

FOR SUBLEASE

64670 NW Strickler Ave, Suite 101 | Tumalo, OR

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Retail/Office Space at Tumalo Junction

Retail/office suite available in busy Tumalo Junction—an iconic building along Hwy 20 in Tumalo with traffic counts near 13,000 cars daily.

Perfect small retail/office with open floor plan and large windows ideal for retail or open concept office use. Nicely finished with laminate flooring and wood accent wall. Restrooms shared with one other tenant.

Excellent Highway visibility and pedestrian/bike accessibility:

- New East/West multi-use path and underground pedestrian bridge connection is at the Tumalo Junction property line. This path connects East/West Tumalo underneath Highway 20.
- New roundabout located at Cook/Highway 20 has slowed vehicular traffic and increased building visibility.

Co-tenants include Step and Spine, Tumalo Tavern, Pisano's Pizza, Joker's Wild Social Club and Basic Books Accounting.

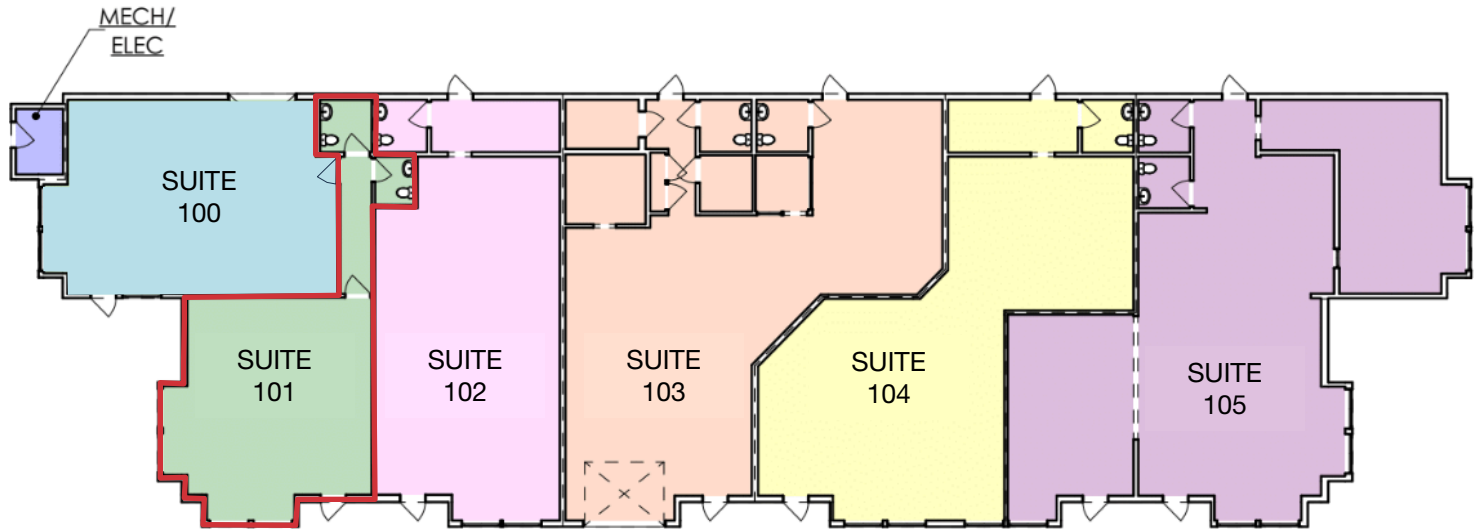
NNNs include common area maintenance, snow removal and professional management.

OFFERING SUMMARY

SUITE 101	782 RSF
LEASE RATE	\$1.43/SF/MO + NNN
NNN RATE	\$0.65/SF/MO
BUILDING SIZE	8,527 SF
YEAR BUILT	2008
LOT SIZE	1.06 AC
PARKING	36 spaces, 2 ADA
ZONING	TUC (Tumalo Urban Core)
AVAILABLE	05/01/2026
SUBLEASE TERM	Through 12/31/2028

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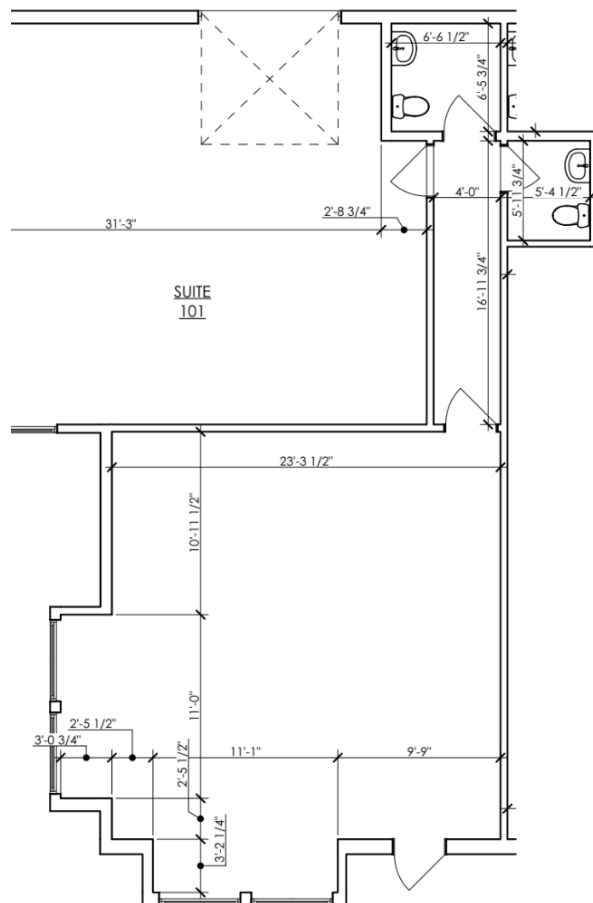
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OVERALL PLAN

