



For
Sale

2 Properties
available

Prime Real Estate Opportunity in the Heart of Bend

1227 NW Galveston Avenue & 609 NW 12th Street



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Property Overview

Rare Owner user opportunity in Oregon's fastest growing city

Nestled along the vibrant Galveston Avenue corridor, these premier commercial office buildings offers a rare opportunity to own or lease space in one of Bend's most desirable mixed-use neighborhoods. Surrounded by restaurants, boutiques, and outdoor lifestyle brands, the property provides both convenience and character in the heart of Bend's westside.

- » Two adjacent buildings that can be sold together or individually
- » Prime location on one of Bend's premier corridors
- » Directly across the street from 10 Barrel Brewing

Offering Summary

1227 NW Galveston Avenue & 609 NW 12th Street

Parcel no. 171231 DB 12400 & 171231 DB 13100

- » **Two tax lots with 3 buildings**
- » **4 tenant spaces**
- » **9,737 RSF**
- » **100% occupied, with the ability for an owner/user to occupy 3,289 RSF with Galveston Frontage**
- » **Proforma NOI of \$282,281 (rent roll available upon request)**
- » **Price: Contact broker**

Tenant Overview

1227 NW Galveston Avenue

609 NW 12th Street



Brother Jon's Public House

Established in 2009, Brother Jon's is a family-friendly pub named after Mount Bachelor's original moniker, reflecting Bend's mountain spirit. A popular stop after a day outdoors, it offers fresh housemade food, Northwest beers, and regional wines in a relaxed setting with three dining rooms, a full bar, and a dog-friendly deck with TVs for seasonal sports.



Mt. Bachelor Fitness Shop

This locally owned fitness hub offers a unique blend of personal training, high-quality brand fitness equipment sales, and wellness coaching. They also provide services such as equipment maintenance, repair, moving, and consignment. It is popular in the community for its knowledgeable staff, cleanliness, and supportive environment.

Kitchen Window

This family-owned takeout spot operates out of a small window on the corner of the building and is known for its 8.5-inch square slow-fermented sourdough pan pizzas and fresh-fried donut holes. Everything is made in-house in the traditional way and their high quality ingredients are sourced from mostly organic producers.



Bend Preschool

This preschool is a locally operated early childhood education center offering care and learning programs for children from infancy up to 5+ years old. Galveston is one of three locations including Pilot Butte and Redmond. The curriculum is play-based and emphasizes hands-on learning, independence, and social-emotional development. They also partner with the community to provide free preschool to qualified families and support children with special needs and those who are gifted and talented.



Tenant Overview

Rent Roll - 1227 NW Galveston Avenue

Tenant	Rentable SF	% Share	Expiration	Renewal Option
Brother Jon's	1980	0.35	3/31/2031	Yes. 5 yr option at fair market. Notice due 12/31/25
Pizza Window	388	0.07	1/17/2029	None
Owner Occupant	3,289	0.34		
Bend Preschool	4,080	0.42	7/31/2033	1 5 yr
Total	5657	1.00		

1227 NW Galveston Avenue

- » 3 tenants in a total of 5,657 SF
- » Owner/user or investment potential (3,289 SF available for an owner/user)
- » Fantastic visibility and signage along Galveston
- » Rare off-street parking
- » Zoned CC (Convenience Commercial)



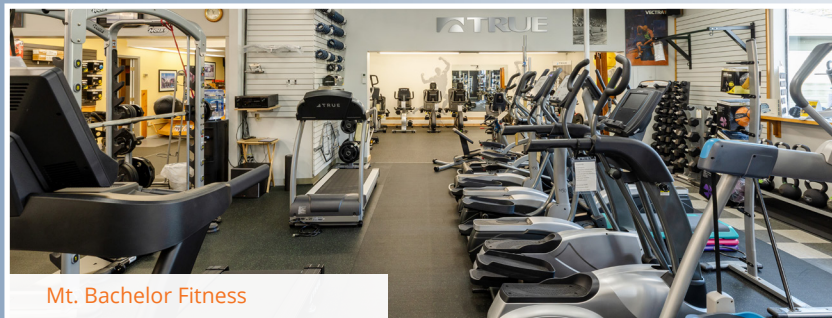
Brother Jon's Public House



Brother Jon's Public House



Brother Jon's Public House



Mt. Bachelor Fitness



Kitchen Window Sourdough Pizza

609 NW 12th Street

- » 4,080 SF
- » 100% leased to Bend
Preschool through 7/31/31
- » Zoned RS (Standard Density
Residential)



Bend Oregon



Population
107,812



Median Income
\$95,527



Median Home Value
\$733,106



A thriving high-desert city with strong equity growth and development potential.

