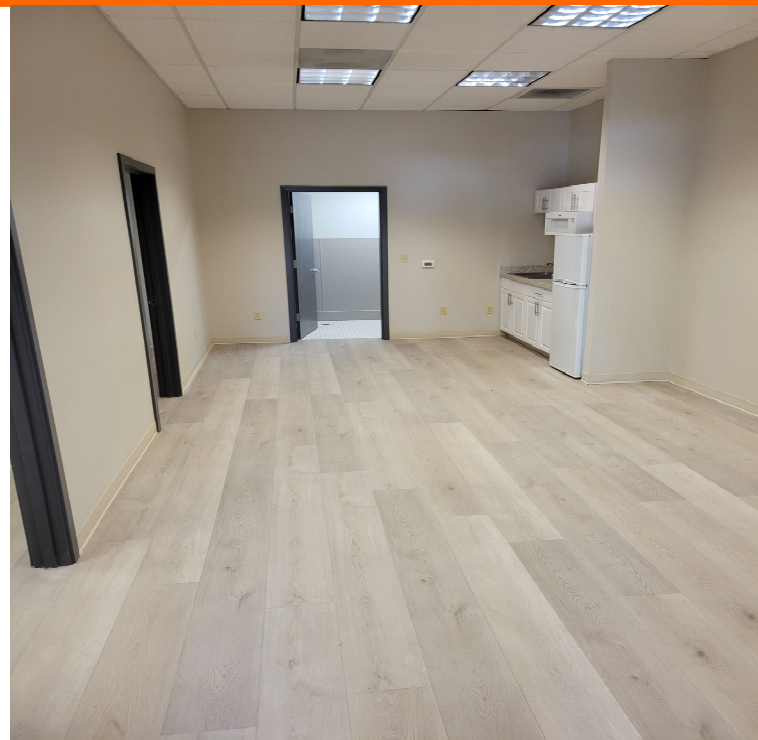
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SUITE #4 & SUITE #5 ARE IDENTICAL IN LAYOUT AND RENOVATION



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Why La Pine?

- **Business Incentives** – La Pine offers easy permitting, affordable land that is buildable with minimal obstructions, and a state-qualified Rural Enterprise Zone, which provides for up to 15-year property tax relief for qualifying businesses.
- **Commercial/Industrial building and land vacancy** – Retail and service business building units and extensive buildable land within the surrounding landscape
- **La Pine Industrial Park** – An ideal host to industries like data center and call center operations.
- **Transportation Advantage** – La Pine parallels U.S. Hwy 97 running from Northern California to the Canadian border. Oregon Department of Transportation (ODOT) has invested millions in roadway and landscaping improvements while the city is expanding urban renewal projects to uplift area amenities.
- **Infrastructure** – Running approximately parallel to La Pine are energy transmission lines from the Bonneville Power Administration (BPA), Cascade Natural Gas. Burlington Northern Railroad runs nearby with a side rail into the city's major industrial park. Midstate Electric Cooperative connects to low-cost BPA hydroelectric power. Highly available power is both plentiful and reliable with uptime estimated at greater than 99.999%. The La Pine Industrial Park is covered within the BendBroadband/TDS fiber loop surrounding Central Oregon. The park is provided with high-speed Internet from any of three Internet Service Providers for redundancy.



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SUNRIVER & LA PINE OVERVIEW



Sunriver/La Pine Population:
(2022 population from [Oregon Employment Department](#))

19,505



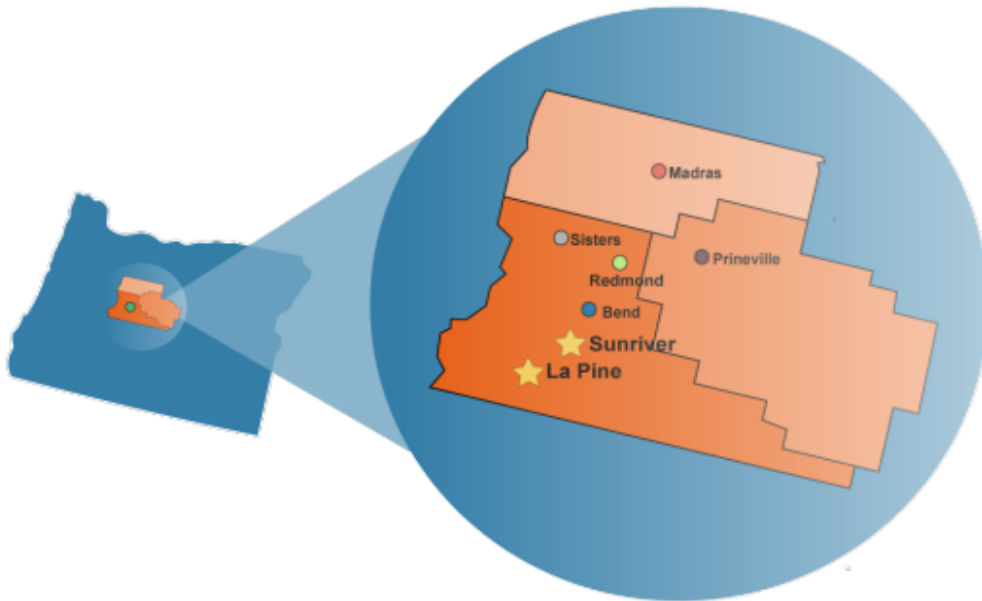
Regional Labor Force:
(2022 annual average from [Oregon Employment Department](#))

