

# FOR SALE

64670 Strickler Ave | Bend, OR 97703



## Offering Summary

Sale Price	\$2,097,000
Cap Rate	6.00%
Building Size	8,526 RSF
Lot Size	46,174 SF (1.06 AC)
Year Built	2000
Zoning	TUC (Tumalo Commercial District)
Tax Lots	161231A003701

## Busy Neighborhood Center in Tumalo with Excellent Visibility from Highway 20

This well-located multi-tenant center offers a strong, diversified tenant mix of local and regional businesses spanning professional services, retail, and food-and-beverage uses.

Current tenants include a poker club, bookkeeping firm, physical therapy practice, a popular bar featuring Oregon Lottery and an award-winning wood-fired pizza restaurant consistently ranked as one of the top ten restaurants in Bend (currently ranked #4), driving consistent daily traffic and cross-patronage.

The property benefits from excellent access and exposure along Hwy 20, which carries 13,000+ vehicles per day, positioning the center as a convenient and well-established commercial hub. Professionally managed. Contact Listing Broker for NDA to review APOD.



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243 SW Scalehouse Lp  
Suite 3A  
Bend, OR 97702  
[NAICascade.com](http://NAICascade.com)



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## Exterior Photos



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Interior Photos

Suite 105- Pisano's Pizza



Suite 103- Tumalo Tavern



Suite 101- Allstate



Suite 102- Joker's Wild Social Club



Suite 104- Step & Spine



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## Property Highlights



**Established neighborhood hub with a dynamic tenant mix** spanning professional services, retail, and food and beverage. Well-known local and regional operators create steady daily activity.

**Top-ranked dining destination** Pisano's Pizza is consistently recognized among Bend's top restaurants by Tripadvisor, drawing both locals and visitors and boosting cross-traffic throughout the center.

**Investor-friendly income profile** with diverse tenants, NNN leases, recent capital improvements and professional management, this opportunity offers a low-maintenance investment for a cash buyer or 1031 exchange investor.

**Strategic Hwy 20 presence** with strong visibility and access along a primary corridor serving 13,000+ vehicles per day, just minutes from Bend's Golden Triangle and in the path of continued residential and retail growth.

**Proximity to recreation and tourism drivers** near Tumalo State Park, which welcomes more than 450,000 visitors annually and supports year-round customer flow.

### Recent capital improvements:

- New roof installed in 2023 with 20-year warranty
- Parking lot seal coated in 2024
- New exterior paint completed in 2025
- Replacement of four rooftop HVAC units in 2025



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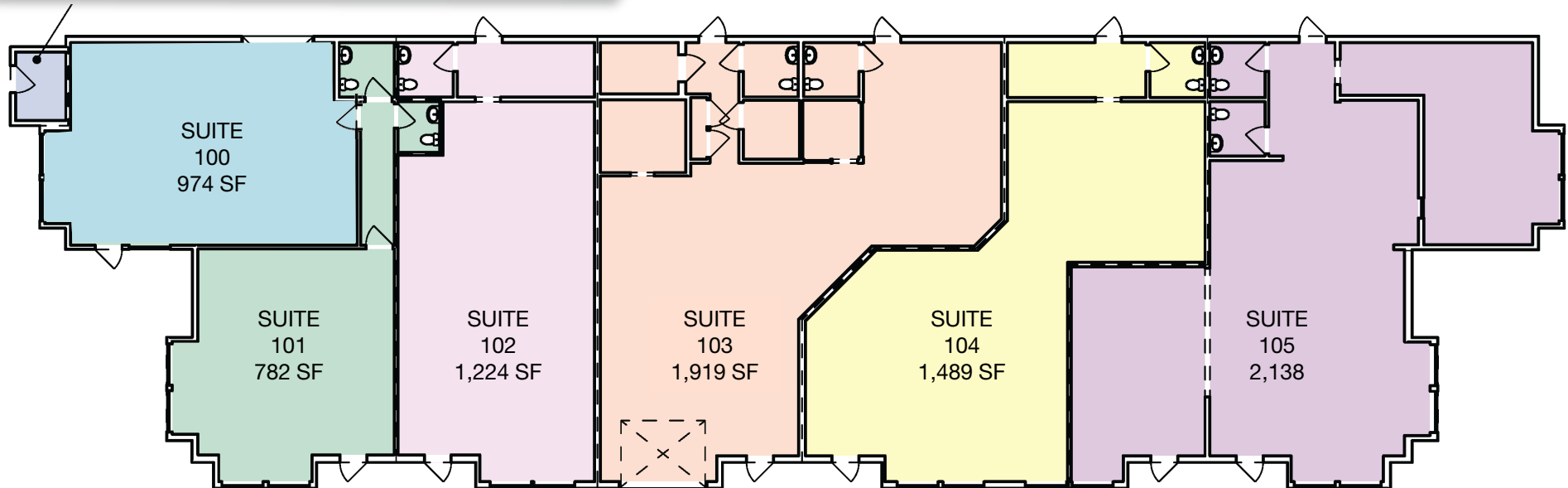
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Floor Plan & Tenant Mix