Bend is a vibrant high-desert city nestled in the heart of Central Oregon. It offers an irresistible blend of outdoor adventure, cultural richness, and small-town charm. With the Deschutes River winding through its core and Mt. Bachelor just a short drive away, Bend is a haven for nature lovers year-round. Visitors flock here for recreational activities like hiking, mountain biking, kayaking, fly fishing, and skiing. The city boasts over 300 days of sunshine annually, making it ideal for exploring its scenic trails, volcanic landscapes, and alpine lakes.

Beyond the outdoors, Bend has cultivated a thriving arts and culinary scene. Downtown Bend is home to trendy restaurants, cozy cafés, and boutique shops. The Bend Ale Trail features more than 30 craft breweries that showcase the city's love for hops and innovation. Cultural venues like the Tower Theatre and Hayden Homes Amphitheater host live music, film festivals, and theatrical performances throughout the year.

Whether you're soaking in the views from Pilot Butte, wandering through the Old Mill District, or stargazing on a snowshoe tour, Bend offers something for every kind of traveler. It's a place where you can start your day with a paddleboard session and end it with a gourmet meal and a locally brewed IPA. With its welcoming community, stunning natural beauty, and endless activities, Bend is truly a destination that invites you to relax, explore, and return again and again.

Galveston Avenue

Bend's Premier Corridor

Galveston Avenue is one of Bend's most vibrant streets on the west side of town. This lively corridor is just a short walk from the Deschutes River and downtown Bend and packed with local flavor. There's a mix of craft breweries, cozy cafés, boutique shops, and casual eateries that reflect the city's laid-back, outdoorsy vibe.

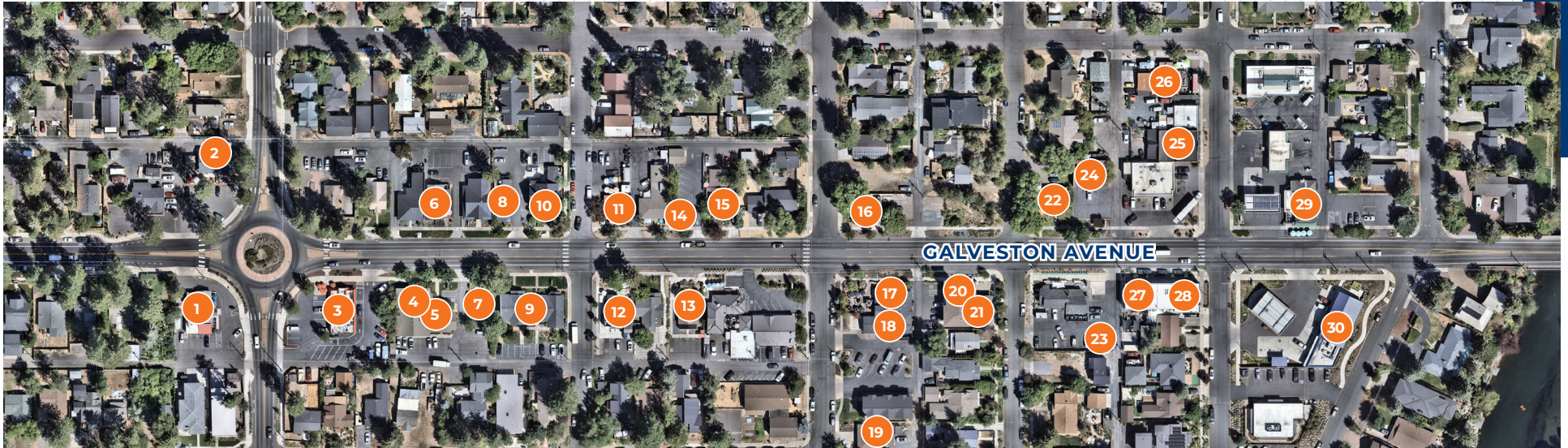
The avenue is home to favorites like 10 Barrel Brewing, Sunriver Brewing, and Brother Jon's Public House, making it a go-to spot for beer lovers and foodies alike. Whether you're grabbing brunch at the Victorian Café or picking up fresh produce at Paradise Produce Stand, Galveston Avenue delivers a distinctly Bend experience.

Galveston Corridor Project: Major improvement plan from the City of Bend that will improve traffic, pedestrian walkways, and bike lanes.

