



FOR SALE



## SISTERS, OR SALE / LEASEBACK

**Leased Investment with Rental Upside and Development Potential**

± 1,216 on 4,356 SF Lot | Sale Price: \$965,000

Lease Term: To be finalized prior to Closing

**403 E Hood Ave, Sisters, OR 97759**

- Sale/Leaseback with Established Local Restaurant
- Second-floor Living Unit Perfect for Rentals or Vacation Pied-à-Terre
- Possibility of Building Additional Restaurant/Housing on Site. Conceptual Plans Available
- Desirable Sisters Location Nearby Many Other Restaurants, Retailers, and Attractions

**RILEY M. HENDERSON**

Senior Associate Broker | Licensed in OR & WA  
503-975-9301 | riley@capacitycommercial.com

**NICHOLAS G. DIAMOND**

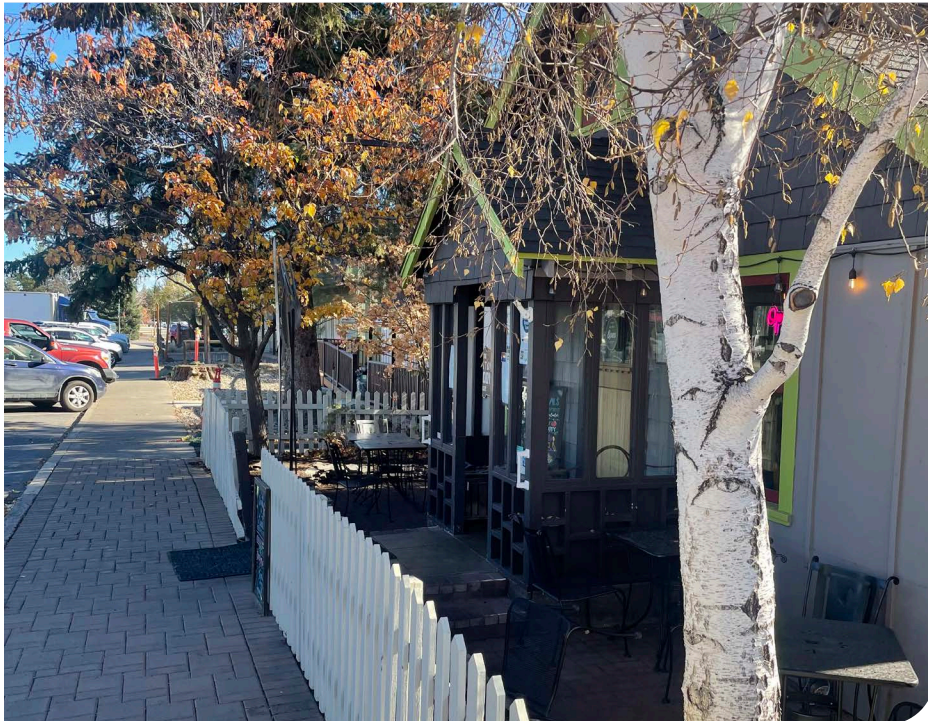
Principal Broker | Licensed in OR & WA  
503-222-2655 | ndiamond@capacitycommercial.com





PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS

Address	403 E Hood Ave, Sisters, OR 97759
Available Space	1,216 SF
Lot Size	4,356 SF
Sale Price	\$965,000
Lease Term	To be finalized prior to Closing

Capacity Commercial Group is pleased to present for sale a prime location investment opportunity in Sisters, OR. The property is fully leased on the ground floor to an established and successful restaurant. Lease terms to be finalized before closing between buyer and seller. Property features an additional upstairs living unit. This is perfect for additional rental income or as a Pied-à-Terre in the popular town of Sisters. Seller has explored possibility of adding an additional retail and housing, providing further upside for a buyer.

Sisters is a destination community known for its access to natural beauty and outdoor recreational activities. It is also home to the renowned Sisters Rodeo. The properties' central location in the downtown area makes this an appealing investment with plenty of potential upside.

