

# HERITAGE BRAND BUILDING

19885 7TH STREET, BEND, OR 97703


[VIEW VIDEO](#)

## PROPERTY DESCRIPTION

Stunning new building with mixed-use in downtown Tumalo. Central Oregon architecture mixed with Tuscan inspiration. Currently approved & used for retail, offices, manufacturing & is set up to be divided into three suites with separate HVAC and electrical. A sewer system in the works will open up usage possibilities to virtually anything allowed in the TUC zone, including restaurants, boutique hotels, & much more. Rock exterior, copper roof accents & gutters, presidential shingles & raw metal siding make for a beautiful aesthetic & virtually maintenance-free building. The interior has \$75k worth of light fixtures, solid wood doors, and trim. 70+ commercial storefront doors, windows & skylights. Suite 100 is 1190sf retail, 160sf back stock area, 2 bathrooms, custom bar & fireplace. Suite 200 is a large common area with bark, 2 bathrooms, 4 offices & 1100sf conference room. Suite 300 has a kitchen, bathroom, & office. All are joined by a tunnel with a 1300sf reception area, courtyard & parking

## OFFERING SUMMARY

Sale Price:	\$3,400,000
Lot Size:	0.46 Acres
Building Size:	9,383 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	185 481	9,078	53,241
Total Population	\$103,417	22,922	120,291
Average HH Income		\$117,920	\$90,174



### KEY PROPERTIES

Each office independently owned and operated

42 NW Greenwood Ave.  
Bend, OR 97703

541.728.0033

**ERIC WILSON**  
Broker  
458.202.9936  
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FOR SALE

FLEX BUILDING

ADDITIONAL PHOTOS

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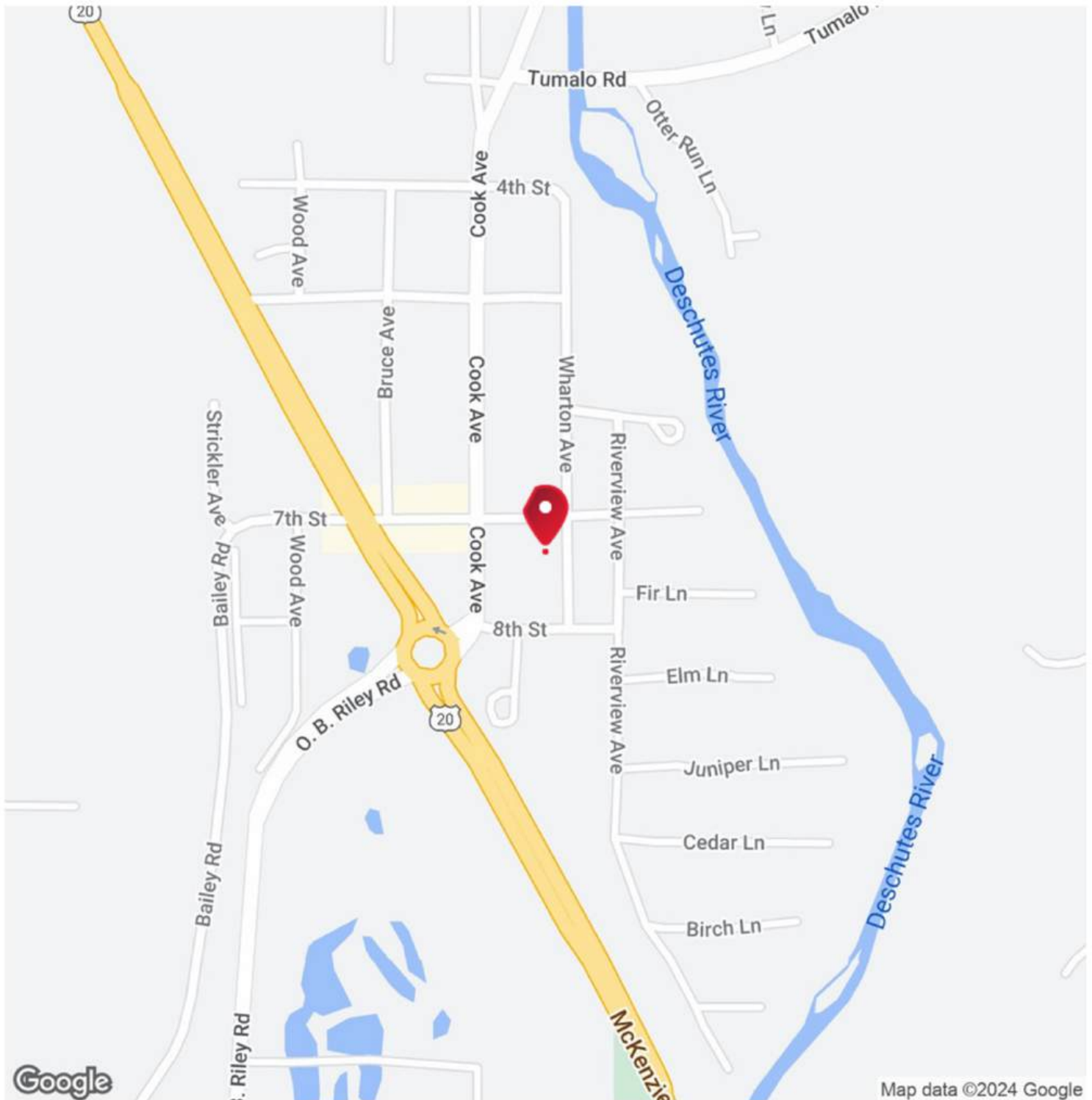
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LOCATION MAP

