

FOR SALE

\$2,900,000 | 5.95% CAP RATE

**Retail NNN Leased Investment
in the Heart of Eagle Crest Resort**

7535 Falcon Crest Dr., Redmond, OR 97756



HIGH-VISIBILITY RETAIL LOCATION SERVING RESIDENTS, GUESTS, AND EVENT TRAFFIC



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PROPERTY DETAILS

Sale Price:	\$2,900,000
Bldg. Size:	10,242 SF
Price/SF:	\$283.15
Cap. Rate:	5.95%
Lot Size:	0.39 Acre
Year Built:	2004
Zoning:	Destination Resort (DR)
Parking:	Abundant on-site parking

HIGHLIGHTS

- NNN property fully leased to three established tenants: Niblick and Greene's, Silverleaf Café and Silverleaf Market
- Heated walkways
- Large patio area for dining overlooking a stunning water feature
- Located in Eagle Crest Resort with over 1,900 residences and a 100-room hotel
- 2,500 full-time residents plus 102,000 annual room-nights drive steady, year-round customer traffic
- Resort amenities include two championship golf courses (Ridge and Resort Courses), a par-63 Challenge Course, a family-friendly putting course, three sport centers, a day spa, hiking/biking trails and more!



EAGLE CREST RESORT

Eagle Crest Resort is a 1,700-acre, full-service destination community located just outside Redmond in Central Oregon's high desert. Known for its year-round appeal, the resort offers a wide mix of recreational and lifestyle amenities for residents and guests.

Golf is a signature draw, with two championship courses, a par-63 Challenge Course, and a family putting course. Three full-service sports centers provide fitness facilities, indoor/outdoor pools, racquetball and basketball courts, tennis and pickleball courts, a sprayground, day spa, and miles of paved and natural trails. The resort also connects to nearby BLM trails for additional biking and hiking.

Eagle Crest includes approximately 1,911 platted residential lots along with chalets, townhomes, and fractional residences. Developed in 1985, it featured the region's largest conference center and 100-room hotel, serving both leisure and business travelers. Steady population growth and an expanding full-time resident base now ensure consistent, year-round customer traffic for local businesses, even in the traditional off-season.

INVESTMENT OPPORTUNITY

This offering represents a rare net-leased retail investment in the heart of the Eagle Crest Resort Village Center. The 10,242-SF property serves as a primary dining and convenience destination for the community, attracting both residents and resort guests.

The building features a large, heated outdoor patio overlooking a water feature, enhancing its appeal for year-round use. It is fully leased to three established tenants: Silverleaf Café, Silverleaf Market, and Niblick and Greene's.

TENANT LIST



A popular spot under the Village Center clock tower offering gourmet coffee, smoothies, fresh pastries, hearty soups, salads, sandwiches, burgers, tacos, pizzas, beer, wines by the glass. Open daily for lunch and dinner, with live music twice a week.



The Silverleaf Market is located between Niblick and Greene's and Silverleaf Café. It provides guests and owners with convenience store items such as dairy products, bread, snacks, ice, condiments, produce and beverages, including wine and beer. The market is open everyday from 8 a.m. to 9 p.m..

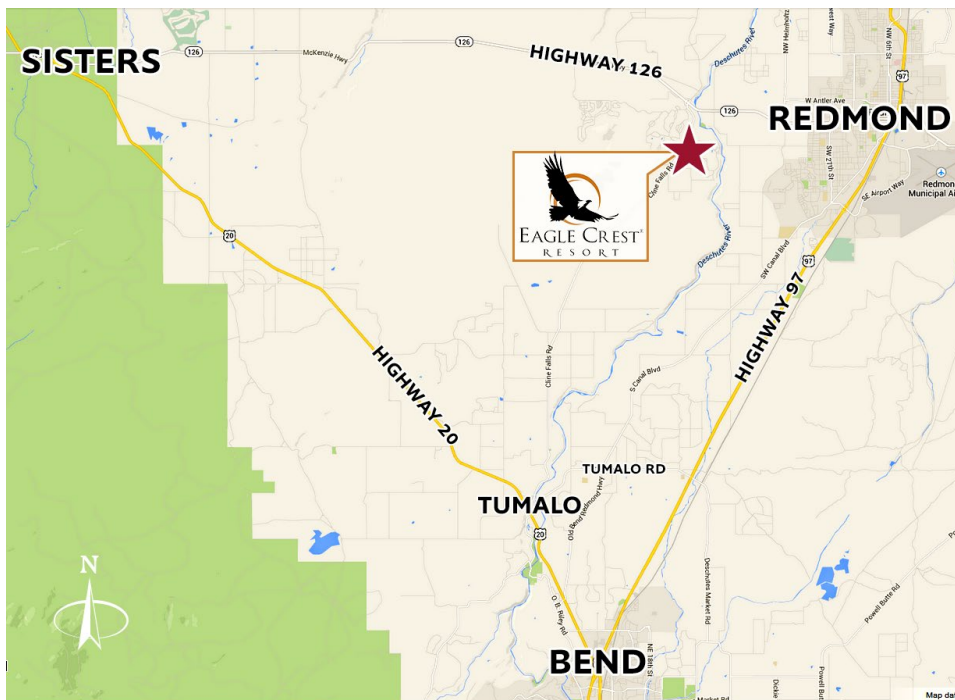


The resort's premier dining venue, open Thursday through Monday from 4 p.m. to close, serving prime rib, seafood, steaks, pasta, and more. Offers dine-in service, curbside pickup, event catering, and an adjoining golf-themed pub, Nibs Bar, with a full bar and live music every Friday.



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Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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