Location Features

- In close proximity to Hwy-20

Nearby Highlights

- Angeline's Bakery & Cafe
- Chops Bistro
- Coco Loco
- Dutch Bros
- High Camp Taphouse
- Philadelphia's Steaks
- Sisters Bakery
- Sisters Bed and Breakfast
- Sisters Coffee Company
- Sisters Saloon & Ranch Grill
- Ski Inn Taphouse and Hotel
- Spoons
- The Barn in Sisters
- The Open Door Wine Bar



# FINANCIALS & CONCEPTUAL PLANS

## FINANCIALS

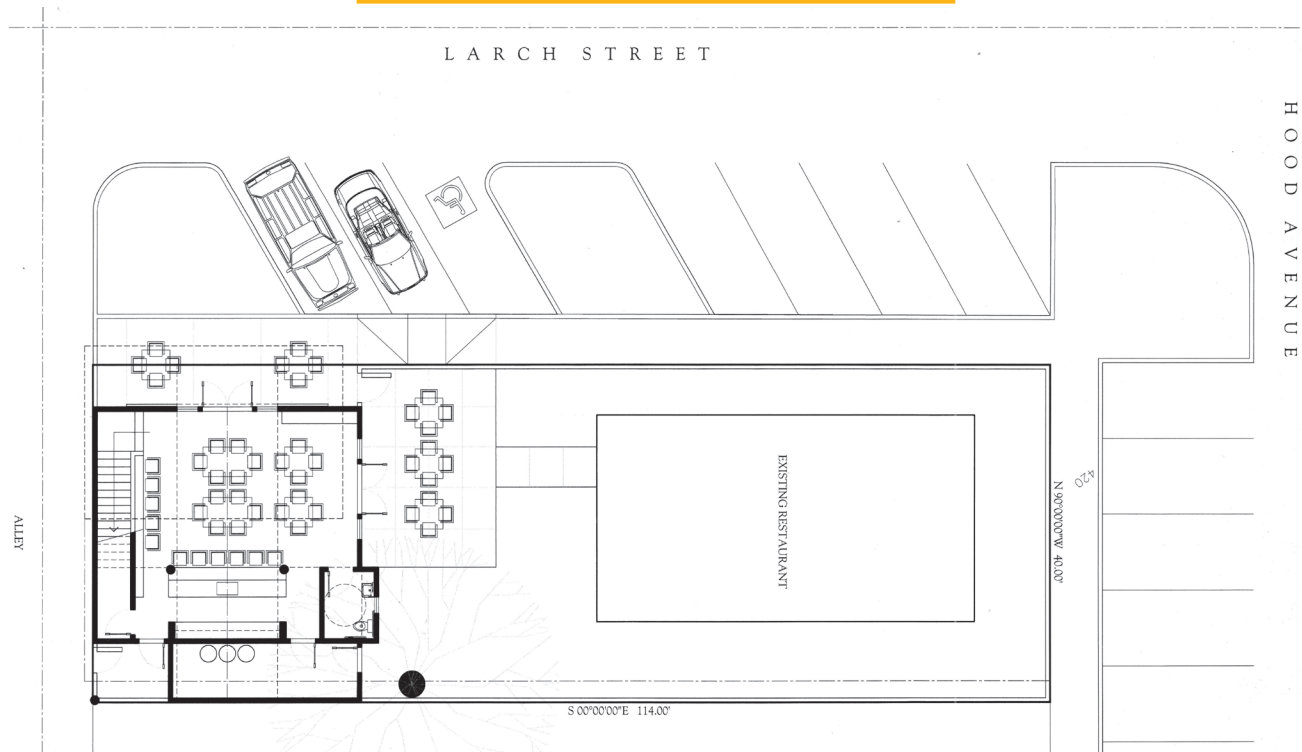
GROUND FLOOR LEASE DETAILS	
Proposed Lease Term*	60 Months
Lease Term Commencement	Upon Closing
Lease Type	NNN
Base Rental Rate	\$3,750 / Month
Annual Rental Rate	\$45,000.00
Rent Escalations	3%

\*to be finalized between Buyer and Seller at Closing

PROFORMA INCOME	
Proposed Apartment Rent / Month*	\$1,400
Annual Apartment Rent	\$16,800
Proforma NOI	\$61,800
Proforma Cap Rate	6.40%

