

# REDMOND RETAIL / SERVICE SPACE FOR LEASE



436 SW SIXTH STREET, REDMOND, OREGON

**IDEALLY LOCATED IN DOWNTOWN REDMOND**  
2,500 +/- Square Foot Suite in the Heart of the Community

# LEASE OFFERING



## HIGH TRAFFIC, HIGH VISIBILITY PROPERTY IN DOWNTOWN

436 SW Sixth Street, Redmond, Oregon

**2,500 +/- SF**

Building Size

**\$1.40 SF/Mo.**

Lease Rate

**\$0.32 SF/Mo.**

Est. NNNs



436 SW Sixth Street is an ideally located retail, service, entertainment, restaurant, or office space property. At 2,500 +/- square feet, this building is a great size for a variety of uses.

Downtown Redmond is a revitalized destination with many new businesses and several old favorites. A very popular newer boutique hotel is just up the street, an electric live entertainment venue two blocks away, and public parking lots around the corner. Add to this the increasingly rare vacancy in downtown, and you have fantastic opportunity with this building to locate your business in a part of town that is filled with success stories.

Consider these amenities:

- > **Commercial zoning plus alley access allows for a wide variety of uses**
- > **Located in the heart of vibrant downtown Redmond, next to the arch**
- > **Open floor space with high ceilings, storage rooms, and a back office**
- > **Located near very popular restaurants, nicer stores, and more**
- > **Public parking lots, city park, and charming neighborhoods nearby**
- > **City of Redmond grants and loans may be available for various projects**



**IDEAL FOR  
MULTIPLE USES**



**EASY ACCESS AND  
VERY VISIBLE**



**LOCATED NEAR HOMES  
AND BUSINESSES**



**1000'S OF TOURISTS A  
YEAR PASS THIS SITE**



**AWARD-WINNING  
COMMUNITY**



**COOPERATIVE  
CITY GOVERNMENT**

# ADDITIONAL PHOTOS



# REDMOND / CENTRAL OREGON HIGHLIGHTS



With a population of approximately 40,000 in a region with over 200,000 residents, Redmond is the second largest city in Central Oregon. Spectacularly nestled at the base of the Cascade Range, ribboned by the Deschutes and Crooked Rivers, and close to stunning Smith Rock State Park (above), Redmond is an outdoor recreation and high quality-of-life wonderland.

Redmond is home to some of the fastest growing businesses in Oregon. And it is poised for more near future growth, as hundreds of industrial and commercial zoned acres are already in the City limits, with infrastructure immediate to these parcels. Redmond is known as The Hub of Central Oregon, given that the regional commercial airport is here, it is central to all of the various communities in the region, and it is located at the junction of two major highways. The airport has immediate future plans to upgrade its capacity and expand the number of routes, and the major highways are being significantly reworked at this time.

The Central Oregon economy has become a diverse powerhouse, with healthcare, tech, biotech, government, traditional manufacturing, tourism, retail, and service companies thriving in a sea of relatively affordable housing and bountiful lifestyle amenities. Businesses, employees, and retirees from across the country and beyond seek to be here.



**COMMERCE-FRIENDLY  
GOVERNMENT**



**NEARLY 4,000,000  
TOURISTS A YEAR**



**ONE OF THE FASTEST  
GROWING U.S. TOWNS**



**THREE DOZEN REGIONAL  
MICROBREWERIES**



**MANY CHARTER/PRIVATE  
SCHOOL OPTIONS**



**OVER 300 DAYS OF  
SUNSHINE A YEAR**

**PROUDLY OFFERED BY**



**436 SW SIXTH STREET, REDMOND, OREGON**



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Oregon & Alaska Licensed



**ALIGNED COMMERCIAL**  
REAL ESTATE

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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT