

# FOR LEASE

178 S Elm St, Suite 101 | Sisters, OR 97759

**NAI**Cascade  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



## Small Retail in Downtown Sisters

Excellent opportunity for a small retailer to capitalize on the steady traffic of downtown Sisters in this professionally-managed building one block off Cascade Avenue/Hwy 20 in Sisters.

Located on the corner of Elm & Hood, this meticulously maintained building sees ample foot traffic in the heart of Sisters' downtown tourist row.

Building is configured for multiple small businesses. Amenities include kitchenette/break area, and restrooms on both floors.

Co-tenants include Country Financial, Ponderosa Properties, Tamarack Wildfire & Health Wellness, Rustic Moon Massage, Preedin Design, Redmond Speech & Language, Twisted Juniper Coffee, Sister's Bunkhouse, Dutch Mafia LLC.

Disclosure: There is a roof-mounted AT&T cell tower on the building.

Lease rate includes electric, gas, water, sewer and garbage.

### OFFERING SUMMARY

SUITE 101	724 SF
LEASE RATE	\$1,086.00/Month Gross
BUILDING SIZE	7,766 SF
YEAR BUILT	1993
LOT SIZE	0.12 AC
ZONING	DC (Downtown Commercial)
TRAFFIC COUNTS	11,976 ADT at Cascade Ave and Elm St

### 10 MILE DEMOGRAPHICS



**14,731**

TOTAL POPULATION



**6,300**

TOTAL HOUSEHOLDS



**\$119,522**

AVG HH INCOME



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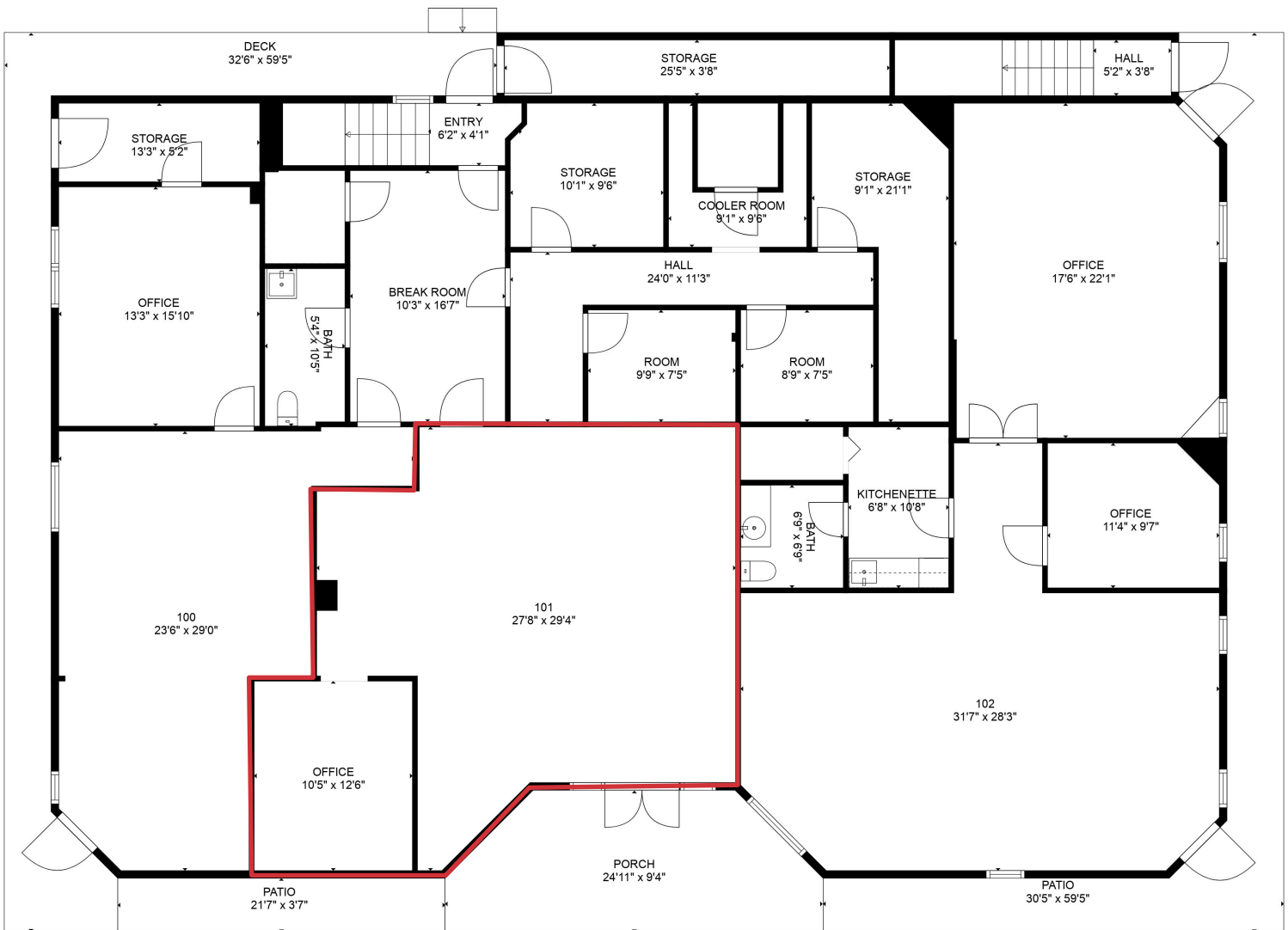
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243 SW Scalehouse Lp  
Suite 3A  
Bend, OR 97703  
NAICascade.com

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## Suite Highlights:

- First floor space in downtown Sisters
- Building double doors enter into retail suite
- Open layout with reception/check-out and semi-private office
- Blade signage and window signage for maximum visibility
- LVP and slate tile throughout
- Ideal layout for small retailer
- Excellent foot traffic and daily traffic counts one block off Cascade Ave/Hwy 20
- Shared restroom and break room



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