



# DOWNTOWN REDMOND FOOD TRUCK LOT + TAPHOUSE

LAND AND BUSINESS SALE WITH 6 WINTERIZED TRUCK PADS



FOR SALE: \$1,200,000 | 639 SW 8TH ST | REDMOND, OR 97756

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## 639 SW 8TH STREET

### DOWNTOWN REDMOND FOOD TRUCK LOT + TAPHOUSE

639 SW 8th Street is a downtown Redmond food truck lot and taphouse site being offered for sale with both the land and the operating business included. The ±0.23-acre property is set up with dedicated food truck infrastructure for day-to-day use, including six winterized truck pads with dedicated hookups, customer seating, and a central gathering area.

The site has received recent upgrades that support operations, including new 600-amp electrical service with dedicated meters for the pads, a full fresh and grey water system, and a new 1-inch city water meter (buyer to verify). The existing taphouse structure is fully plumbed and includes service features such as a dump sink, ice well, hand wash sink, stainless shelving, hot water heater, HVAC components, and an audio receiver with exterior speakers. A newer awning and café lighting support outdoor seating.

The business operates as 1/8th Street Patio and can be kept as-is or rebranded with a new concept. Renderings are provided for reference only and show one possible approach to maximize year-round use by replacing the current smaller taphouse with a larger building that includes indoor seating. Buyer to complete all due diligence related to redevelopment, permits, and feasibility. Seller may provide transition support and consulting for up to one year, subject to mutually agreeable terms.

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RENDERING OF POTENTIAL IMPROVEMENTS

#### PROPERTY SUMMARY

|                           |  |
|---------------------------|--|
| <b>Address</b>            | 639 SW 8th St, Redmond, OR 97756                           |
| <b>Business Name</b>      | 1/8th Street Patio   |
| <b>Lot Size</b>           | 0.23 AC   10,019 SF  |
| <b>Price</b>              | \$1,200,000  |
| <b>Tax Map / Lot</b>      | 151316AC04100  |
| <b>Year Built</b>         | 2007   |
| <b>Zoning</b>             | Central Business District Commercial (C2)                  |
| <b>Parking</b>            | 11 onsite surface spaces                                   |
| <b>Food Truck Pads</b>    | 6 winterized pads w/ dedicated hookups                     |
| <b>Electrical</b>         | New 600 AMP service + 7 dedicated meters                   |
| <b>Water</b>              | Fresh & grey water system + new 1" city water meter        |
| <b>FF&amp;E</b>           | Outdoor furniture included; planters/wine barrels excluded |
| <b>Licensing</b>          | Previously licensed (City/OLCC/Health)                     |
| <b>Transition Support</b> | Seller consulting up to 1 year                             |

