

# FOR SALE

85-107 SW Columbia St | Bend, OR 97702



Walt Ramage | Partner  
Licensed Oregon Principal Broker  
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wramage@naicascade.com

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Summary

Address	Lot Size	Building Size
85 SW Columbia <b>CLOSED</b>	1.45 AC	N/A
95 SW Columbia <b>PENDING</b>	1.57 AC	20,000 SF
107 SW Columbia	2.11 AC	39,659 SF
<b>Total</b>	<b>3.68 AC</b>	<b>59,659 SF</b>

## Office/Industrial/Distribution on Mixed-Use Development Land

Multiple opportunities with this westside property: ideal for owner/user, leased investment or future development with income in place during planning/permitting process.

Mixed Use zoning allows for maximum density with minimal to no setbacks and height allowances that offer panoramic mountain and city views.

Extremely well located just off the Simpson Ave and Columbia St roundabout on Bend's desirable westside near Bend Whitewater Park, Century Drive, Old Mill and Galveston Ave. Excellent demographics enhance this property's exceptional appeal and development opportunity.

Property to the south of subject may be available for purchase. Contact listing broker for details.



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Address	Tax ID	Lot Size	Building Size	Price/SF	Price
85 SW Columbia	181206AA01700	1.45 AC	N/A	\$45.00	<b>CLOSED</b>
95 SW Columbia	181206AA01701	1.57 AC	20,000 SF	\$300.00	<b>PENDING</b>
107 SW Columbia	181206AA01800	2.11 AC	39,659 SF	\$240.00	\$9,518,160

115 SW Columbia St may be available for purchase. Contact listing broker for details.

Square footage and acreage per Deschutes County Assessor



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## 107 SW Columbia St Manufacturing with Office & Showroom

- 39,659 SF
  - 28,940 SF open manufacturing/distribution
  - 7,284 SF professional office including multiple conference rooms, 13 private offices and kitchen plus showroom
  - 2,595 SF second floor professional office with private offices, large bullpen area and several small conference rooms
  - 840 SF storage add-on (SW corner)
- Concrete tilt-up construction
- Built in 1981/1992/2009
- New roof installed in 2024
- Two dock high and two grade-level roll-up doors
- Clear span ceiling height 15.5'
- Abundant parking
- Considerable SDC credits for redevelopment (contact listing broker)
- Electrical Specs:
  - 3 phase 480v and 208v as well as 240/120 single-phase in all areas of the facility. This can power most light-industrial machinery:
    - 480v distribution
    - 208 3 phase transformer
    - 480v and 208v in each room
    - 3 phase 480v
    - 3 phase and single phase 208v
    - Multiple transformers throughout
    - (1) 480v main power panel
    - (6) 480v panels throughout production area
    - (5) 208v panels throughout production area



