FOR SALE

525 NE Greenwood Ave | Bend, OR 97701

NAI Cascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Offering Summary

Sale Price	$850,000
Building Size	1,391 SF
Year Built	1964
Lot Size	0.16 AC
Zoning	MN (Mixed Neighborhood)
Traffic Count	21,665 cars daily

Owner-User Small Office with Excellent Visibility & Traffic

Elevate your business presence in one of Bend's busiest corridors. This completely renovated office building offers a turn-key solution for an owner-occupant with high-quality finishes, and unbeatable brand exposure.

Perfectly positioned on NE Greenwood Ave/Highway 20, the property commands attention with significant daily traffic counts and monument signage. Minutes from downtown with easy access to north/south arterials.

An owner-occupant benefits from far more than just a functional workspace. Transitioning from tenant to owner allows a business to capture the long term appreciation of the land and building. Recent capital improvements further enhance this asset's value.

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

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Building Highlights

Move-In Ready & Modernized: This completely renovated building features a professional, contemporary aesthetic. Updates include:

- Dual-zone heat pump/AC
- Alarm system
- Automatic sprinklers
- Automatic exterior lights
- Updated windows, electrical, plumbing and insulation

Recent Capital Improvements:

2021: Full roof replacement.

2024: Professionally designed new landscaping for enhanced curb appeal.

2025: Full interior lighting upgrade to modern, energy-efficient fixtures.

Versatile Floor Plan: Includes a welcoming reception area with a vaulted ceiling and fireplace, a dedicated conference room, four private offices, a file/copy room, and a fully equipped staff kitchen and two restrooms.

Superior Visibility: Prominent, back-list monument signage on Greenwood Avenue ensures your business is seen by the nearly 22,000 cars that pass by daily.

Ample Parking: 11 on-site parking spaces, a rare and valuable commodity in the Midtown/ Downtown area.

Storage: Stick-built storage shed built in 1996 for additional on-site storage.

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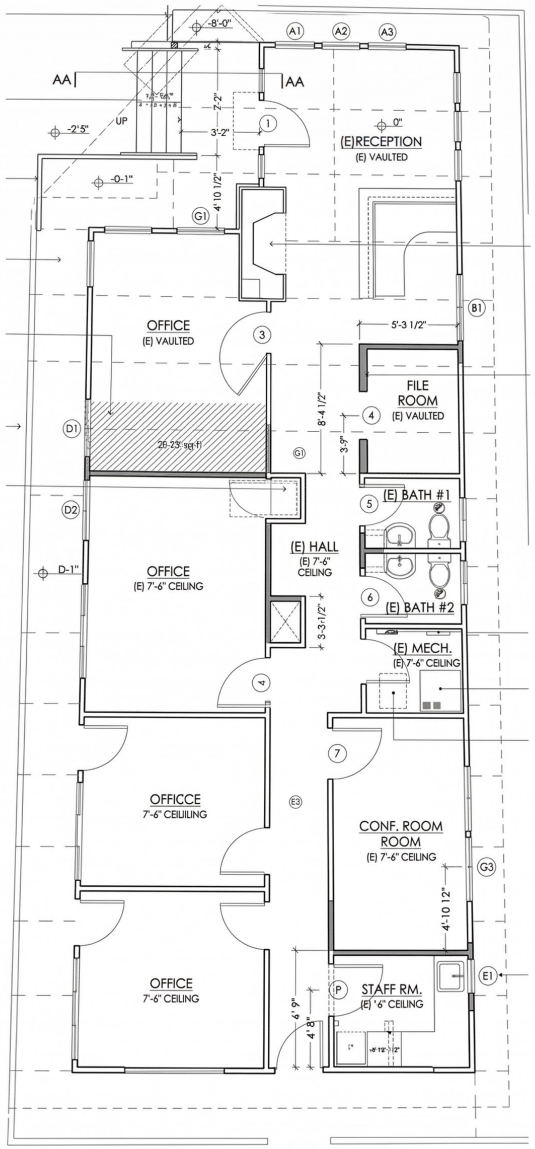

