

FOR SALE

2464 SW Glacier Pl | Redmond, OR 97756



Offering Summary

Sale Price	\$1,920,000
Cap Rate	6.01%
Building Size	6,384 RSF
Lot Size	24,829 SF (0.57 AC)
Year Built	2000
Zoning	C4 (Limited Service Commercial)
Tax Lot	151317AC10407

Free-Standing Office Investment Property with Excellent Visibility on Hwy 126

Prime NNN-leased investment featuring Capstone Accounting & Tax on a five-year lease with two five-year renewal options.

This single-tenant, one-story office building enjoys high visibility along Highland Ave/Hwy 126 in Redmond.

Originally built as Hayden Homes headquarters in 2000, the property has been tastefully updated and meticulously maintained, offering a turnkey opportunity with stable, long-term income.

Contact Listing Broker for NDA to review APOD.

 Jenn Limoges, CCIM | Partner
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

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

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Exterior Photos



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Interior Photos



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Property Highlights



Occupied by Capstone Accounting & Tax on a new, 5-year term with two, five-year options to renew.

Capstone Accounting & Tax is a Pacific NW based public accounting, consulting and advisory firm. Capstone was founded in 2004 and now has over 100 employees and 10 offices throughout Oregon, Idaho, and Washington. This location serves as Capstone's Redmond flagship location. More [here](#).

Interior Features:

- Built-in cabinetry in multiple offices
- Full kitchen and four restrooms, on-site showers
- Beautiful conference room and private library
- Sunlit foyer and built-in reception area
- Workroom and private office build-outs
- Outdoor patio
- Attic storage space

Location: Highland Ave/Hwy 126, Redmond – excellent visibility with easy access off 23rd Street (no direct highway entrance/exit)

Nearby Amenities: Across from Nolan Town Center, featuring M&W Market and Starbucks; convenient access to all Redmond amenities.

Investment Appeal: Stable, hands-off NNN lease with strong regional tenant.

Capital Investments:

- New roof 2025
- New paint 2025



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Demographic Summary

DEMOGRAPHIC SUMMARY

2464 SW Glacier PI, Redmond, Oregon, 97756

Drive time of 5 minutes

KEY FACTS

19,036

Population



7,083

Households

36.3

Median Age

\$69,223

Median Disposable Income

BUSINESS

534



5,019



INCOME



\$90,899

Median Household Income



\$38,876

Per Capita Income



\$184,447

Median Net Worth

EDUCATION

7%

No High School Diploma



25%

High School Graduate



34%

Some College



35%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,150

Apparel & Services



\$6,369

Groceries



\$203

Computers & Hardware



\$6,673

Health Care



\$3,590

Dining Out

EMPLOYMENT



60%

White Collar



24%

Blue Collar

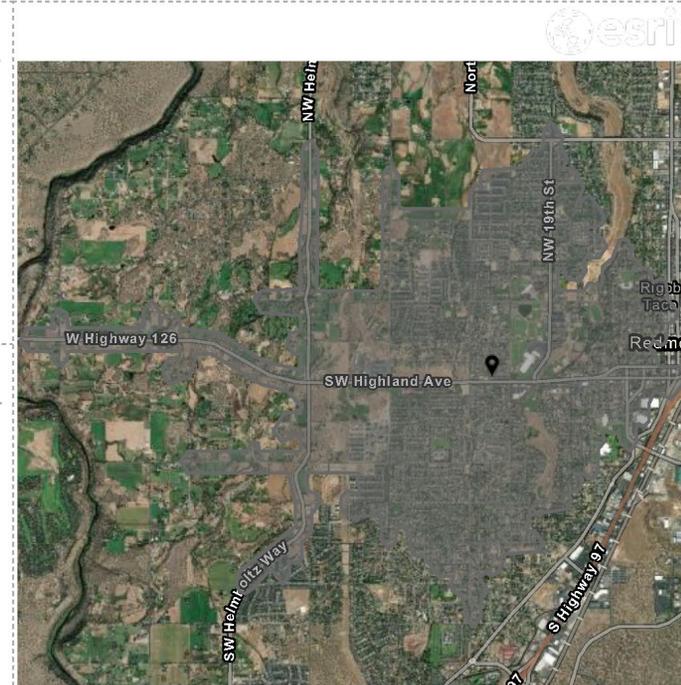


16%

Services

4.6%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2023, 2027.

