

FOR SALE

SW 6th Street | Redmond, OR 97756

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Offering Summary

Sale Price	\$4,590,000
Building Size	20,393 SF
Price Per SF	\$225.08
Year Built	2005
Lot Size	1.01 AC
Zoning	M1 (Light Industrial)

Owner/User Opportunity with In-Place Income

Located in the heart of the Airport Business District central to Redmond's industrial area with easy access to Highway 97 to North and South via Airport Way.

Priced well below replacement cost with beautifully appointed spaces for owner occupancy. Professionally managed with prestigious tenants. Under-market rents create long-term upside.

Across Airport Way from Redmond Airport, Robert's Field, which serves 81,115 passengers monthly. Also nearby Deschutes County Fairgrounds and Expo Center, a 340-ac site with 300,000 SF of flexible meeting and event space which hosts more than 400 events per year.

Listing Principal Broker is a member of the ownership entity.



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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
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Building Highlights

- Close proximity to Downtown Redmond with convenient access to Hwy 97.
- Prominent monument and directory signage.
- Abundant on-site parking, recently slurry coated and re-stripped.
- Outdoor employee break area surrounded by natural landscaping.
- Spacious and well appointed lobby and second floor landing.
- Building elevator.
- Men's and women's restrooms on both floors.
- Secure, keyless entry system.
- Conditional use permit in place for church use.
- Abundant parking



Area Highlights

This property sits in Redmond's light-industrial development zone with a service/office overlay in the Airport Business Park.

Zoning allows for light manufacturing, research, transportation facilities and similar uses which have limited impact on surrounding properties and are compatible with clean industries along with limited office and commercial activities which support these light industrial uses.

In addition, the park has design standards that have resulted in a clean, modern-industry neighborhood. This is a great location for businesses seeking smooth logistical operations, employee attraction and retention, and a professional image.



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Suite 101 Highlights



Currently built as a church with a Conditional Use Permit (CUP) in place, this versatile space offers a unique opportunity for a variety of users.

The existing layout and infrastructure make it well-suited for continued use as a worship center, but it could easily be reimagined as a call center, collaborative office environment, or childcare facility.

The largely open suite with private spaces, natural light, and functional amenities creates a flexible environment adaptable to many needs.

Key Features Include:

- **Spacious main hall** – a large open room with abundant windows, ideal for gatherings, open workstations, or classroom configurations.
- **Multi-purpose classroom or large office** – perfect for training sessions, breakout meetings, or group activities.
- **Three private offices** – suitable for administrative functions or small private meeting rooms.
- **Fully equipped kitchen** – convenient for staff use, community functions, or childcare meal prep.
- **Welcoming reception area** – a large entry space that sets a professional tone for visitors or clients.
- **Outdoor break area** – provides employees, guests, or congregants a comfortable outdoor space for relaxation or informal meetings.

Additional Highlights:

- CUP already in place for religious assembly or similar uses.
- Excellent natural light throughout the building.
- Flexible floor plan that supports a range of adaptive reuses.



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Suite 101 Photos



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Suite 201 Highlights

This beautifully built-out second-floor office combines timeless craftsmanship with modern functionality, offering an exceptional environment for a professional headquarters.

Rich wood finishes, high-end details, and quality materials throughout, such as wood-framed Jeld-Wen windows with Hunter Douglas blinds, create an elevated, warm, and inviting workspace.

Designed with both collaboration and privacy in mind, the floor plan offers an ideal balance of open areas and enclosed offices.

Key Features Include:

- **Spacious 26-person conference room** – perfect for board meetings, training sessions, or client presentations.
- **Five private offices** – each offering comfort, privacy, and elegant wood detailing.
- **Fifteen cubicles** – several large enough to accommodate double workstations, enhancing team collaboration and flexibility.
- **Kitchen and generous break area** – designed for employee comfort, gatherings, or informal meetings.
- **Dedicated file room** – provides ample space for secure storage and document organization.
- **Walk-through copy/workroom** – efficient layout supports workflow and team productivity.
- **Outdoor break area** – a refreshing space for staff to relax, recharge, or enjoy casual conversations.