## Basic Books Accounting

Offering bookkeeping services.



Long-standing, local's favorite watering hole with full restaurant and bar. An Oregon Lottery retailer. Website [here](#).



Available for sublease.  
Details [here](#).



Established physical therapy provider with multiple locations throughout Central Oregon. Website [here](#).



Social club offering poker tournaments with professional dealers.  
Website [here](#).

## PISANO'S PIZZA

Woodfired pizza and Italian restaurant which has won national awards. Well-loved by locals and tourists. Website [here](#).

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## Demographic Summary

### DEMOGRAPHIC SUMMARY

64670 Strickler Ave, Bend, Oregon, 97703 2

Drive time of 10 minutes

### KEY FACTS

9,794

Population



3,625

Households

45.7

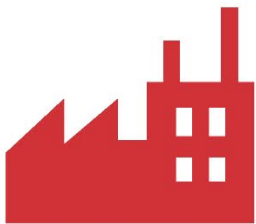
Median Age

\$100,602

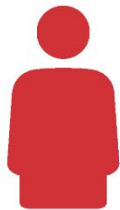
Median Disposable Income

### BUSINESS

700



6,791



### INCOME



\$128,662

Median Household Income



\$64,687

Per Capita Income



\$818,250

Median Net Worth

### EDUCATION

4%

No High School Diploma



18%

High School Graduate



33%

Some College



45%

Bachelor's/Grad/Prof Degree

### ANNUAL HOUSEHOLD SPENDING



\$3,377

Apparel & Services



\$8,938

Groceries



\$321

Computers & Hardware



\$9,922

Health Care



\$5,138

Dining Out

### EMPLOYMENT



70%

White Collar



17%

Blue Collar

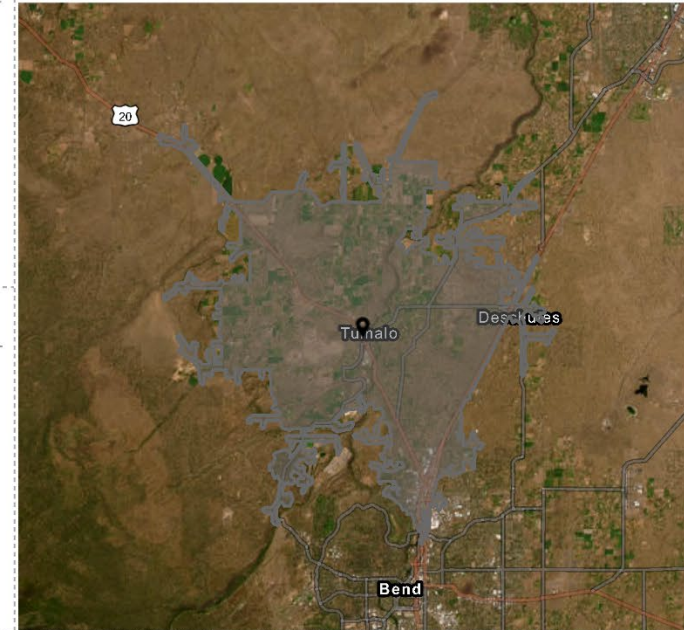


13%

Services

4.0%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2023, 2027.

