

FOR SALE

723 N Curtis Ct | Sisters, OR

PRICE REDUCED

Solid Rock | Sisters Business and Real Estate Offering



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

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Business Offering

SOLID ROCK GRANITE, LLC

A cornerstone of the Central Oregon stone industry for 18 years, Sisters-based **Solid Rock Granite** offers a rare blend of financial resilience, elite margins, and scalability.

BUSINESS & MARKET HIGHLIGHTS

Proven Resilience: Profitability sustained since 2007, successfully weathering the 2008 housing crash, COVID-19, and recent fluctuating interest rates.

Exceptional Profitability: Boasts gross profit margins of **60%+**, significantly outperforming the industry average of 35%–50%.

Diverse Revenue: Low customer concentration risk; the top account represents just **7.4% of revenue**, ensuring a stable income stream driven by new residential construction, remodels, and commercial buildouts.

Market Leadership: Dominant local player in a growing market where quartz has grown to represent approximately 50% market share over the last 15 years and small-shop consolidation remains low.

Turnkey Operations: Structured for a seamless transition, the business can be effectively managed by a single owner-operator.

THE BOTTOM LINE

An acquisition opportunity for a market-leading business with a nearly two-decade track record of industry-beating SDE and gross profit margins.



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Business Offering

PRODUCTS & SERVICES

Solid Rock Granite is synonymous with quality craftsmanship in the Bend and Central Oregon markets. The business specializes in the custom design, fabrication, and installation of:

Natural Stone: A complete range of high-end materials including granite, quartzite, marble, soapstone, and limestone.

Engineered Quartz: Certified fabrication for high-demand brands such as Caesarstone, Cambria, Silestone, and MSI.

Signature Elements: Proven expertise in technically demanding work, including mitered waterfall edges, full-height backsplashes, and integrated stone components.

Beyond Countertops: Extensive portfolio of specialty items like bathroom vanities, tub and fireplace surrounds, and exterior stone elements.

INVENTORY:

The business is sold with all necessary heavy-duty fabrication and logistics equipment, providing a complete turn-key operation:

- CNC stone-cutting machine
- Edge polishing equipment
- Bridge saw
- Vacuum lifter for safe and efficient slab handling
- Full set of templating and installation hand tools
- Service vehicles for reliable delivery and on-site work
- Slab inventory (8 slabs valued at \$15,000)

STRATEGIC ADVANTAGE:

Established Reputation: 18 years of continuous operation, supported by deeply-embedded repeat-business relationships with a strong custom homebuilder community.

Competitive Differentiation: As an owned, in-house fabrication facility, the business maintains absolute quality control and ensures faster delivery times than competitors who rely on outsourcing. Direct relationships with major slab suppliers (MSI, Cosentino, Caesarstone) provide an additional edge.

Ideal Geographic Footprint: Located in the Bend metro area—where population growth and median home values consistently exceed national averages—the business benefits directly from a robust economy that supports premium countertop selections. Sisters, specifically, capitalizes on strong second-home and luxury-residential trends. The business operates with limited direct competition compared to larger, saturated metropolitan markets.

ACQUISITION

The ownership is open to flexible deal structures, including:

- A combined purchase of the business and the real estate.
- The business purchase with a long-term leaseback.
- The real estate as a stabilized investment property.

BUSINESS OFFERING: ~~\$640,000~~ \$540,000

Contact Listing Broker for NDA and more information.



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Real Estate Offering



PROPERTY SUMMARY

Real Estate Offering	\$1,350,000 \$1,300,000
Price Per Square Foot	\$196.50/SF
Number of Units	4
Building SF	6,616 SF
Land SF	23,958 SF (0.55 AC)
Year Built	1995
Zoning	LI (Light Industrial)

OWNER-USER LIGHT INDUSTRIAL + ADDITIONAL RENTAL INCOME

Located in the Sisters industrial district, this versatile multi-tenant property offers immediate stability with significant "value-add" potential. The facility is anchored by Solid Rock Granite on a new, 5-year, NNN lease, providing a reliable foundation.

Units A, B, and C are maintained on flexible month-to-month terms with three separate tenancies. This structure allows a new owner the immediate opportunity to "re-paper" these leases at current market NNN rates to capture unrealized value and with the potential to increase annual revenue by approximately \$14,000+.

Ownership offers flexibility, with the asset available as a stabilized investment property. For a well-capitalized buyer, this represents a high-quality, low-volatility industrial hold in one of Central Oregon's most desirable sub-markets, featuring a clear and short-term path toward maximizing Net Operating Income.



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Real Estate Offering



A rare opportunity for an owner-user or investor seeking in-place income and strong logistical access in the growing Central Oregon industrial market.

The property offers functional industrial infrastructure with multiple grade-level roll-up doors, paved parking and staging areas, and flexible yard space for equipment or outdoor storage. Located just off the Barclay Drive truck bypass and less than 0.5 miles from the Highway 20 roundabout, the site provides convenient access to Highway 20, Highway 22, and Highway 97.