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Trade Area



**SUBJECT
PROPERTY**

ADT 14,015

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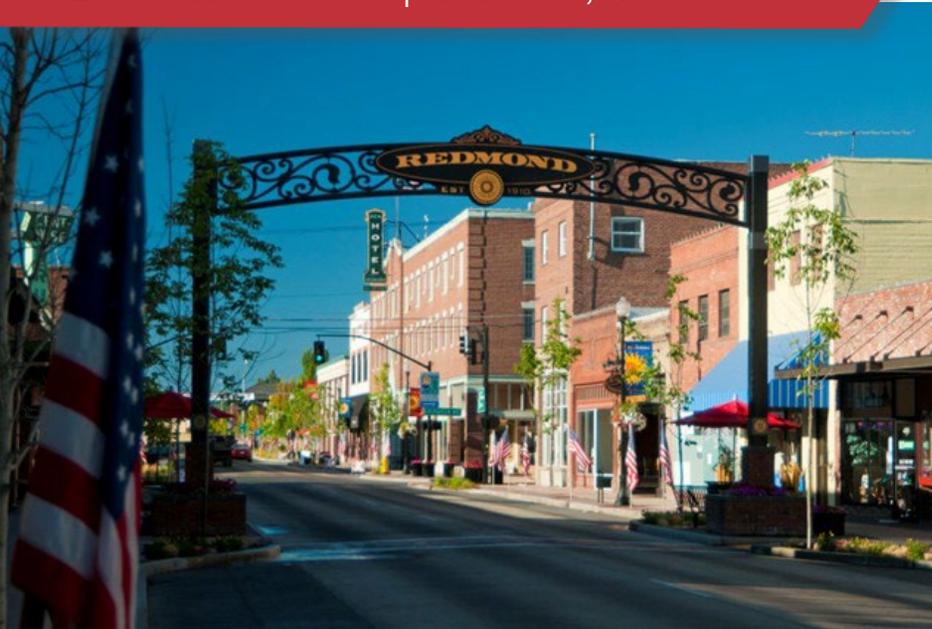
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Redmond, Oregon



Located just 15 minutes north of Bend, Redmond has emerged as one of the fastest-growing cities in the Pacific Northwest over the past 15 years, driven by strong in-migration, business expansion, and regional tourism growth. The city offers immediate access to Central Oregon's recreation amenities while serving as a strategic commercial and industrial hub.

Redmond is home to BasX, one of Oregon's fastest-growing companies in the late 2010s, and anchors a diverse economic base spanning advanced manufacturing, software and technology, aviation, craft brewing, bioscience, recreational products, distilling, food production, and tourism. This diversification reflects a broader regional shift from a manufacturing-only economy to a dynamic innovation ecosystem supported by a skilled workforce, competitive tax environment, and robust infrastructure (Economic Development for Central Oregon).

The city is served by Roberts Field, the only commercial airport in Central Oregon, offering nonstop service to numerous major U.S. markets and accommodating roughly one million passengers annually. Guided by its Terminal Area Concept Plan, the airport is currently undergoing a transformative expansion that will add more than 80,000 square feet of new space, seven additional jet bridges, expanded passenger seating, enhanced accessibility features, new concessions, and upgraded passenger amenities

Positioned along U.S. Route 97, which carries roughly 30,000 vehicles per day through the corridor, Redmond enjoys strong visibility and connectivity throughout the state. The city continues to attract major corporate investment, including Amazon, which has selected Redmond for its newest delivery station. The approximately 83,559-square-foot facility will support last-mile distribution across Central Oregon and is expected to employ roughly 170 team members when operational, further strengthening the region's logistics infrastructure and reinforcing Redmond's role as a key distribution hub.

Together with Bend, the region has consistently ranked among the nation's best-performing small metros, appearing on the Milken Institute Best-Performing Small Cities, ranked 4th in 2025, reflecting sustained job growth, wage gains, and economic resilience.



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Tumalo, Oregon



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**Cascades East Association Realtors Commercial Transaction of the Year Recipient 2025
OR/SW Washington CCIM Commercial Real Estate Transaction of the Year Recipient 2023**

Jenn’s in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off market opportunities—that best complement their short and long term financial goals.

“For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities.” –Jenn Limoges

Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

“I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn’s diligence and {Seller’s} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both.” – Davis Vaughn, MF acquisitions

BUILD ON THE POWER
OF OUR NETWORK



6,000

REAL ESTATE
PROFESSIONALS



400

OFFICES



35

COUNTRIES



A seamless network of brokerages actively managed to work cohesively across the country, sharing their best ideas with a singular purpose:

**exceeding clients’ expectations to
grow relationships.**



We are Here

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