# PROPERTY HIGHLIGHTS



## SIX WINTERIZED PADS

Dedicated hookups support year-round food truck use



## UPSIDE POTENTIAL

Room to expand indoor seating and grow year-round revenue



## OVERLAY ZONE

Downtown Overlay location may qualify for City grant programs



## OPPORTUNITY ZONE

Location may offer additional tax benefits; buyer to verify



## BRAND FLEXIBILITY

Operate as 1/8th Street Patio or launch your own brand



## LAND + BUSINESS INCLUDED

Buy the real estate and operating business in one sale



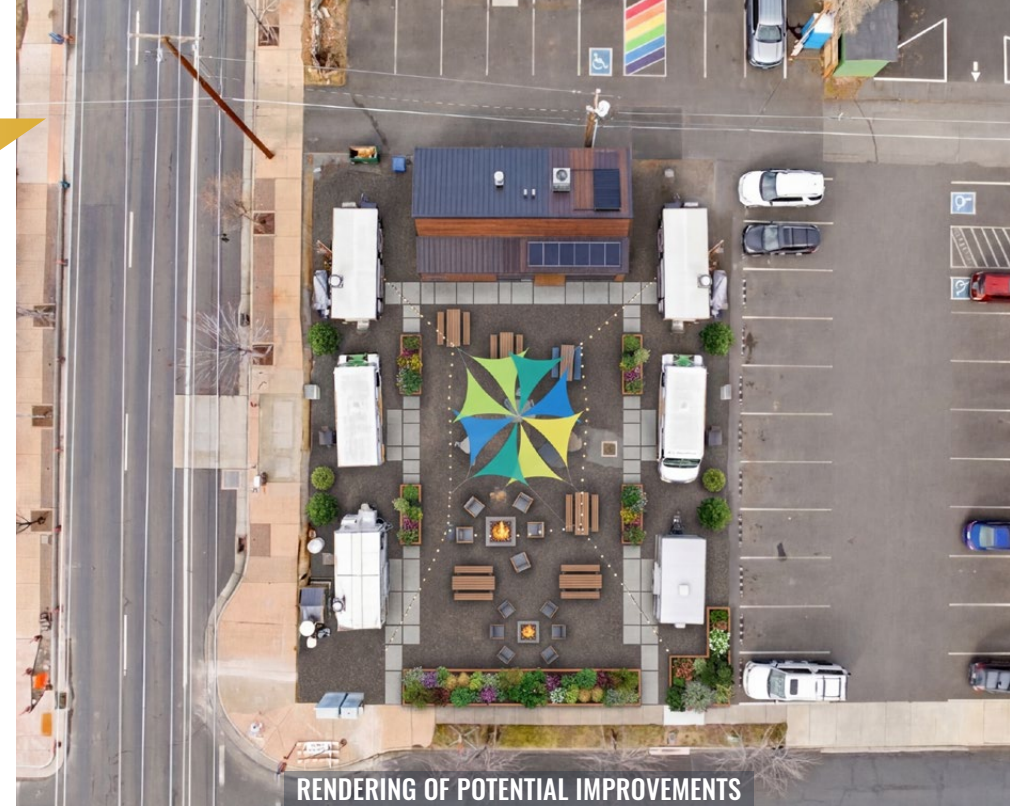
## DOWNTOWN REDMOND

Central location near downtown activity and local amenities



## NEARBY VENUE

Adjacent to High Desert Music Hall concerts and events



RENDERING OF POTENTIAL IMPROVEMENTS



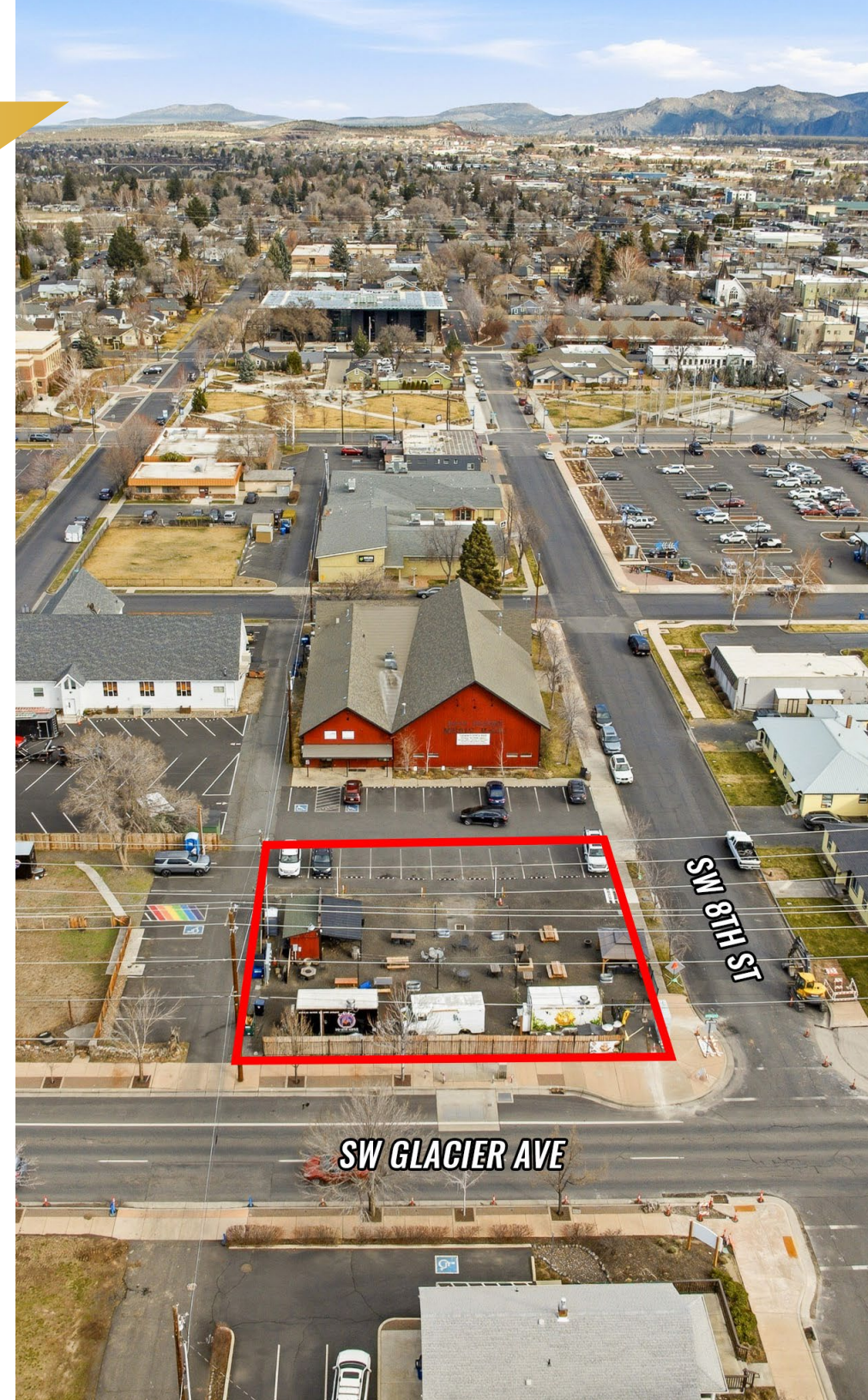
# PRO FORMA FINANCIALS

| PROPERTY SUMMARY  |         |
|-------------------|---------|
| # Food Truck Pads | 6       |
| Taphouse          | 1       |
| Land/AC           | 0.23    |
| Land/SF           | 10,019  |
| Tax Map           | 151316  |
| Tax Lot(s)        | AC04100 |
| Tax Account       | 150621  |
| Zoning            | C2      |