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DEMOGRAPHIC SUMMARY

525 NE Greenwood Ave, Bend, Oregon, 97701

Drive time of 5 minutes

KEY FACTS

19,524
Population

37.4
Median Age

9,084
Households

$58,954
Median Disposable Income

BUSINESS

2,730

22,874

INCOME

$77,551
Median Household Income

$46,271
Per Capita Income

$85,385
Median Net Worth

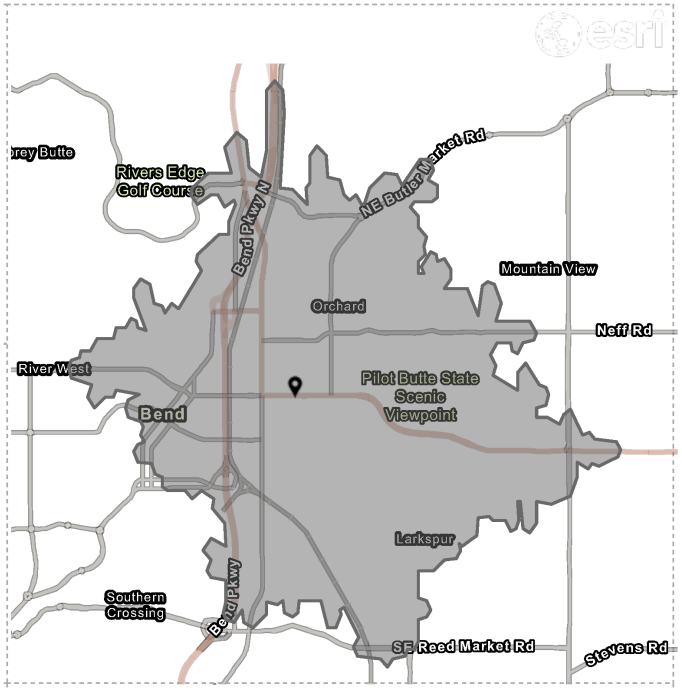
EDUCATION

6%
No High School Diploma

17%
High School Graduate

31%
Some College

45%
Bachelor's/Grad/Prof Degree



ANNUAL HOUSEHOLD SPENDING

$2,218
Apparel & Services

$6,575
Groceries

$212
Computers & Hardware

6,463
Health Care

$3,664
Dining Out

EMPLOYMENT

71%
White Collar

15%
Blue Collar

14%
Services

3.7%
Unemployment Rate

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

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Bend, Oregon

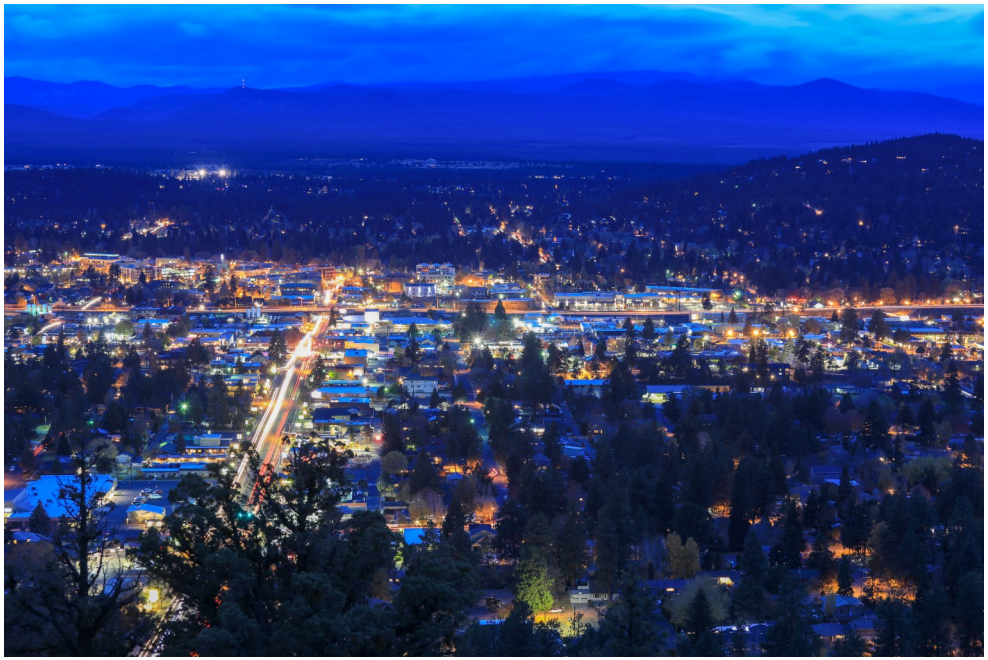
Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering diverse scenery and outdoor activities.

The largest city in Central Oregon, Bend, is the commercial, recreation and social center of the tri-county region and also serves as the county seat of Deschutes County. It covers 32 square miles and sits at an elevation of 3,625 feet. Bend is noted for its scenic setting and year-round recreational activities.

Bend has been rated in the best performing small metro service areas from 2018-2026 by the Milken Institute. . Economically, Bend started as a logging town, but began a transition to a more varied sustainable economy in the 1980's when it became apparent that the lumber mills were no longer vital.

Unlike resort communities such as Aspen or Jackson Hole, Bend's lifestyle and quality workforce draw many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend's companies are owner-operated in the small to midsize range, typically with 10 to 15 employees. Companies like Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask and Lonza provide solid employment and bring in vital traded-sector dollars to Bend's economy.

Source: EDCO (Economic Development of Central Oregon) edcoinfo.com/communities



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Walt Ramage | Partner, Principal Broker

Broker specializing in investment sales, and development (horizontal and vertical).

Commercial Real Estate Transaction of the Year Recipient 2014, 2019, 2020, 2023, 2024

Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

“My background as a developer and as a state licensed assistant appraiser sets me apart. I’ve purchased bare dirt and gone vertical. I’ve been in the trenches. I’ve been the one personally guaranteed on a note. I’ve experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. I’ve been the one doing the lease up and put those leases in place. That experience gives me a unique perspective because of all the intricacies that come with constructing something, while keeping in mind the leasability of the product to achieve the overall return for my clients and their partners.” –Walt Ramage

BUILD ON THE POWER OF OUR NETWORK

5,800
REAL ESTATE PROFESSIONALS

325
OFFICES

65
COUNTRIES

NAI Global

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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