INVESTMENT & OPERATIONAL HIGHLIGHTS

- Mix of month-to-month leases allows for future rent growth and operational flexibility
- Newly executed five-year lease with anchor tenant provides stable income
- Units have individual climate control
- Dedicated roll-up doors for loading and unloading
- Ample parking and outdoor storage capability

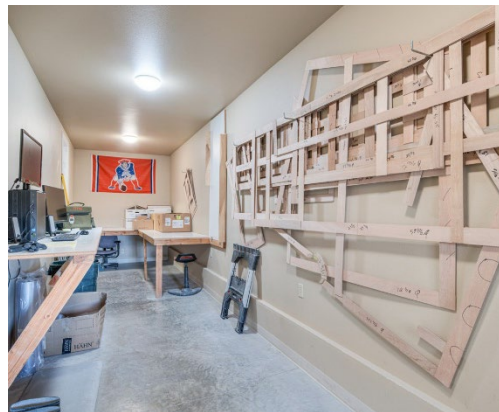
UTILITIES & INFRASTRUCTURE

Multiple grade-level roll-up doors

Paved lot for parking, staging, and equipment storage

Public water and sewer (City of Sisters)

Units A-C have 220V power. Unit D has 3-phase power.



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Tenants

SUITE A | 1,454 SF (22% of building area)

Suite A is occupied by a consulting firm on a month-to-month gross lease. The space features a storefront, reception, two private offices, warehouse space, roll-up door, kitchenette and two in-suite restrooms.



SUITE B | 1,217 SF (18% of building area)

Suite B is occupied by an electrician on a month-to-month gross lease. The space features a roll-up door, warehouse, office and in-suite restroom.



SUITE C | 1,217 SF (18% of building area)

Suite C is occupied on a month-to-month gross lease for storage and window tinting. The suite features a roll-up door, warehouse space, office and in-suite restroom.



SUITE D | 2,728 SF (44% of building area)

Suite D is occupied by Solid Rock Granite on a new, 5-Year NNN lease at \$0.95/SF/MO+NNN. The suite features a showroom, office, warehouse with two roll-up doors, and two in-suite restrooms.



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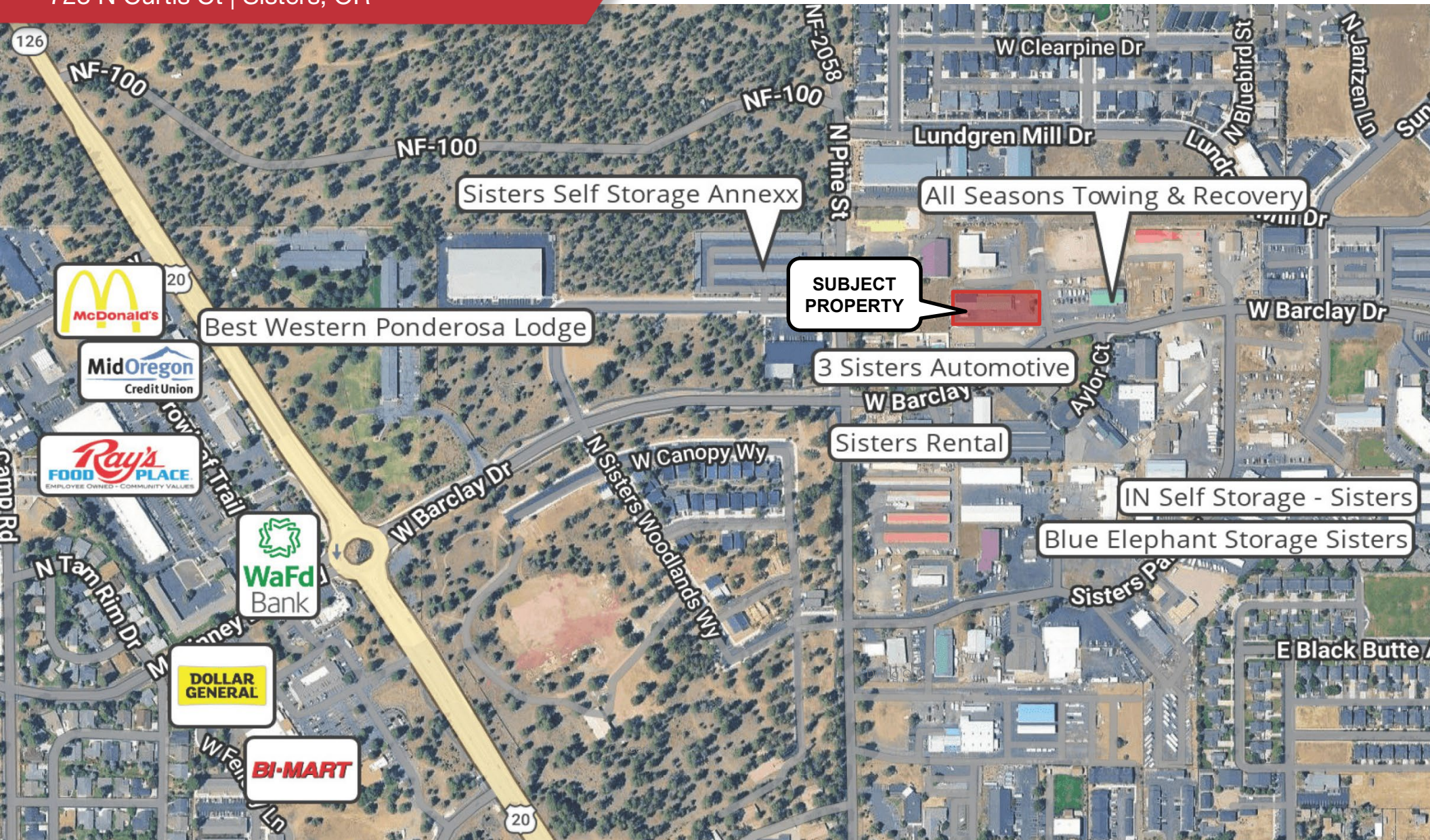
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Trade Area Map



