

# FOR LEASE

1595 NE Third St, A3 | Prineville, OR



## Restaurant Space Available at Anchored Center

Located in a high-traffic retail center anchored by CVS Pharmacy, Ray's Food Place, and Ace Hardware, this property offers strong visibility, consistent customer draw, and convenient access.

Tenants benefit from prominent building signage, ample shared surface parking (50 spaces), and traffic counts exceeding 11,000 cars per day.

Excellent tenant mix of essential services and grocery anchors generate reliable customer activity. Co-tenants include the Prineville DMV, Step & Spine Physical Therapy, Coin Laundry, Pizza Hut, Bloomingnails, and more creating excellent cross-shopping opportunities.

This is an ideal location for businesses seeking visibility in an established retail hub.

### OFFERING SUMMARY

SUITE A-3	1,168 RSF
LEASE RATE	\$1.25 RSF/MO + NNN
NNN RATE	\$0.49/RSF/MO
BUILDING SIZE	7,825 SF
YEAR BUILT	2004
LOT SIZE	1.15 AC
ZONING	C-2 (General Commercial)

### 5 MILE DEMOGRAPHICS



10,270

TOTAL POPULATION



4,181

TOTAL HOUSEHOLDS



\$41,591

AVG HH INCOME

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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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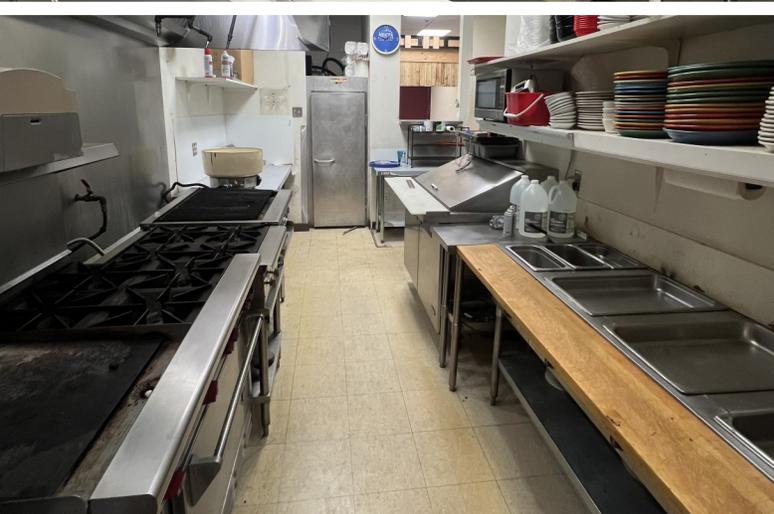
## Suite A3 | \$1.25/SF/MO+NNN

This fully built-out restaurant space offers a turnkey opportunity in a busy retail center with strong daily traffic. The dining area has been recently refreshed, and the suite comes equipped with furniture and essential fixtures—allowing a new operator to step in with minimal downtime.

With a complete kitchen setup, service counter, and ample prep and storage areas, this space is well-suited for quick-service, takeout, or fast-casual concepts.

### Highlights

- Turnkey restaurant space with recently updated dining area
- Furniture and fixtures included
- Service counter and organized workstations with new stainless countertops
- Soda machine/ice maker included
- Two coolers, including one walk-in
- Dedicated dishwashing area with double sink and dishwasher
- Cooking equipment includes a double basket fryer, range, and hood
- Ideal for quick-service or fast-casual concepts
- Located in a high-traffic retail center with strong co-tenancy



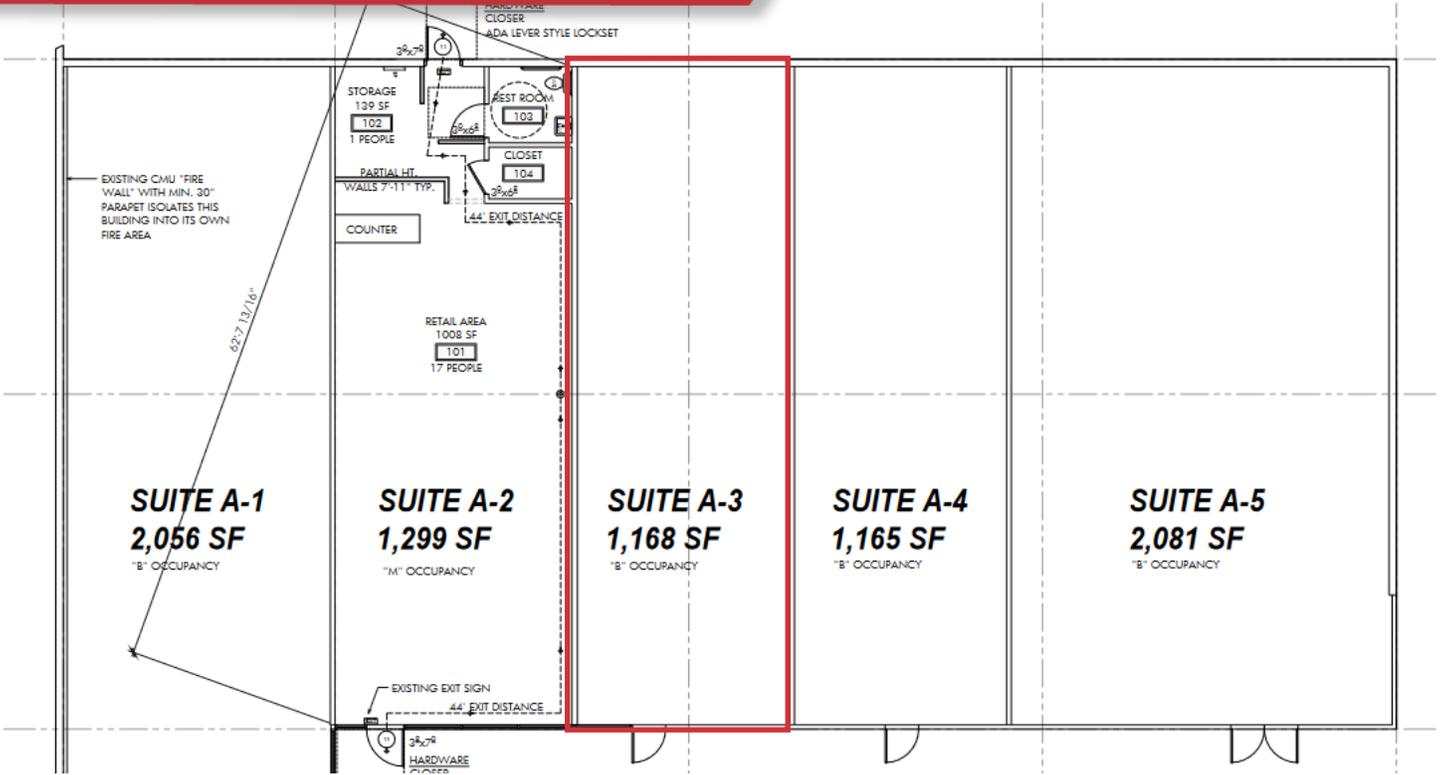
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