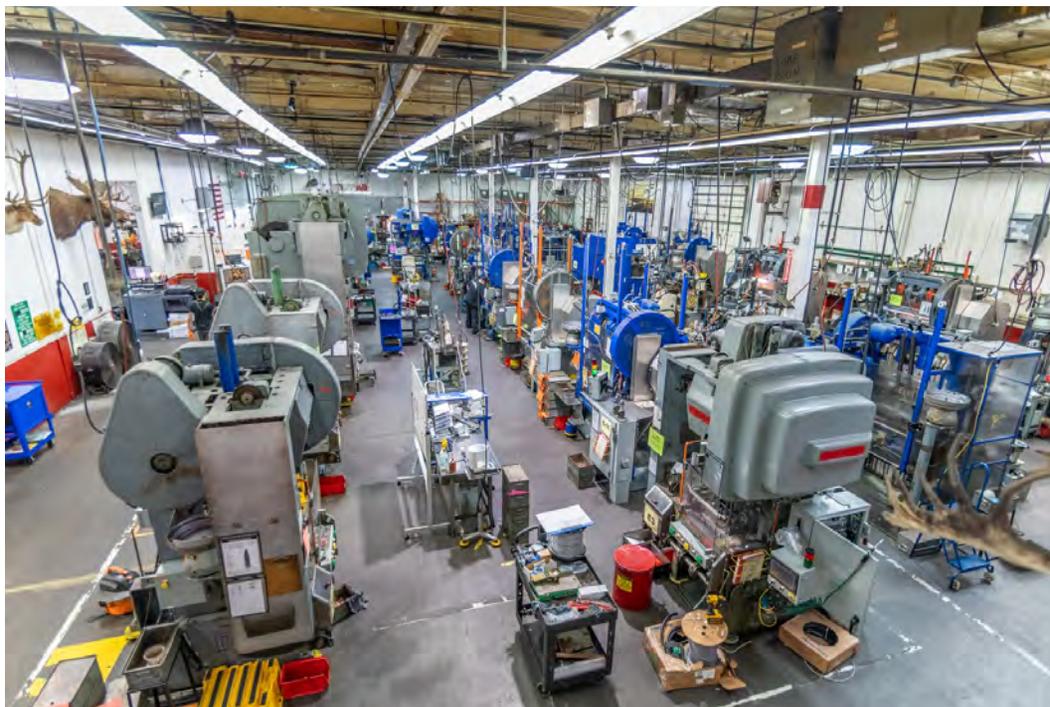
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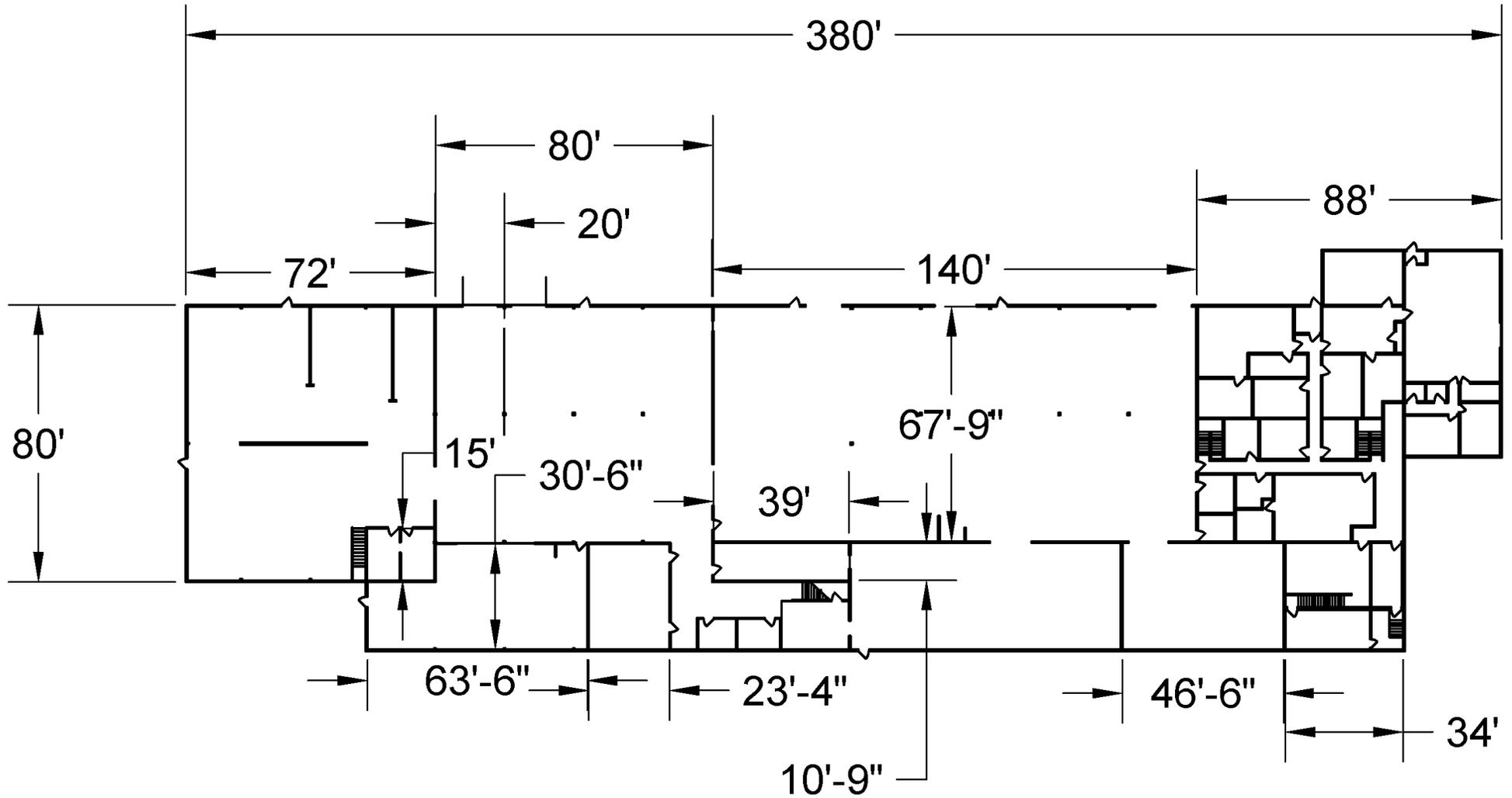
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## Floor Plan



