

# FOR LEASE



## THIRD STREET RETAIL BUILDING

1360 NE Third Street, Prineville, OR

### High Visibility Retail Suite



**LEASE RATE: \$1.06/SF/MO/NNN**  
**Available Now!**

**Suite 1350:** 2,200+/- Rentable Square Feet  
Open Retail/Showroom with Two (2) Restrooms

**Suite 1360:** 1,063+/- Rentable Square Feet  
Open Retail/showroom with Two (2) Restrooms  
Small storage area-Gas Heat & A/C

- Gas Heat & Air Conditioning
- 0.95/Acres with ample parking for customers
- Immediate Occupancy Available for Suite #1360 - 9/1/24 Suite 1350
- Glass Storefront Entry

Located just off the main East/West business arterial in Prineville, Oregon, next to Les Schwab Tire Center and behind Pappa Murphy's and Sons of Beer. General Commercial; C-2 Zoning offers vast array of retail/commercial uses. Affordable retail lease rate and CAM, "move-in" ready, signage on building façade and monument sign. In good traffic flow, easy to find.



**DAN STEELHAMMER, BROKER**  
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PRINEVILLE/CROOK COUNTY QUICK FACTS

Population	County 26,162; City 11,388
Median Age	County 46 ; City 39
Labor Force	County 11,661 ; City 5,428
Median Home Price	County \$442,500; City \$427,498
Median Household Income	County \$69,343 ; City \$55,644



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