

FOR SALE

614 NW Cedar Ave | Redmond, OR 97756



Offering Summary

Offering Price	\$775,000 (\$265/SF)
Main Building Square Feet	2,700 SF
Total Building Square Feet	2,916 SF
Year Built/Remodeled	1911/2004
Total Land Square Feet	8,276 SF (0.0.19 AC)
Zoning	CBD (Central Business Commercial)
Traffic Count on 6th St	7,057 ADT

Owner/User or Investment Restaurant in Downtown Redmond

High-quality upgrades and historic charm come together to create a memorable, destination-worthy dining space in Downtown Redmond and a part of highly-trafficked Dawson's Station.

This fully operational restaurant invites a creative owner/user to make their mark in Redmond. Also priced to support a competitive lease rate (\$1.65/SF) with a solid, 7.5% market-cap for investors.

Enjoy a spacious two-story dining area, an inviting outdoor dining space with a mature deciduous tree canopy and hedges providing a soft boundary to a private courtyard dining experience.

The full commercial kitchen is equipped with distinct and functional features, including a dumbwaiter, fryer, griddle, stove-top burners and ample storage—ideal for any ambitious restaurateur or event host seeking a standout property in a prime location.



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NAI Cascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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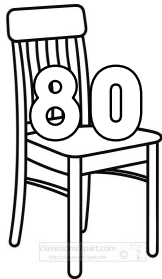
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Highlights

- Beautiful woodwork throughout provides a canvas full of character
- Outdoor dining area currently seats 24 but could seat up to approximately 36
- Additional 216 SF space for private parties or lease up for additional income
- Additional monument signage on Cedar Ave plus building and alley signage
- Historic features like leaded glass and dumbwaiter
- Entrance on Cedar Ave as well as alley/courtyard entrance
- Central Business District Zoning allows for a wide variety of uses



Monument Signage
on 6th Street



Indoor Dining Areas
Seat up to 80



All FF&E
Included



100 year old trees and
mature landscaping



City of Redmond
"Landmark" historic status



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Kitchen



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First Floor



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Second Floor



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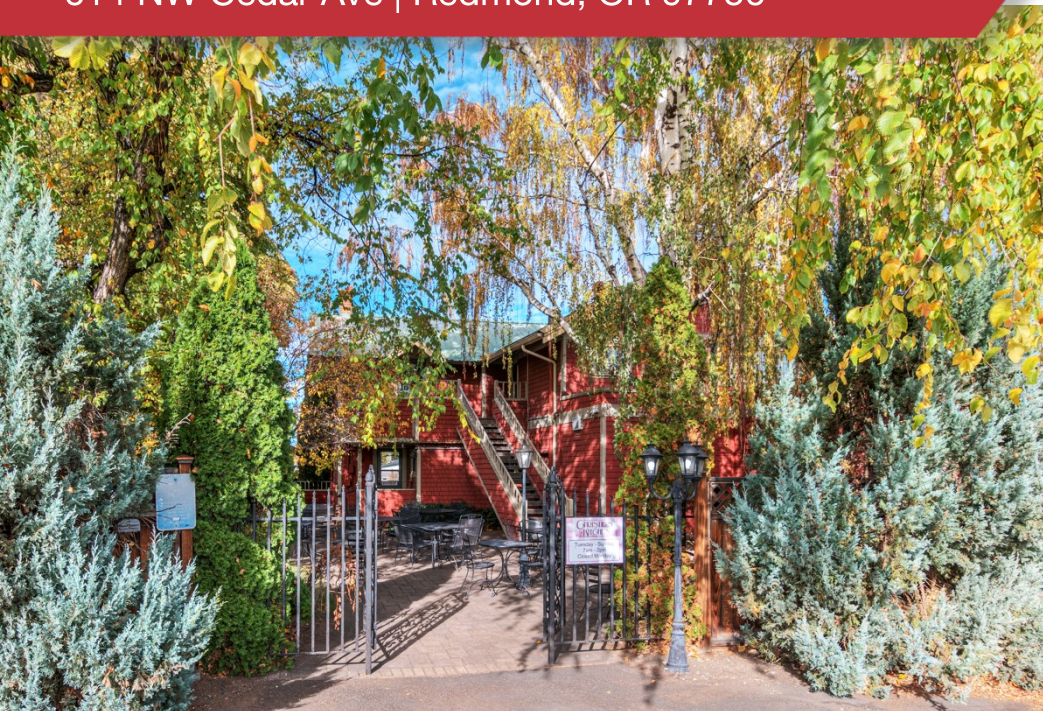
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Outdoor Dining