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## PENDING-95 SW Columbia St Distribution Warehouse

- 20,000 SF
  - 18,000 SF warehouse/production
  - 2,000 SF office with two private offices, large break room, mezzanine area and restrooms
- Concrete tilt-up construction
- Built in 2004
- Five dock-high and one 14' grade-level roll-up doors
- Clear span ceiling height 18'
- Abundant parking
- Considerable SDC credits for redevelopment (contact listing broker)
- Electrical Specs:
  - 480v distribution
  - 3 breakers
  - (2) 480v panels
  - (2) 240v panels
  - 120/208panel
  - 2 busway circuits, 208 3 phase

Distribution warehouses are not permitted within the MU zone; however, according to the city code, "uses in the MU zone that are not in conformance with the provisions but that were lawfully established in their current location prior to the adoption of this code shall be treated as permitted uses." The subject improvements were constructed prior to the MU zoning ordinance and are considered to be legally permitted.



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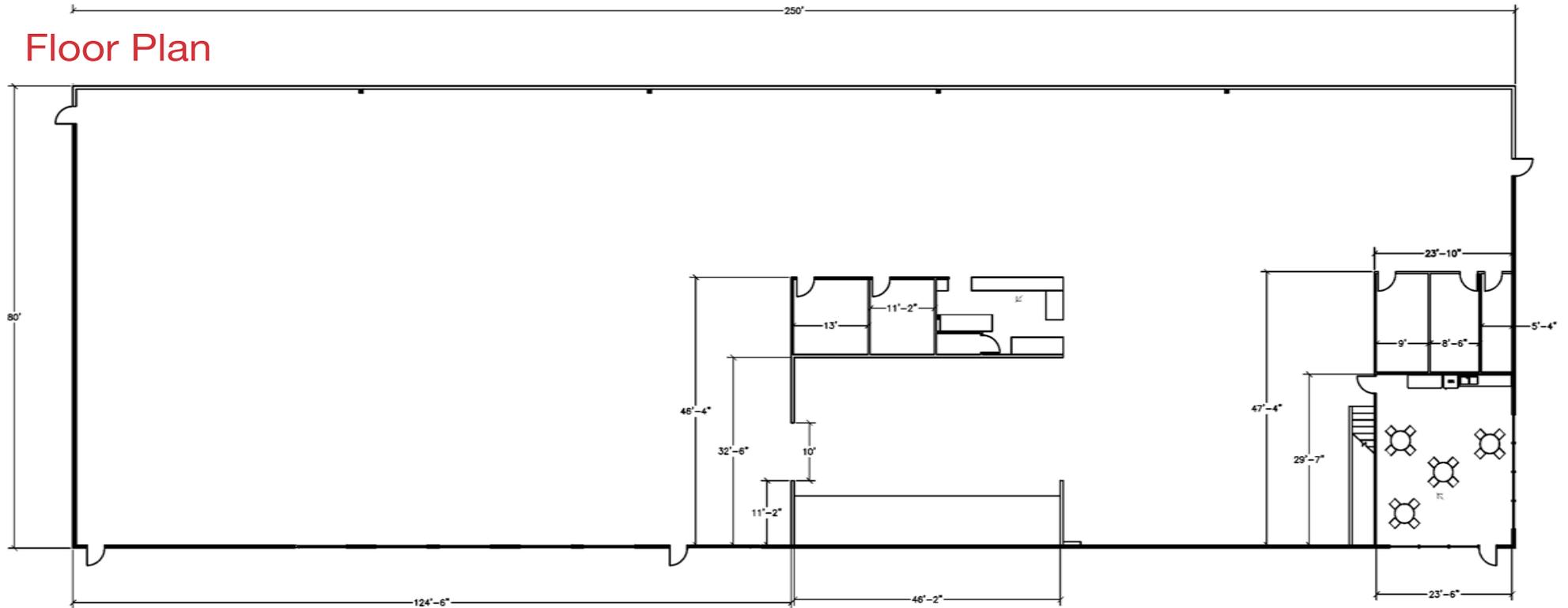
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**JACKSTRAW**  
313 UNITS  
MIXED USE