SCALE: 1/16" = 1'-0"

1



SUITE 101



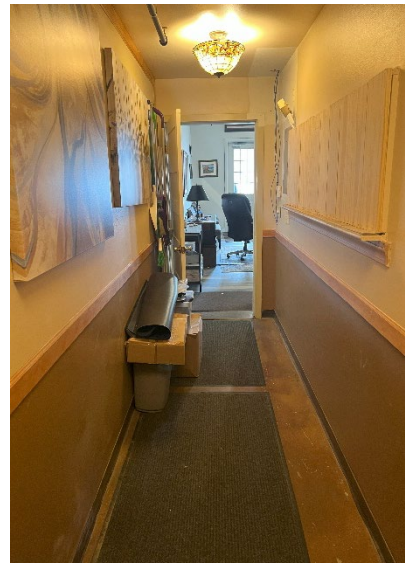
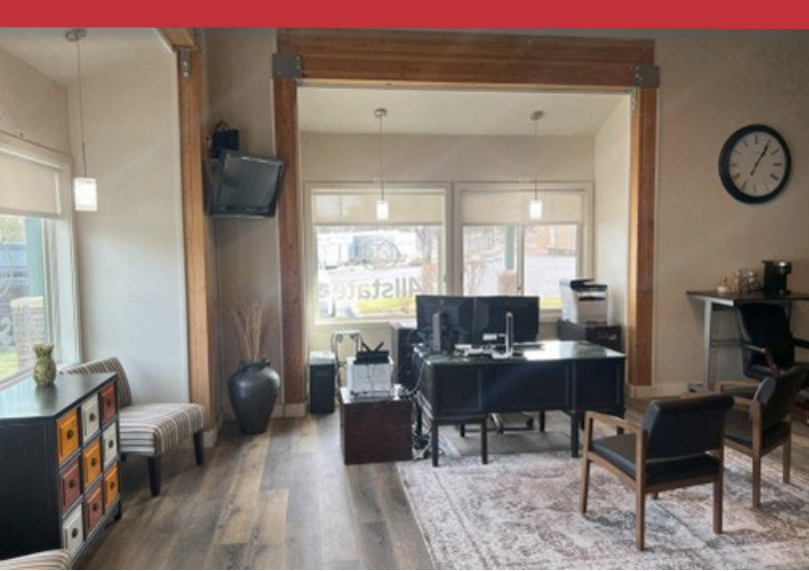
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Nearby Retail



Surrounding Demographics

DEMOGRAPHIC SUMMARY

64670 Strickler Ave, Bend, Oregon, 97703

Drive time of 15 minutes

KEY FACTS

83,947

Population



34,816

Households

40.6

Median Age

\$66,902

Median Disposable Income

BUSINESS

5,566



52,616



INCOME



\$86,888

Median Household Income



\$52,641

Per Capita Income



\$202,188

Median Net Worth

EDUCATION

4%

No High School Diploma



17%
High School Graduate



30%
Some College



49%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,591
Apparel & Services



\$8,031
Groceries



\$311
Computers & Hardware



\$4,429
Eating Out



\$8,762
Health Care

EMPLOYMENT



White Collar



Blue Collar



Services

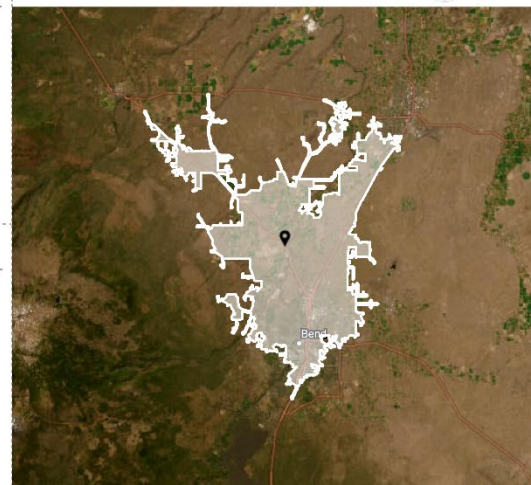
70%

16%

14%

4.7%

Unemployment Rate



This Infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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