

FOR SALE

520 NW Fir Ave | Redmond, OR 97756

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Lot lines are approximate and for illustrative purposes only.

Offering Summary

Offering Price	\$1,199,000
Building Size	1,815 SF
Lot Size (Two Parcels)	29,621 SF (0.68 AC)
Year Built	2001
Parking	27 spaces
Traffic Count	6,850 ADT

Net Leased Restaurant with Additional Development Land

Exceptional opportunity to acquire a net leased Subway restaurant in the heart of Redmond, Oregon. Strategically positioned in a high-visibility, central location, this investment features a long-term lease with an established credit tenant and experienced multi-unit operator serving the Central Oregon market.

The offering includes a well-maintained 1,815-square-foot drive-thru restaurant situated on a 0.34-acre parcel, along with an adjacent 0.34-acre C-2 zoned lot, providing significant future development, expansion, or investment potential.

Contact listing broker for lease details.



Walt Ramage
Licensed Oregon Principal Broker
+1 541 771 8260
wramage@naicascade.com



Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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

FOR SALE

520 NW Fir Ave | Redmond, OR 97756

Property Highlights



Attractive opportunity for investors seeking stable income with additional upside through excess land.

- Long-term lease in place with Subway, an established national brand.
- Strong regional operator with multiple successful locations throughout Central Oregon.
- 1,815 SF freestanding restaurant with drive-thru, constructed in 2001.
- Situated on a 0.34-acre commercial parcel zoned C-2.
- Adjacent 0.34-acre C-2 parcel included in the sale for future development or expansion opportunities.
- Durable standing seam metal roof offers long-term, low-maintenance performance.
- Centrally located in Redmond with excellent visibility and convenient access.



Zoning Highlights: C-2 Central Business District Commercial

Central Business District (C-2) zoning is intended to preserve and strengthen Redmond's primary downtown commercial core, supporting a vibrant mix of retail, office, restaurant, service, entertainment, lodging, and mixed-use development.

- Permitted uses include a broad range of commercial, professional office, financial, personal service, food service, lodging, civic, entertainment, and residential/mixed-use developments.
- Minimal setbacks to promote active, pedestrian-oriented landscape.
- Maximum building height of 50–60 feet allowing for multi-story commercial or mixed-use projects.



Walt Ramage
Licensed Oregon Principal Broker
+1 541 771 8260
wramage@naicascade.com



Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters, and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

NAI Cascade

FOR SALE

520 NW Fir Ave | Redmond, OR 97756

Retail Map



Walt Ramage
Licensed Oregon Principal Broker
+1 541 771 8260
wramage@naicascade.com



Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

NAI Cascade

FOR SALE

520 NW Fir Ave | Redmond, OR 97756



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."



Sydney Schewe, Broker

Broker specializing portfolio leasing and business development.

Sydney is a Licensed Broker, supporting NAI Cascade's managed leasing portfolio while expanding her commercial brokerage practice.

She holds a degree in Urban and Regional Planning with a minor in Business from Michigan State University, providing a strong foundation in land use, development, and market analysis.

Prior to joining NAI Cascade, Sydney worked as a Multi-Family Investment & Marketing Intern with NAI Wisinski of West Michigan, where she gained experience in commercial real estate research, marketing, and investment analysis.

Her connection to a fellow NAI affiliate strengthens our ties to the broader NAI Global network, which includes more than 325 offices in 65 countries and over 5,800 real estate professionals worldwide.



Walt Ramage
Licensed Oregon Principal Broker
+1 541 771 8260
wramage@naicascade.com



Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

NAICascade