**THE EDDY**  
141 UNITS

**THE CURRENT**  
202 UNITS  
MIXED USE

**OLD MILL DISTRICT**

**BOX FACTORY**

85 SW Columbia  
CLOSED

95 SW Columbia  
PENDING

LOT LINES APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY



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**THE CURRENT**  
202 UNITS  
MIXED USE

**OSU CASCADES**

**THE PAVILION**

**THE HIXON**  
203 UNITS  
MIXED USE

**MT BACHELOR PARK & RIDE**



95 SW Columbia  
PENDING

85 SW Columbia  
CLOSED

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## Zoning

Mixed Use Urban Zone (MU) is intended to provide opportunities for vibrant mixed-use centers and districts in areas with high-quality connectivity to and within the area. It is intended to allow for a denser level of development of a variety of commercial and residential uses than in surrounding areas with an emphasis on retail and entertainment uses at the street level. It is intended to provide for development that is supportive of transit by encouraging a pedestrian-friendly environment.

## Design Standards

- No minimum front yard setback
- 10 ft maximum yard setback
- No rear yard setback
- No lot coverage requirement
- 65 ft building height with 10 ft variance for affordable housing:

MU Zoning allows for 65' building height with a variance up to 75' with affordable housing:

*An increase in building height not to exceed 10 feet above the height of the zoning district may be allowed for multi-unit dwellings with the additional units gained by the height increase are affordable housing units in conformance with BDC. <https://bend.municipal.codes/BDC/3.6.200>*



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## Property Incentives

Located on Bend's desirable westside nearby in progress and upcoming multi-family, mixed use, hospitality and retail development. The property is located in an Oregon Enterprise Zone and is a part of the Central Westside plan to increase connectivity and create residential density.

## Oregon Enterprise Zone

Oregon's Enterprise Zones primarily incentivize new business investments by abating all local property tax for a certain number of years. Sponsored by city, port, county, or tribal governments, an enterprise zone typically serves as a focal point for local development efforts. There are currently 76 enterprise zones creating better opportunities for business and employment across Oregon: 58 rural and 18 urban. Local governments are responsible for creating, amending, managing, and renewing most of these zones until June 30, 2025. [www.oregon.gov/biz/Publications/Enterprise\\_Zone\\_Maps/BND.pdf](http://www.oregon.gov/biz/Publications/Enterprise_Zone_Maps/BND.pdf)

## The Central Westside Plan

The Central Westside Plan (CWP) was created in response to on-going development and transportation issues. The objective of the CWP is to create a future land use and transportation vision for Bend's central westside. The plan directly acknowledges the link between land use and transportation system planning. The Plan emphasizes a mixed-use land use pattern which results in fewer and shorter motor vehicle trips and increases the use of other modes, among other positive benefits such as reducing household transportation cost and greenhouse gas production. Specific project results to achieve this objective include a preferred land use plan, transportation performance measures, and recommended transportation project and policies. [www.bendoregon.gov/home/showpublisheddocument/28763/636149734870770000](http://www.bendoregon.gov/home/showpublisheddocument/28763/636149734870770000)