Additional Highlights:

- Premium craftsmanship and natural light throughout.
- High-quality finishes and materials that reflect a professional image.
- Functional layout ideal for growing teams or established headquarters.



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Proforma APOD

Annual Property Operating Data (Proforma)

Building SF	20,393	Offering Price	\$	4,590,000
Land SF	43,996	Cap Rate		6.57%
Age	2005	Price/SF	\$	225.08

Rent Roll

Suite	Tenant	Size	Rent	Rent/SF	Lease Date	Lease Exp.
101	Vacant-Proforma	7,100	\$ 10,650	\$1.50		
102	TriAgenics	2,606	\$ 3,318	\$1.27	10/1/2018	9/30/2026
201	Vacant-Proforma	5,473	\$ 8,210	\$1.50		
202	Three Rocks, LLC	1,762	\$ 2,026	\$1.15	4/1/2025	3/31/2028
203	Jules Accounting	1,113	\$ 1,476	\$1.33	9/1/2023	9/30/2028
200, 210, 204	Squid Tutoring	555	\$ 694	\$1.25	6/1/2025	5/31/2027
	RJB Group, LLC	571	\$ 594	\$1.04	8/1/2017	MTM
		19,180	\$ 26,968			

Income

Annual

Gross Operating Income	\$	323,616
Less Historical Vacancy (5.0%)	\$	(16,181)
Effective Operating Income	\$	307,435

Operating Expenses

Annual

Real Estate Taxes	Reimbursed in NNN	\$	-
Fire/Liability Insurance	Reimbursed in NNN	\$	-
Repairs and Maintenance	Reimbursed in NNN	\$	-
Management Fees	Reimbursed in NNN	\$	-
Utilities	Reimbursed in NNN	\$	-
Landscape /Snow Removal	Reimbursed in NNN	\$	-
Miscellaneous	Reimbursed in NNN	\$	-
Reserves for Replacement	Est	\$	5,979
Total Operating Expense		\$	5,979
Net Operating Income		\$	301,456



