



FOR SALE: VERSATILE INCOME-GENERATING PROPERTY

Sale Price: \$3,750,000 | Cap Rate: 5.65% | 22022 Nelson Road & 63140 Dickey Road, Bend, OR 97701



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COMPASS 
COMMERCIAL **REAL ESTATE SERVICES**

THE OFFERING



PRIME MULTI-USE INVESTMENT OPPORTUNITY

This unique offering spans 10.77 acres across two tax lots, featuring over 18,000 SF of improvements. The property is 100% leased to Embark Behavioral Health, which occupies all three buildings, ensuring steady income for investors. It includes a historic 1930-built schoolhouse, a modern 2017 administrative building, and an 8,691 SF residential facility with ADA-compliant amenities. Robust infrastructure, such as a commercial kitchen, clinical offices, and detached garages, supports diverse uses.

Located on Nelson Road and Butler Market Road, the properties blend historical charm with modern functionality, ideal for educational, institutional, or mixed-use applications. With ample acreage, diverse facilities, and scenic surroundings, this income-generating property presents a compelling investment opportunity. Offered at \$3,750,000, it combines location, versatility, and stable tenancy into a rare find.

TAX LOT 1713190000502

| | |
|---------------------|---|
| Address | 22022 Nelson Road, Bend, OR 97701 |
| Building Size | 8,691 SF (including 1,000 SF basement) |
| Lot Size | 5.43 acres |
| Year Built | 1989 |
| Zoning | MUA-10 |
| County | Deschutes |
| Number of Buildings | 1 residential building + 4 detached garages |
| Features | Residential areas, ADA restrooms, clinical offices, great hall, commercial kitchen, and additional outbuildings |
| Additional Info | Includes mobile office trailer (not part of the sale or valuation) |

TAX LOT 1713190000400

| | |
|---------------------|---|
| Addresses | 22025 Butler Market Road, Bend, OR 97701 63140 Dickey Road, Bend, OR 97701 |
| Building Size | 9,769 SF |
| Lot Size | 5.34 acres |
| Year Built | 1930 (original school) 2017 (additional school and admin building) |
| Zoning | MUA-10 & EFUTRB |
| County | Deschutes |
| Number of Buildings | 2 school buildings + 1 admin building + 1 detached garage |
| Features | Historic schoolhouse, modern admin building |

OFFERING

| | |
|-------------------------|--------------------|
| Total Sale Price | \$3,750,000 |
| Cap Rate | 5.65% |
| Total Lot Size | 10.77 acres |
| Total Building SF | 18,460 SF |
| Number of Buildings | 5 buildings total |

PROPERTY HIGHLIGHTS

100

FULLY LEASED

100% occupied by Embark Behavioral Health providing stable and predictable income



TURNKEY INVESTMENT

Reliable income stream with a reputable long-term tenant already in place



DIVERSE INCOME STREAMS

Mixed-use functionality with educational, administrative, and residential facilities



MODERN & HISTORIC

Features buildings from 1930, 1989, and 2017, offering a blend of character and functionality



EXTENSIVE FACILITIES

Over 18,000 SF across multiple buildings, offering versatile and scalable usage options



EXPANSIVE GROUNDS

10.77 acres of well-maintained land with potential for growth or redevelopment



ROBUST AMENITIES

ADA compliance, commercial kitchen, clinical offices, and garages for diverse uses



PRIME LOCATION

Close to Bend's key roadways, boosting tenant retention and value



22022 NELSON RD



22025 BUTLER MARKET RD

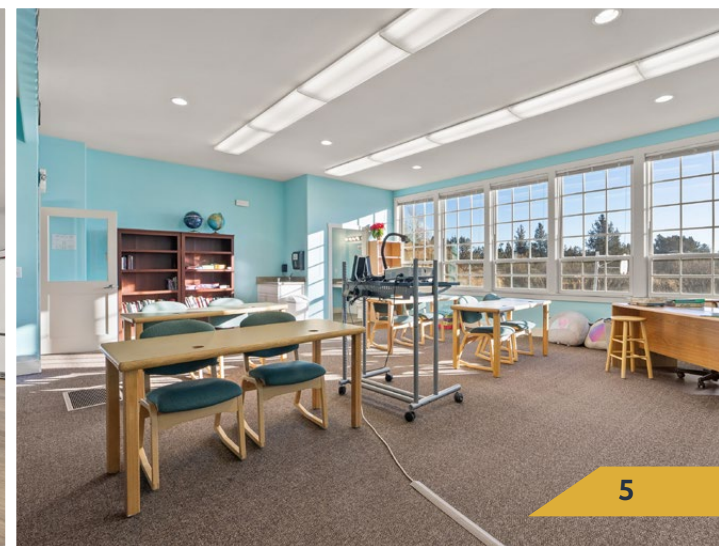


63140 DICKEY RD

22022 NELSON RD PHOTOS



22025 BUTLER MKT RD PHOTOS



63140 DICKEY RD PHOTOS



22022 NELSON ROAD & 63140 DICKEY ROAD, BEND, OR 97701



REGIONAL MAP



BEND, OREGON

With a population of 104,557 (2023), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

LIFESTYLE DESTINATION

Bend is known for attracting urban professionals, families, and entrepreneurs who seek the perfect balance between outdoor adventure, natural beauty, and the amenities of a vibrant, welcoming community. The city has become a gateway for outdoor sports such as mountain biking, skiing, hiking, fishing, white-water rafting, and golf.

Bend also boasts a vibrant arts and culture scene, award-winning breweries, exceptional dining, and a growing innovation economy, making it as appealing for its quality of life as it is for business and tourism.



**BEST PERFORMING
SMALL CITY IN THE U.S.**

#1

Milken Institute
2017, 2018, 2019 & 2020
(Ranked #5 in 2023 & #6 in 2024)



**FASTEST-GROWING
CITY IN THE U.S.**

#4

Checkr
2023



**HIGHEST 5-YEAR JOB
GROWTH IN THE U.S.**

#9

Milken Institute
2023

CENTRAL OREGON

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high-quality education, with Bend-La Pine schools continuing to surpass state and national SAT averages year-over-year. The region also offers abundant higher education opportunities. Oregon State University-Cascades is expanding with new facilities, while Central Oregon Community College's four campuses provide a range of degrees and workforce training programs, ensuring accessible education for all.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Las Vegas, Portland, Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of
Sunshine



Miles
of Trails



30 Breweries
& Counting



Thriving Arts
& Culture



30 Golf Courses

Demographics

POPULATION



265,406

2024 Total
Population (Esri)



284,916

2029 Total
Population (Esri)



1.43%

2023-2028 Growth
Rate (Esri)

INCOME



\$82,417

Median
Household
Income



\$49,792

Per Capita Income



\$321,836

Median Net Worth

EDUCATION



6%

No High School
Diploma



22%

High School
Graduate



32%

Some College



39%

Bachelor's/Grad/
Prof Degree

BUSINESS



11,695

Total Businesses



106,200

Total Employees



3.8%

Unemployment Rate



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EXCLUSIVELY LISTED BY:



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COMMERCIAL

**REAL
ESTATE
SERVICES**

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