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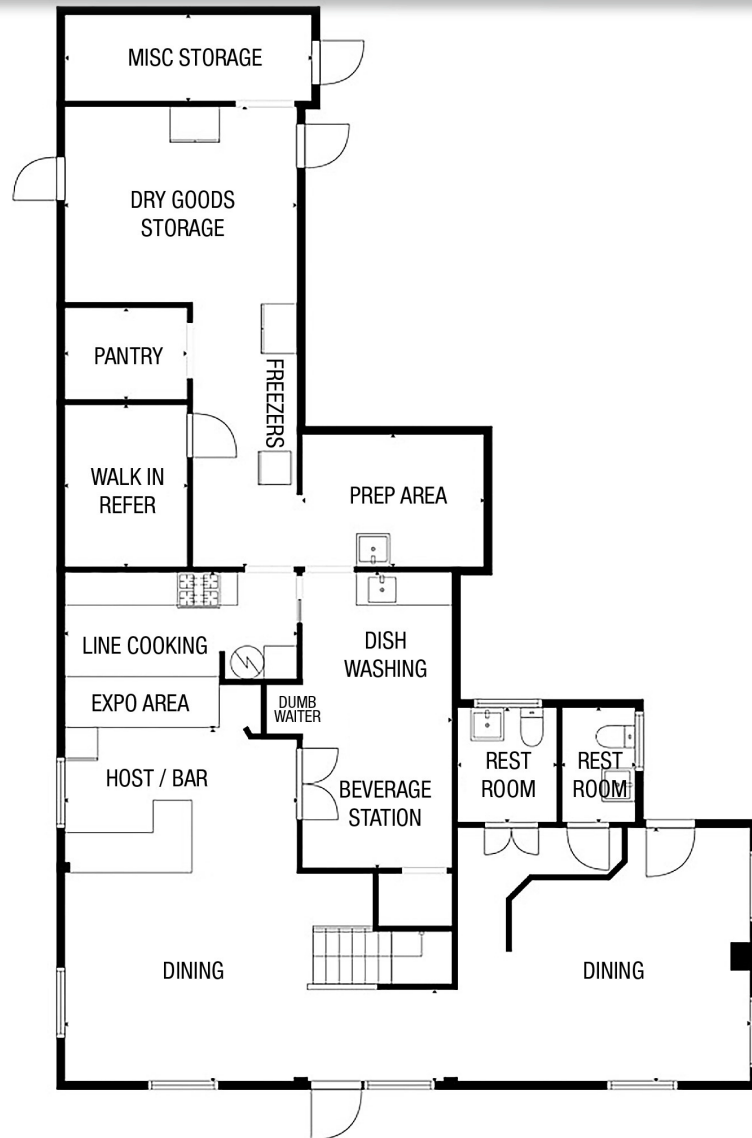
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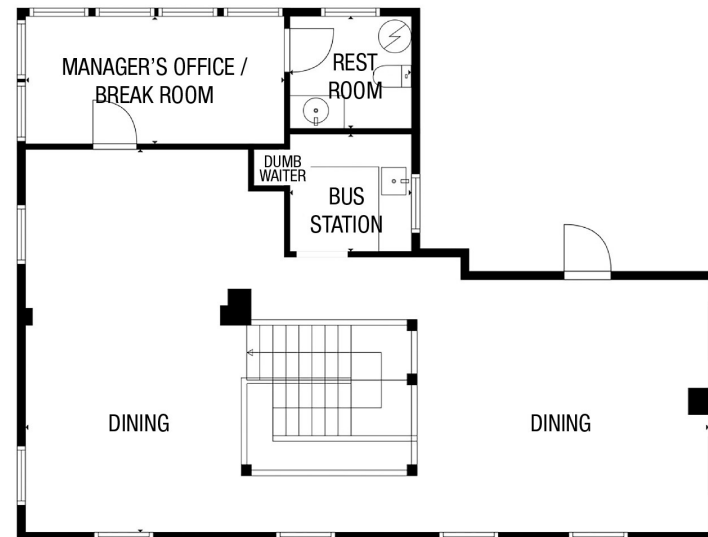
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Floor Plans