| INVESTMENT SUMMARY |             |
|--------------------|-------------|
| Sales Price        | \$1,200,000 |
| Cap Rate           | 7.01%       |

| INCOME                         | Pro Forma |         |
|--------------------------------|-----------|---------|
| <b>Potential Rental Income</b> | \$        | 136,800 |
| Food Carts 6 X \$1,400/mo      |           |         |
| Taphouse 1 X \$3,000/mo        |           |         |
| Less: Vacancy 15%              | \$        | 20,520  |
| <b>Effective Rental Income</b> | \$        | 116,280 |
| Plus: Other Income             |           |         |
| <b>Gross Operating Income</b>  | \$        | 116,280 |

| EXPENSES                        | Actual |        |
|---------------------------------|--------|--------|
| Real Estate Taxes               | \$     | 1,398  |
| Property Insurance              | \$     | 5,000  |
| Management                      | \$     | 10,465 |
| Landscaping/Snow                | \$     | 2,400  |
| Porto Restroom                  | \$     | 1,500  |
| <b>Utilities:</b>               |        |        |
| Garbage                         | \$     | 1,944  |
| Water/Sewer                     | \$     | 6,000  |
| Internet                        | \$     | 1,068  |
| Reserves 2.0%                   | \$     | 2,326  |
| <b>Total Operating Expenses</b> | \$     | 32,101 |
| <b>Net Operating Income</b>     | \$     | 84,179 |



# LOCATION



**83** **75**

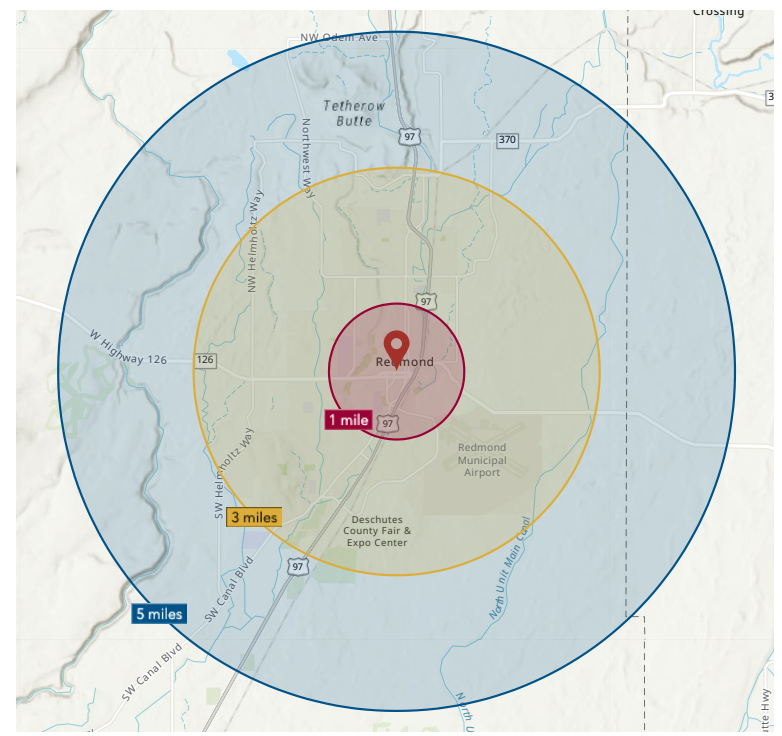
**Walk Score** **Bike Score**

Very Walkable Very Bikeable

Ratings provided by [www.walkscore.com/](http://www.walkscore.com/)

## AREA DEMOGRAPHICS

| Population                    | 1 Mile   | 3 Mile    | 5 Mile    |
|-------------------------------|----------|-----------|-----------|
| 2020 Census Population        | 6,262    | 34,049    | 39,948    |
| 2025 Estimated Population     | 7,188    | 38,842    | 45,332    |
| 2030 Projected Population     | 7,770    | 42,675    | 49,588    |
| 2010-2020 Hist. Annual Growth | 1.24%    | 2.28%     | 2.30%     |
| 2024-2029 Proj. Annual Growth | 1.57%    | 1.90%     | 1.81%     |
| Households & Income           |          |           |           |
| 2025 Estimated Households     | 2,951    | 14,889    | 17,659    |
| 2025 Est. Average HH Income   | \$92,212 | \$106,512 | \$112,198 |
| 2025 Est. Median HH Income    | \$83,544 | \$89,180  | \$92,751  |
| 2025 Est. Per Capita Income   | \$36,940 | \$40,969  | \$43,581  |
| Businesses                    |          |           |           |
| 2025 Est. Total Businesses    | 832      | 1,669     | 1,837     |
| 2025 Est. Total Employees     | 7,684    | 15,398    | 16,591    |
| 2025 Est. Unemployment Rate   | 6.5%     | 4.6%      | 4.3%      |



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## EXCLUSIVELY LISTED BY:



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