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NAI Cascade

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Demographics

723 N Curtis Ct
Sisters, OR 97759

Drive time of 15 mins

KEY FACTS

9,000

Population



3,873

Households

55.1

Median Age

\$85,180

Median Disposable Income

BUSINESS

466



3,296



INCOME



\$108,324

Median Household Income



\$63,743

Per Capita Income



\$687,033

Median Net Worth

EDUCATION

3%

No High School Diploma



14%

High School Graduate



30%

Some College



53%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,930

Apparel & Services



\$9,252

Groceries



\$275

Computers & Hardware



\$4,904

Dining Out

\$10,943

Health Care

EMPLOYMENT



69%

White Collar



17%

Blue Collar



14%

Services



Tumalo

4.3%

Unemployment Rate

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

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Location



Sisters, OR

Tucked against the eastern slopes of the Cascade Mountains, Sisters offers a rare blend of small-town character, entrepreneurial energy, and natural beauty. Sisters is known for its authentic Western charm, vibrant arts scene, and exceptional quality of life. Strategically located along U.S. Highway 20, the community provides convenient access to Bend, the Willamette Valley, Portland, Boise, and Seattle while maintaining its relaxed pace and close-knit atmosphere.

Often referred to as “Sisters Country,” the area is highly regarded for its strong educational system, recreational opportunities, and emphasis on community-centered rural living. The walkable downtown core is lined with locally owned shops, restaurants, galleries, and gathering spaces that contribute to the town’s unique identity and year-round appeal. Outdoor enthusiasts enjoy immediate access to hiking, biking, skiing, fishing, and wilderness recreation throughout the nearby Cascade Lakes region and Three Sisters Wilderness.

While Sisters has long benefited from tourism and hospitality, the local economy has evolved into a dynamic and increasingly diverse business environment. Today, the community attracts companies and entrepreneurs across industries including outdoor recreation, technology, light manufacturing, green energy, bioscience, agriculture, specialty food and beverage, telecommunications, media and film, and wood products. Businesses are supported by a collaborative local culture, a business-friendly city government, and access to regional economic development resources and incentive programs.

As part of the greater Bend-Redmond MSA, Sisters benefits from one of the strongest regional economies in the Pacific Northwest. The Bend MSA was ranked among the nation’s best-performing small metro areas, while Sisters itself was recognized by Country Living as one of the Best Small Towns in the U.S. in 2025.

From signature events like the Sisters Folk Festival and the historic Sisters Rodeo to its thriving small business community and scenic mountain setting, Sisters continues to stand out as one of the Pacific Northwest’s most distinctive and desirable communities to live, work, and invest.

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



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Broker & Brokerage

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

BUILD ON THE POWER OF OUR NETWORK



325+
Offices

65
Countries

1.1+ Billion
Square Feet of Property Managed

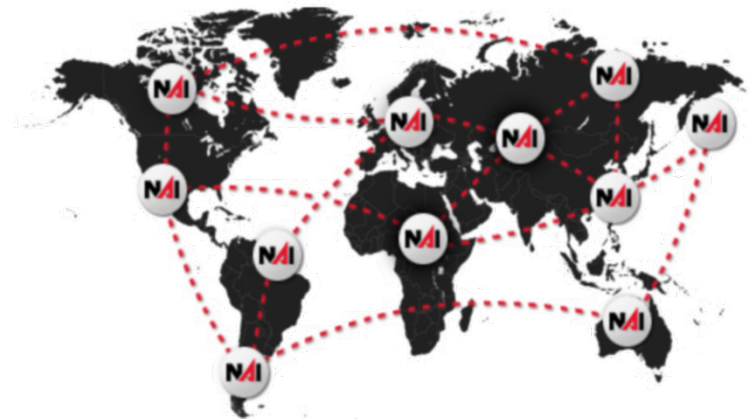
5,800+
Professionals

\$20 Billion
Billion Transaction Volume

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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