

FOR LEASE

1595 NE Third St, Suites A2 & A3 | Prineville, OR

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Office & 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.

Two spaces are available: one well-suited for service office or retail users, and the other a fully equipped restaurant opportunity.

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-2	1,299 RSF \$1.10 +1.15/SF/MO+NNN
SUITE A-3	1,168 RSF \$1.25 RSF/MO + NNN
NNN RATE	\$0.39/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	 4,181	 \$41,591
TOTAL POPULATION	TOTAL HOUSEHOLDS	AVG HH INCOME

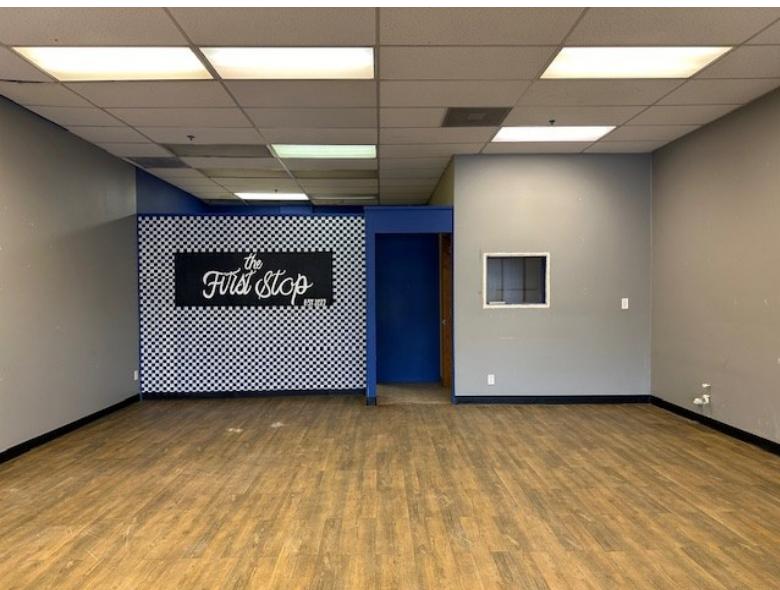
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 243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
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Suite A2 | \$1.10/SF/MO+NNN RATE REDUCED

This 1,299 SF space offers a mostly open floor plan with excellent visibility and flexibility for a variety of users.

Formerly a thrift store, the suite includes a storage area and an ADA-compliant restroom, making it ideal for open retail, showroom concepts, barbershop use, or service office tenants such as real estate, insurance, or financial services.

Highlights

- 1,299 SF with a mostly open layout
- Former thrift store—easy to adapt for multiple uses
- Ideal for retail, showroom, barbershop, or service office
- Storage area plus ADA-compliant restroom
- Strong visibility within a high-traffic retail center
- Ample shared parking
- Building and suite signage opportunities

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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.

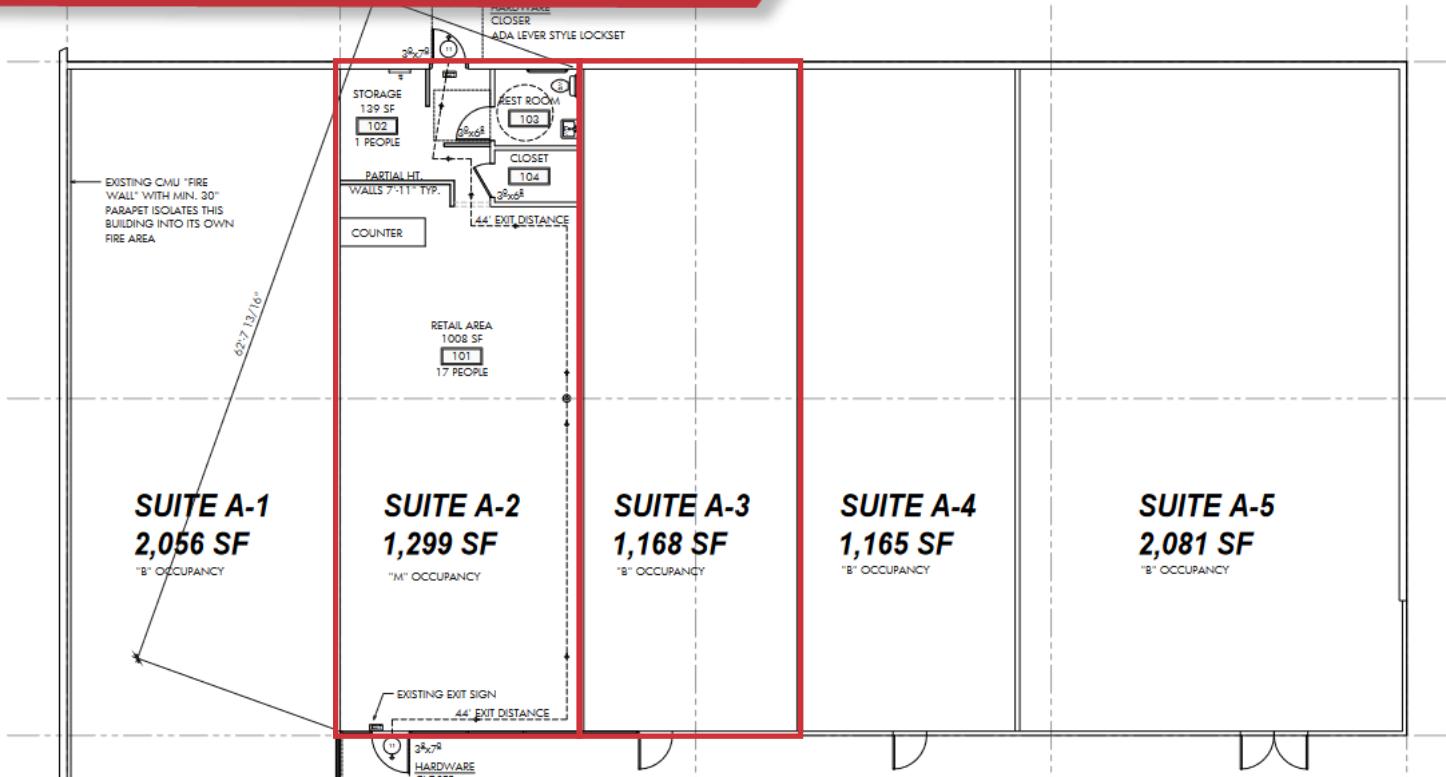
With a complete kitchen setup, service counter, and ample prep and storage areas, this space is well-suited for quick-service, takeout, or fast-casual concepts.

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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