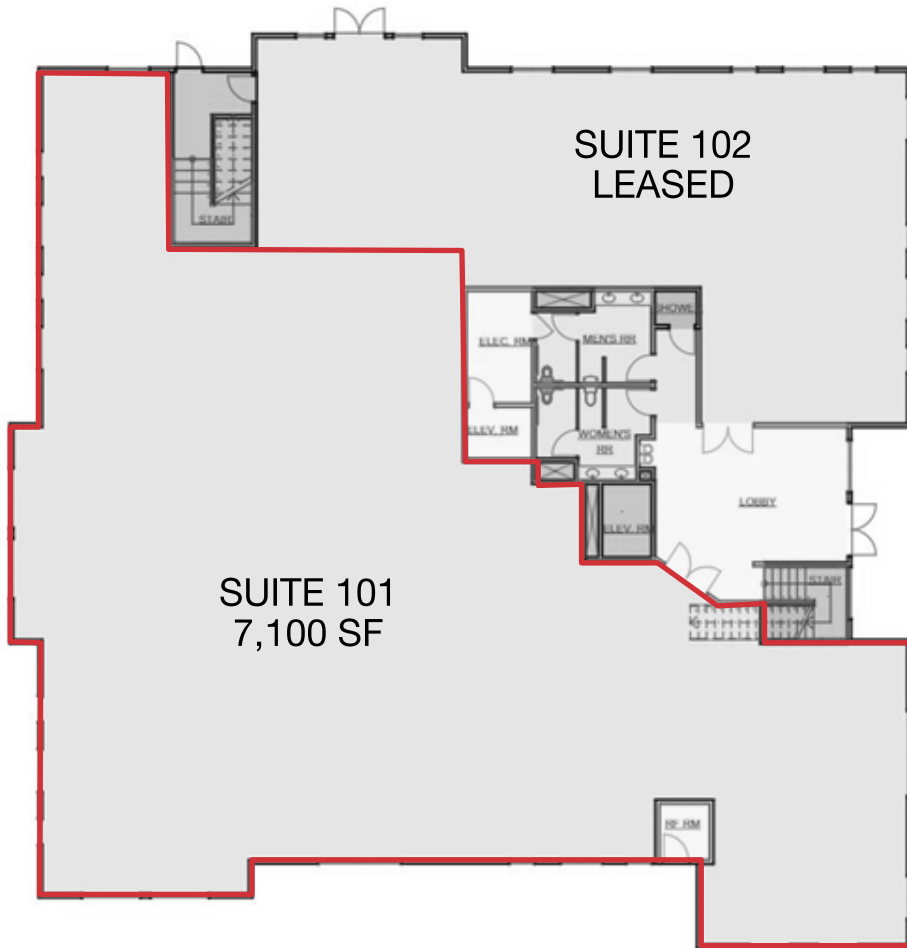
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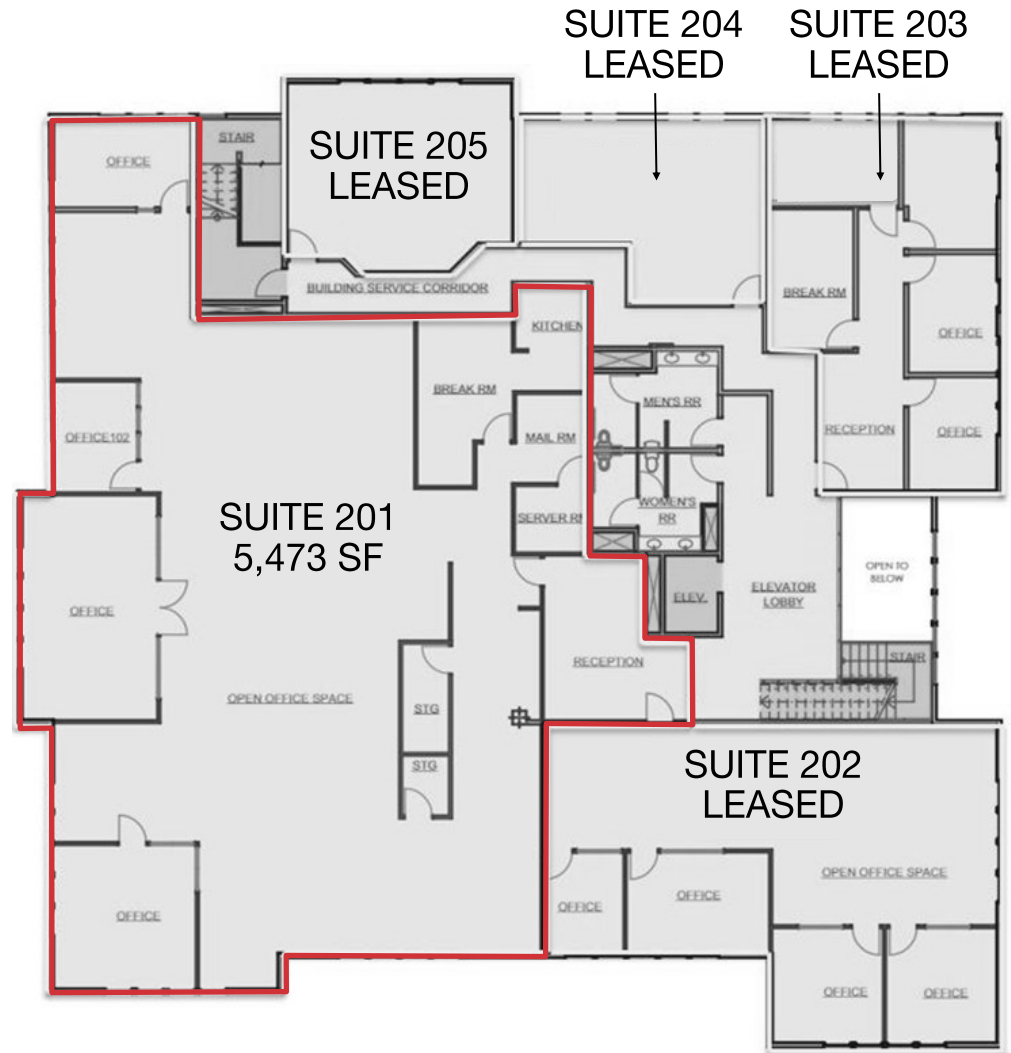
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First Floor Plan