130,459



Median Household Income:
(2022 estimates from Oregon Employment Department [Oregon Prospector](#))

\$61,210



Located in Deschutes County, Sunriver and La Pine are the anchors of the southern part of the region. These two communities sit close to lakes, reservoirs, mountains, rivers, and landmarks for plenty of outdoor recreational activities including hiking, fishing, boating, skiing, and more. Mt. Bachelor was ranked one of the "Best Ski Areas in the U.S.," according to AFAR Travel Magazine. The Oregon Department of Transportation (ODOT) has invested millions in roadway and landscaping improvements for the area and regional municipalities have allocated additional funding to support amenities in urban renewal projects. La Pine offers easy permitting, affordability, and buildability with minimal obstructions, with a state-qualified Enterprise Zone that provides up to five years of property tax relief for qualifying businesses. In addition to all of the outdoor opportunities the area has to offer, there are hundreds of single and multi-family homes planned or permitted for construction and growing campuses at the La Pine Community Health Center and St. Charles Medical Center.



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COMMUNITY BUSINESS ASSETS



INDUSTRIAL BUILDING & LAND AVAILABILITY

La Pine offers a diverse mix of commercial and industrial business opportunities featuring a 330-acre industrial and business park east of U.S. Hwy 97 with direct access to the BNSF railway mainline. The park is an ideal host to industries in advanced manufacturing, high technology, specialty food and beverage, and data and call center operations. Just to the north, Sunriver has a thriving business park, upscale alpine homes and world-class resort and conference facilities.



TRANSPORTATION & INFRASTRUCTURE

La Pine and Sunriver sit next to U.S. Hwy 97 which runs from Northern California to the Canadian border. The BNSF Railway is also nearby with a side rail to the area's major industrial park. The Sunriver Resort Airport is a general aviation airport located in the heart of the critically acclaimed Resort serving a wide range of aircraft from small private planes to corporate jets. With a recently upgraded and refinished 5,500' long paved and lighted airstrip, the airport is the third busiest in the state and boasts one of the longest private airstrips in the West.

Running parallel are energy transmission lines from the Bonneville Power Administration (BPA) and Cascade Natural Gas, while Midstate Electric Cooperative connects to low-cost BPA hydroelectric power. Highly available power is both plentiful and reliable with uptimes estimated at greater than 99.999%.



EDUCATION

The Bend-La Pine school district is the fifth largest in the State of Oregon and growing at six times the average rate of other districts and performs over 100 points higher on the SAT, according to the Oregon Department of Education. With higher education opportunities close by, including OSU-Cascades and Central Oregon Community College, top-quality education is easily obtainable.



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TOP EMPLOYERS

LA PINE'S COMPETITIVELY PRICED INDUSTRIAL PARK HAS ATTRACTED OVER **\$11.8 M** IN CAPITAL INVESTMENT OVER THE LAST 8 YEARS.

PATRICIA LUCAS, EXECUTIVE DIRECTOR, SUNRIVER-LA PINE ECONOMIC DEVELOPMENT

2021 Sunriver/La Pine Industry Composition

Private by Employment



Source: State of Oregon Employment Department, 2021

Central Oregon's business environment is typified by innovative, small companies producing niche-market products and services. Small companies are crucial to rural communities and it's fair to say that the business environments in Sunriver and La Pine are dominated by small employers. That means businesses get plenty of attention and assistance to encourage choosing this area to set up shop.

Tourism and hospitality continue to be major economic drivers and sources of employment in South Deschutes County, home to Mt. Bachelor Ski Area, Sunriver Resort, Sunriver Village, Newberry National Volcanic Monument, the Cascade Lakes, The High Desert Museum, and more.

Rank	2023 Sunriver/La Pine Largest 10 Employers (Private & Public)		Employees	
	2023	2022	2023	2022
1	1	Sunriver Resort	900	1,000
2	2	Bend-La Pine School District	267	249
3	4	Sunriver Homeowners Association	125	125
4	3	Sunriver Brewing Company	120	200
5	T-5	Ray's Food Place / Shop Smart	72	67
6	7	Midstate Electric Cooperative, Inc.	67	60
7	8	Quicksilver Contracting Company	59	59
8	T-5	La Pine Community Health Center	58	67
9	9	McDonald's	42	43
10	10	Bi-Mart	40	40

NL = Not Listed | NC = Not Collected | T= Tie

FOUNDATIONS OF SUNRIVER / LA PINE'S ECONOMY



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