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Trade Area



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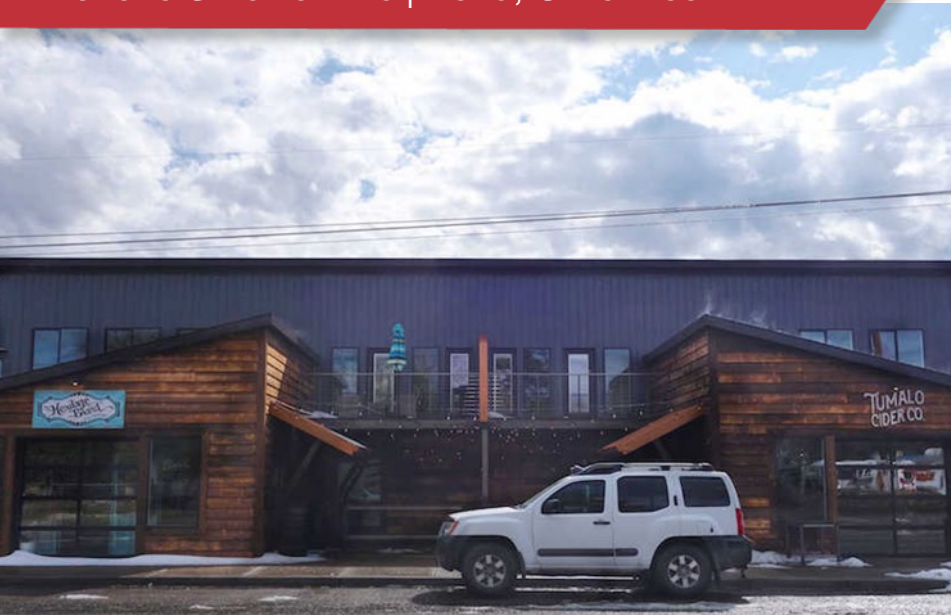
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Tumalo, Oregon




Tumalo, Oregon is a scenic and fast-evolving rural community in Deschutes County in a prime location along Highway 20 between Bend and Sisters. Just 7 miles from Bend and 15 miles from Sisters. Situated on one of the region's primary east and west corridors, Tumalo benefits from a steady flow of daily commuters, outdoor recreationists headed to the Cascades, and visitors traveling throughout Central Oregon. The Bend MSA is ranked the fourth best-performing small city by the Milken Institute in 2026, and Bend's north end continues to experience strong growth with the addition of the new Costco, Goodwill (3.5 miles/6 minutes from subject), associated retail pads, and the upcoming development of a sports complex.

Recent infrastructure investments support this growth, including a new Cook and Highway 20 roundabout that has slowed traffic and improved building visibility, along with a new east and west multi-use path and underground pedestrian bridge connecting both sides of Tumalo beneath Highway 20. The multi-use path and pedestrian underpass improve safety and walkability for residents and visitors, making it easier to move between neighborhoods, businesses, and community gathering spaces while reinforcing Tumalo's identity as a place designed for people, not just pass-through traffic.

Local businesses reflect Tumalo's community-focused spirit with a mix of neighborhood dining spots, artisan shops, and welcoming outdoor spaces. Nearby Tumalo Park serves as a busy launch site for rafting and floating on Tumalo Creek, with more than 450,000 day-use visitors annually and reinforcing the area's strong connection to the outdoors. The town's growing craft beverage scene, featuring locally produced cider, beer, and spirits, draws both residents and visitors while remaining rooted in local culture. With its natural beauty, improved infrastructure, and strong community ties, Tumalo offers a supportive environment for businesses that value long-term relationships and meaningful engagement with Central Oregon's growing population.

Sources:  
<https://www.oregon.gov/odot/Data/Pages/Traffic-Counting.aspx>  
<https://cascadefirstnews.com/tumalo-cider-company/>  
<https://www.newyorker.com/magazine/1998/10/24/tumalo>  
<https://www.tumalocoffee.com/>  
<https://www.tumalocider.com/>  
<https://visitcentraloregon.com/articles/top-places-to-eat-in-tumalo-oregon/>  
<https://roamredmondoregon.com/guide-to-tumalo-oregon/>  
<https://bendbulletin.com/2024/03/21/top-5-visited-state-parks-in-central-oregon-might-surprise-you/>

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Tumalo, Oregon



## Jenn Limoges, CCIM | Partner, Principal Broker

**Cascades East Association Realtors Commercial Transaction of the Year Recipient 2025**  
**OR/SW Washington CCIM Commercial Real Estate Transaction of the Year Recipient 2023**

Jenn's in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off market opportunities—that best complement their short and long term financial goals.

"For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities." –Jenn Limoges

Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

*"I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn's diligence and {Seller's} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both."* – Davis Vaughn, MF acquisitions

BUILD ON THE POWER  
OF OUR NETWORK



6,000  
REAL ESTATE  
PROFESSIONALS



400  
OFFICES



35  
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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