Second Floor Plan



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DEMOGRAPHIC SUMMARY

525 SW Umatilla Ave, Redmond, Oregon, 97756

Drive time of 10 minutes

KEY FACTS

31,795

Population



12,157

Households

37.0

Median Age

\$54,636

Median Disposable Income

BUSINESS

1,435



13,670



INCOME



\$71,777

Median Household Income



\$32,903

Per Capita Income



\$122,842

Median Net Worth

EDUCATION

10%

No High School Diploma



27%

High School Graduate



38%

Some College



24%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$1,767

Apparel & Services



\$5,475

Groceries



\$209

Computers & Hardware



\$3,106

Eating Out

\$5,976

Health Care

EMPLOYMENT



59%

White Collar



25%

Blue Collar

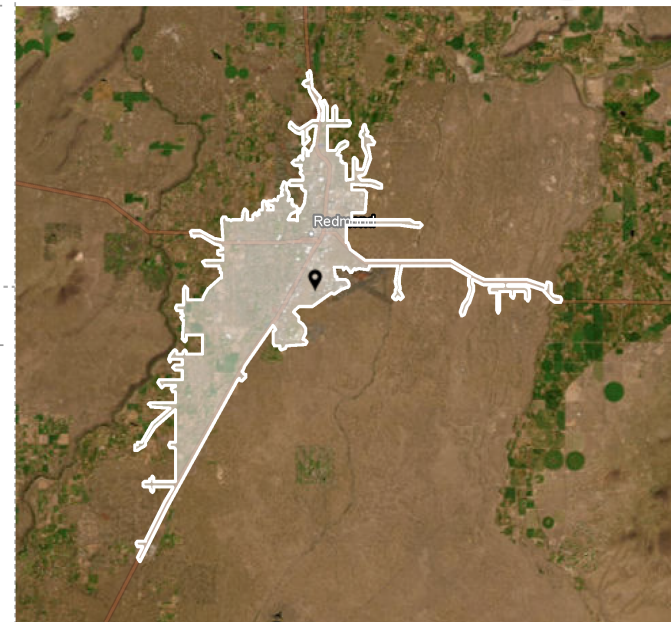


16%

Services

6.5%

Unemployment Rate



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

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Redmond & Central Oregon Highlights

- One of the fastest growing cities in the Northwest over the past 15 years
- Only 15 minutes to Bend, consistently voted a top US city for start-ups
- Home to BasX, the fastest growing business in Oregon in 2016 & 2017
- Location of the only commercial airport in Central Oregon with direct flights to and from a dozen US cities and sees 1,000,000 travelers a year
- Benefits from approximately 3,500,000 tourists ever year
- Daily through traffic of approximately 30,000 on Hwy 97

Redmond's Economy

Redmond's economy is defined by dynamism, entrepreneurship, and diverse businesses that span many sectors. Manufacturing, long the region's economic core now shares the limelight with software and high tech, craft brewing, bioscience, recreational products, aviation-related enterprises, distilling operations, food production and, of course, tourism. Add in Central Oregon's skilled workforce, attractive incentive packages, competitive tax environment, robust infrastructure and you've got unrivaled quality of life and business opportunity. As a result, Bend-Redmond ranked 1st in Miliken Institute's list of Best Performing Small Cities for the past three years (2016, 2017, 2018).

Redmond's Housing

Redmond's residential housing sales, as with much of the country, peaked to all-time highs in 2006, declined in 2009 and now are continuously rebounding in addition to being focused on business friendliness, local leaders work to keep housing affordable as demonstrated by Redmond's current median home price of \$539,000.

Source: EDCO (Economic Development of Central Oregon) edcoinfo.com and realtor.com 2022.



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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." –Walt Ramage

BUILD ON THE POWER OF OUR NETWORK



5,800

REAL ESTATE
PROFESSIONALS



325

OFFICES



65

COUNTRIES

NAI Global

A seamless network of brokerages actively managed to work cohesively across the country, sharing their best ideas with a singular purpose:

*exceeding clients' expectations to
grow relationships.*



We are Here



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