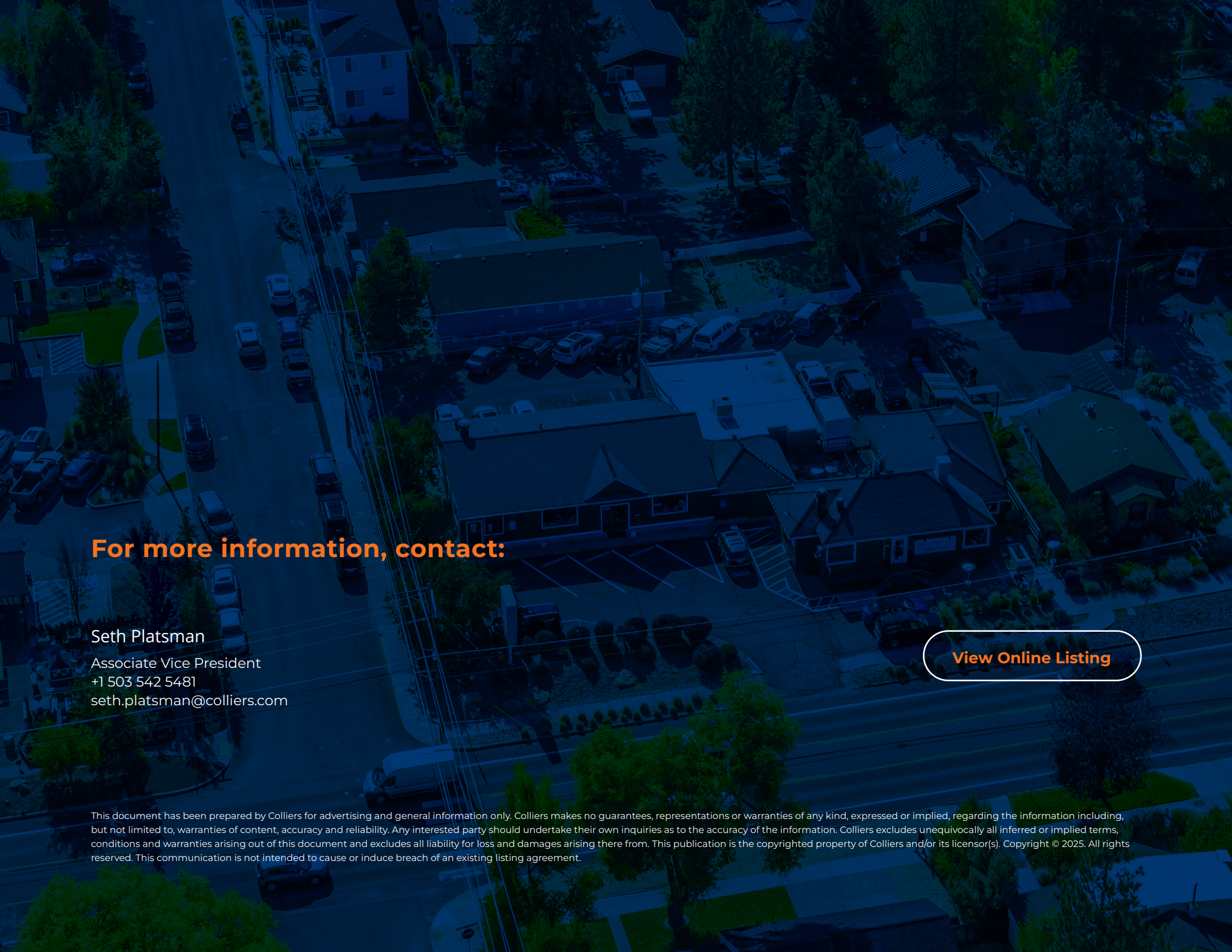


Nearby Amenities

Galveston Avenue



- | | | | | | | | | | |
|---|---------------------------------|----|---------------------|----|-------------------------|----|-----------------|----|----------------------|
| 1 | Parrilla Grill | 7 | The Parlor | 13 | Diamond Tree Dispensary | 19 | Revival Vintage | 25 | Second Wind Sports |
| 2 | The Victorian Cafe | 8 | Ida's Cupcake Cafe | 14 | Paradise Produce Stand | 20 | Bonta Gelato | 26 | The Lot |
| 3 | Taco Salsa | 9 | Hopscotch Kids | 15 | Lotus Beauty | 21 | Iris & Stout | 27 | Sunriver Brewing Co. |
| 4 | The Cutting Club | 10 | Ariana Restaurant | 16 | Hasta Que Olvidemos | 22 | Sol Verde | 28 | Bosa Food & Drink |
| 5 | Eastlake Framing | 11 | El Sancho Taco Shop | 17 | 10 Barrel Brewing | 23 | Beautique Salon | 29 | West Side Tavern |
| 6 | Misty Dawn's Monarch Mercantile | 12 | Mother's Juice Cafe | 18 | Mukha Yoga | 24 | Big O Bagels | 30 | Pinnacle 365 |



For more information, contact:

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