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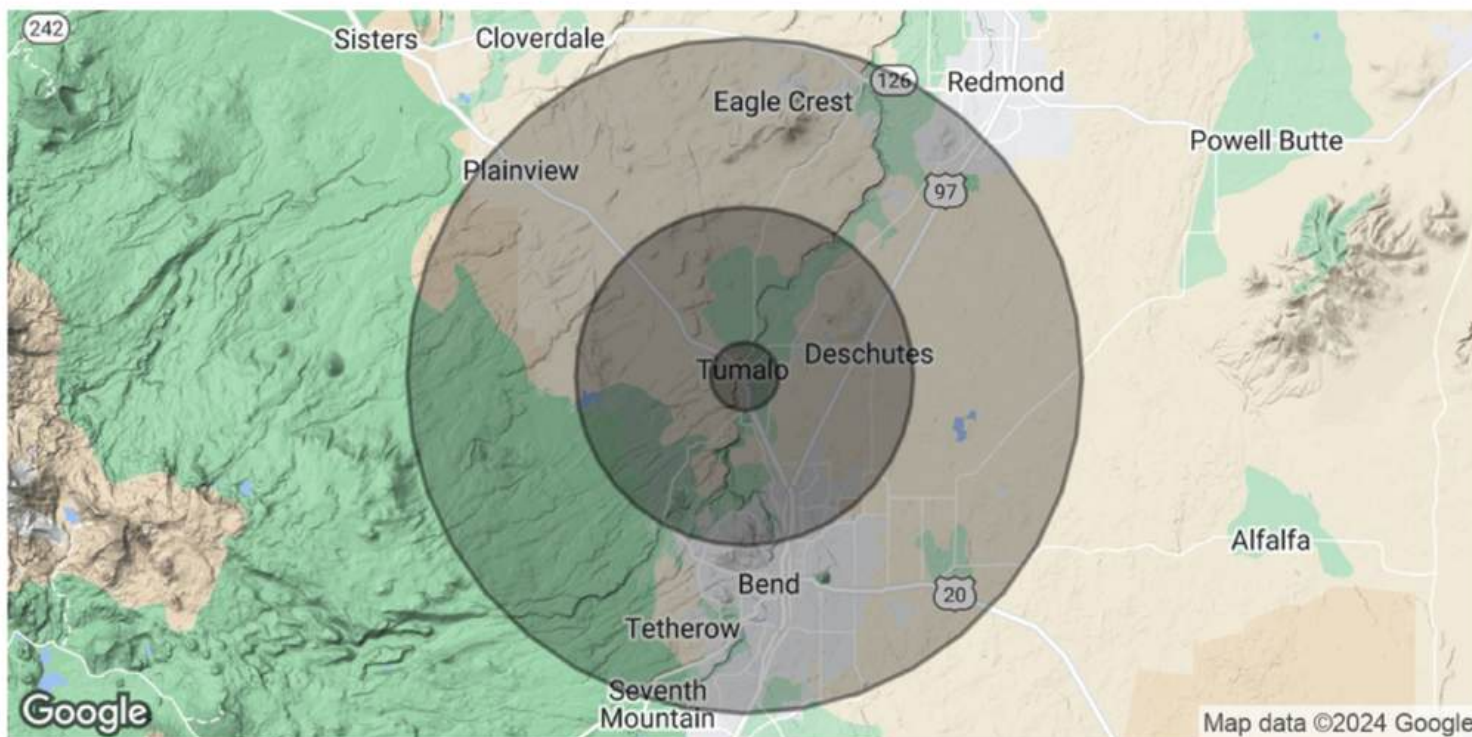
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	481	22,922	120,291
Average Age	39.1	41.9	41.0
Average Age (Male)	38.6	41.2	40.5
Average Age (Female)	43.9	42.3	42.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	185	9,078	53,241
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$103,417	\$117,920	\$90,174
Average House Value	\$675,033	\$561,462	\$447,549

\* Demographic data derived from 2020 ACS - US Census



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