FIRST FLOOR



SECOND FLOOR



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Demographic Summary

Within a 5 minute drive time

614 NW Cedar Ave | Redmond, OR 97756

KEY FACTS

14,791

Population



5,674

Households

37.5

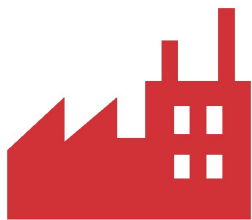
Median Age

\$55,820

Median Disposable Income

BUSINESS

1,004



10,169



INCOME



\$71,361

Median Household Income



\$33,826

Per Capita Income



\$173,193

Median Net Worth

EDUCATION

9%

No High School Diploma



27%

High School Graduate



37%

Some College



28%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$1,816

Apparel & Services



\$5,650

Groceries



\$217

Computers & Hardware



\$5,888

Health Care



\$3,039

Dining Out

EMPLOYMENT



63%

White Collar



19%

Blue Collar



18%

Services

4.8%

Unemployment Rate



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

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Trade Area Map

Bend-Redmond jumped five positions to fifth place in Milken Institute's recently released 2023 Best-Performing Cities study. The Los Angeles-based [Milken Institute](#) compiles their listing annually. The metropolitan areas included in these rankings generated almost 90% of the national GDP in 2021.



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Redmond & Central Oregon Highlights

- One of the fastest growing cities in the Northwest over the past 15 years
- Only 15 minutes to Bend, consistently voted a top US city for start-ups
- Home to BasX, the fastest growing business in Oregon in 2016 & 2017
- Location of the only commercial airport in Central Oregon with direct flights to and from a dozen US cities and sees 1,000,000 travelers a year
- Benefits from approximately 3,500,000 tourists ever year
- Daily through traffic of approximately 30,000 on Hwy 97



Redmond's Economy

Redmond's economy is defined by dynamism, entrepreneurship, and diverse businesses that span many sectors. Manufacturing, long the region's economic core now shares the limelight with software and high tech, craft brewing, bioscience, recreational products, aviation-related enterprises, distilling operations, food production and, of course, tourism. Add in Central Oregon's skilled workforce, attractive incentive packages, competitive tax environment, robust infrastructure and you've got unrivaled quality of life and business opportunity. As a result, Bend-Redmond has ranked in Miliken Institute's list of Best Performing Small Cities for the past three years (2016-2024).



Redmond's Housing

Redmond's residential housing sales, as with much of the country, peaked to all-time highs in 2006, declined in 2009 and now are continuously rebounding in addition to being focused on business friendliness, local leaders work to keep housing affordable as demonstrated by Redmond's current median home sale price of \$562,500.

Source: EDCO (Economic Development of Central Oregon) edcoinfo.com and realtor.com 2024



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Jenn Limoges, CCIM | Partner, Principal Broker

OR/SW Washington CCIM Commercial Real Estate Transaction of the Year Recipient 2023
Board Member and President of the Commercial Investment Division of Central Oregon 2014-2017

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



Paul Evers | Broker

Veteran Entrepreneur, Commercial Broker

Paul Evers, a seasoned entrepreneur, boasts a successful track record leading startups in creative services, craft brewing, and cold brewed coffee. Consistently acting as a catalyst for transformation, he dedicated much of his career to converting mundane commercial spaces into vibrant, human-centered environments across various sectors.

Now moving into a commercial real estate broker role, Paul brings a unique perspective shaped by his extensive experience in developing commercial spaces, spanning from craft brewpubs and coworking creative hubs to production facilities. His honed ability to identify opportunities others might overlook is fueled by a deep passion for creative problem-solving, which he looks forward to leveraging for the benefit of his clients.

In addition to his entrepreneurial career, Paul holds a strong commitment to community involvement. He has co-founded and led several non-profits in the area, including TEDxBend, Bend Volunteer Corps, and [Cultivate Bend](#), as well as serving on the board of Sisters Folk Festival and on the Oregon Food & Beverage Council.



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