\*Proposed Apartment Rent are Net of Expenses

## CONCEPTUAL PLANS







# LOCAL AERIAL MAP

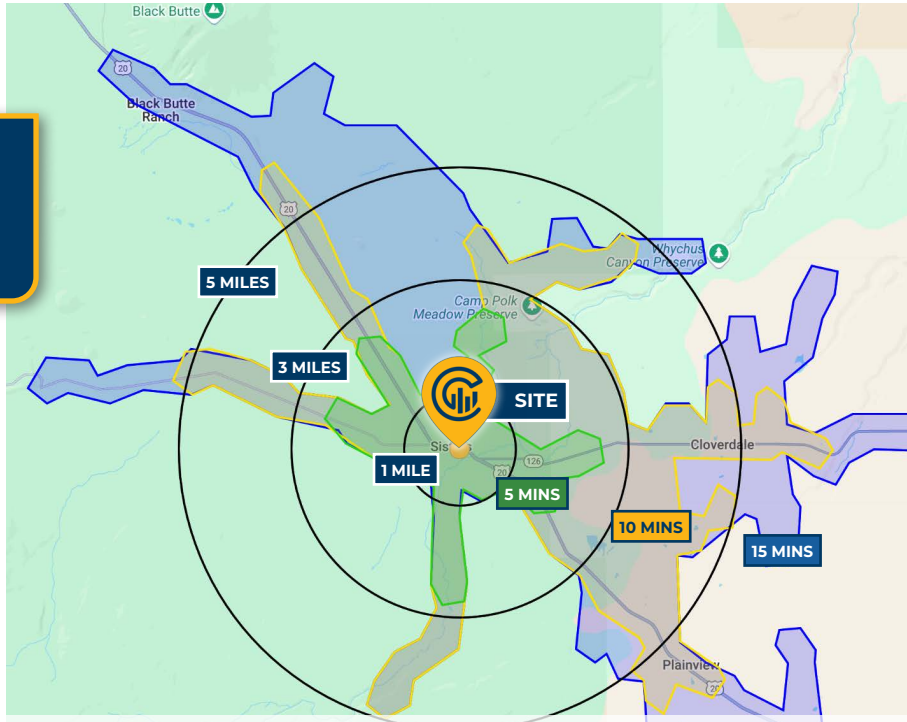


\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024  
 Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO





**DRIVE TIMES & DEMOGRAPHICS**



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FRAC/Geo

AREA DEMOGRAPHICS				
Population	1 Mile	5 Mile	10 Mile	15 Mile
2024 Estimated Population	3,071	7,976	11,498	19,671
2029 Projected Population	3,171	8,386	12,026	20,346
2020 Census Population	2,764	7,248	9,376	16,406
2010 Census Population	2,013	5,628	7,618	13,121
Projected Annual Growth 2024 to 2029	0.7%	1.0%	0.9%	0.7%
Historical Annual Growth 2010 to 2024	3.8%	3.0%	3.6%	3.6%
Households & Income				
2024 Estimated Households	1,374	3,532	5,056	8,701
2024 Est. Average HH Income	\$120,650	\$131,626	\$135,857	\$138,862
2024 Est. Median HH Income	\$84,661	\$80,281	\$96,277	\$98,893
2024 Est. Per Capita Income	\$54,021	\$58,315	\$59,759	\$61,441
Businesses				
2024 Est. Total Businesses	344	520	634	1,053
2024 Est. Total Employees	1,822	2,474	2,909	4,628

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1



**79**

Walk Score®  
"Very Walkable"

**82**

Bike Score®  
"Very Bikeable"

Ratings provided by  
www.walkscore.com/

**RILEY M. HENDERSON**  
Senior Associate Broker | Licensed in OR & WA  
503-975-9301 | riley@capacitycommercial.com

**NICHOLAS G. DIAMOND**  
Principal Broker | Licensed in OR & WA  
503-222-2655 | ndiamond@capacitycommercial.com

**403 E HOOD AVENUE**