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## DEMOGRAPHIC SUMMARY

95 SW Columbia St, Bend, Oregon, 97702

Drive time of 5 minutes

### KEY FACTS

12,539

Population



5,785

Households

39.3

Median Age

\$75,887

Median Disposable Income

### BUSINESS

1,800



16,148



### INCOME



\$97,530

Median Household Income



\$65,654

Per Capita Income



\$181,557

Median Net Worth

### EDUCATION

1%

No High School Diploma



9%

High School Graduate



24%

Some College



66%

Bachelor's/Grad/Prof Degree

### ANNUAL HOUSEHOLD SPENDING



\$3,002

Apparel & Services



\$9,100

Groceries



\$359

Computers & Hardware



\$9,894

Health Care



\$5,090

Eating Out

### EMPLOYMENT



75%

White Collar



8%

Blue Collar

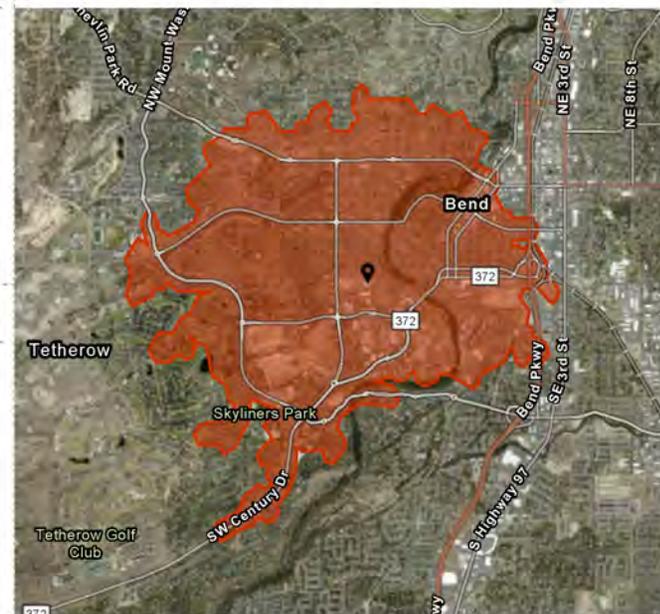


16%

Services

5.1%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2022, 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 was rated in the best performing small metro service areas from 2018-2024. 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](http://edcoinfo.com/communities)



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## NOSLER: A Central Oregon Icon

A rare opportunity has emerged to backfill a landmark commercial location in Bend, Oregon, currently occupied by Nosler.

Founded in 1948 by John A. Nosler, the company has been a pioneer in high-performance ammunition and firearms manufacturing, earning a reputation as one of the most respected names in the industry.

Nosler has always called Oregon home, first operating in Ashland before Bend visionary and Old Mill founder Bill Smith helped incentivize the company's move to Bend in 1958. Later, in the 1990s, Nosler relocated to its current location as part of its continued expansion.

Now, as Nosler expands operations in Redmond to meet increasing demand, they are not leaving Central Oregon but reinforcing their long-standing presence in the region.

This transition presents an exceptional opportunity for a new business to establish itself in a highly visible, historically significant space in one of the fastest-growing and most desirable markets in the Pacific Northwest. Adding to the appeal, this is a rare chance to own a contiguous 5.13-acre property, offering significant potential for future redevelopment and long-term growth.

Bend's thriving economy, fueled by innovation, tourism, and a strong entrepreneurial spirit, makes this a prime location for a company looking to make its mark. With a well-established infrastructure, a skilled workforce, and a community that embraces forward-thinking businesses, this location offers the chance to step into a property with built-in credibility and visibility. Whether a growing company seeking a strategic relocation or a new venture looking for a prestigious address, this site provides an unmatched platform for success in Bend's dynamic business landscape.

Source: <https://www.nosler.com/the-nosler-history.html>



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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



6,000

REAL ESTATE PROFESSIONALS



400

OFFICES



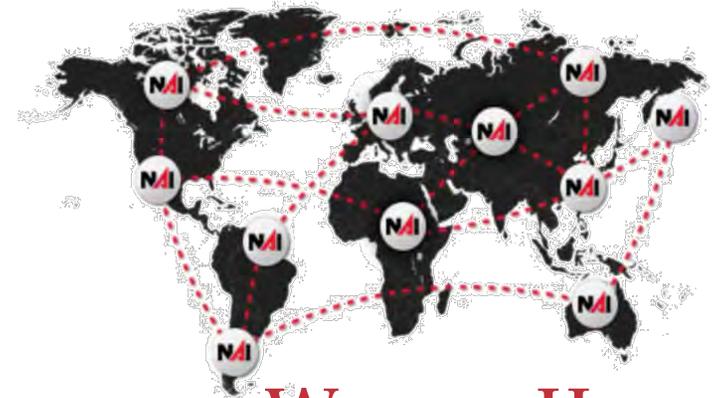
35

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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