

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.

 Jenn Limoges, CCIM | Partner
Licensed Oregon Principal Broker
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jlimoges@naicascade.com

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.



243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
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Exterior Photos



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Interior Photos

Suite 105- Pisano's Pizza



Suite 101- Allstate



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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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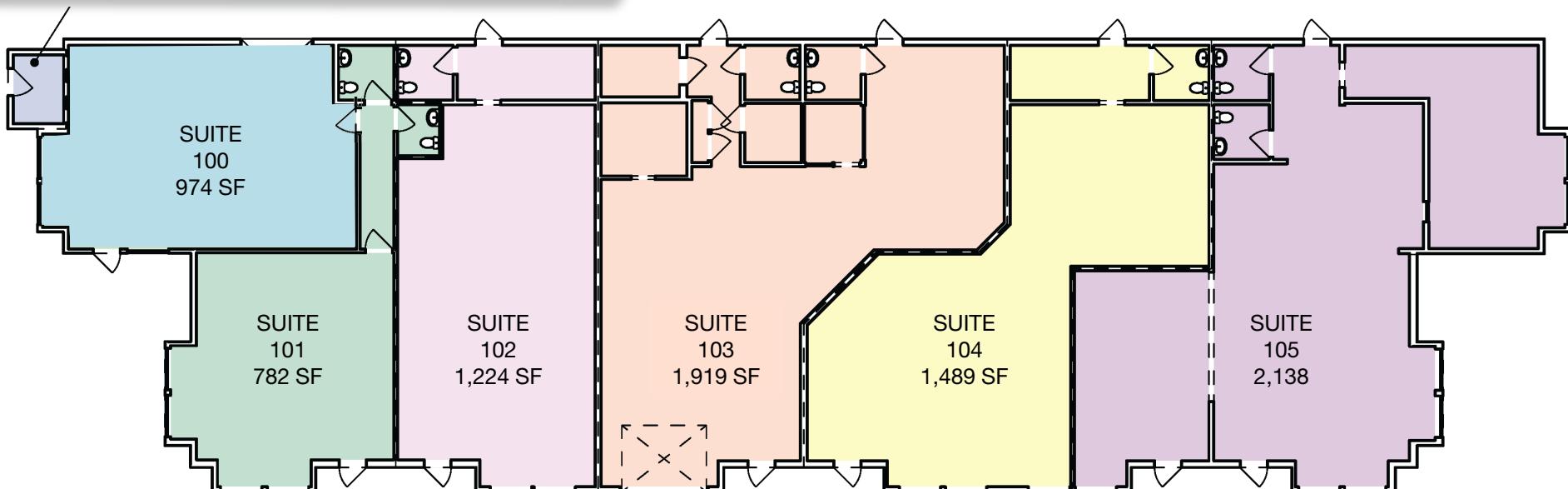
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Floor Plan & Tenant Mix



Basic Books Accounting

Offering bookkeeping services.



JOKERS WILD



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

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



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



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

Pisano's Pizza

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

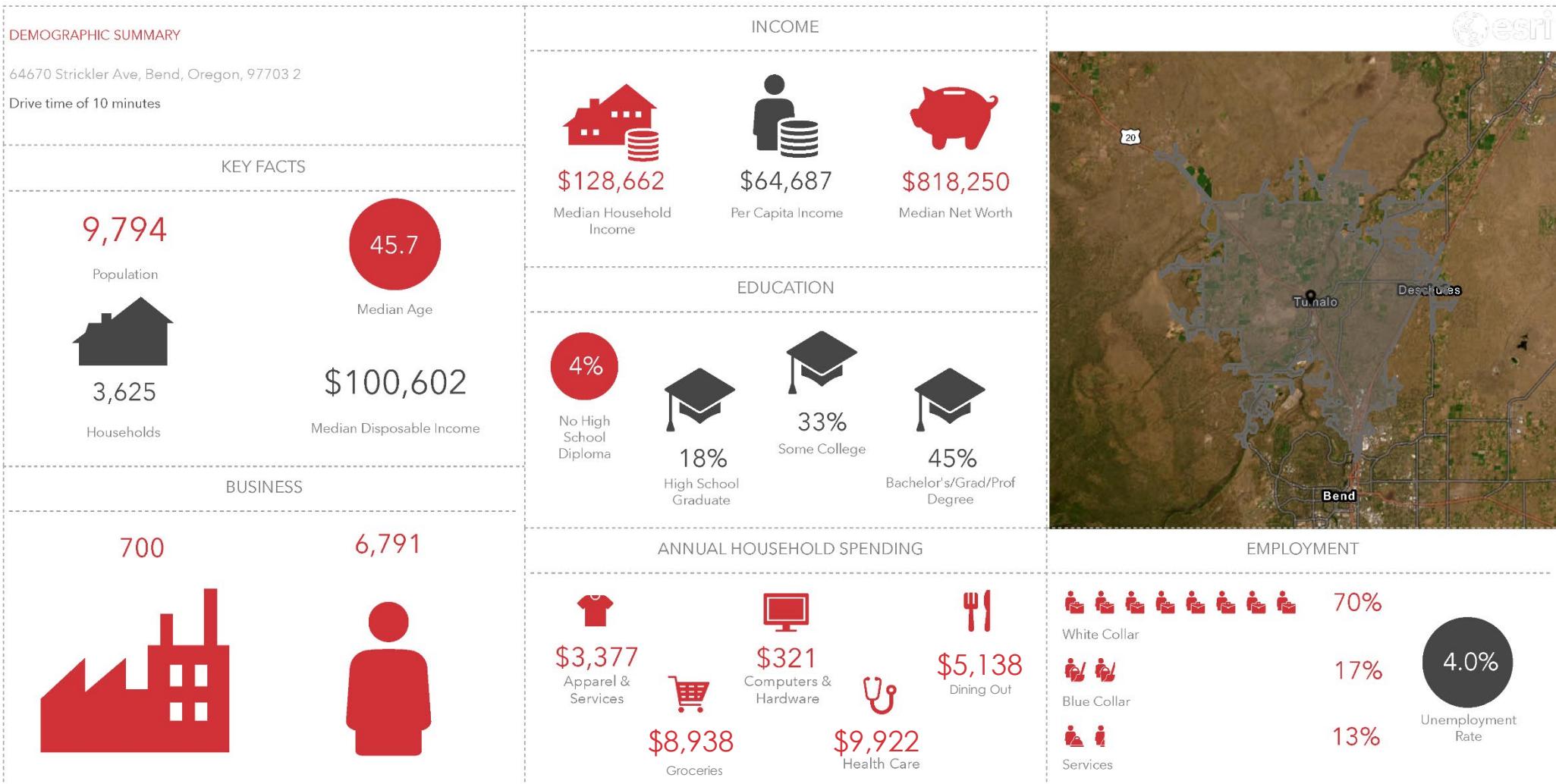
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Demographic Summary



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Trade Area



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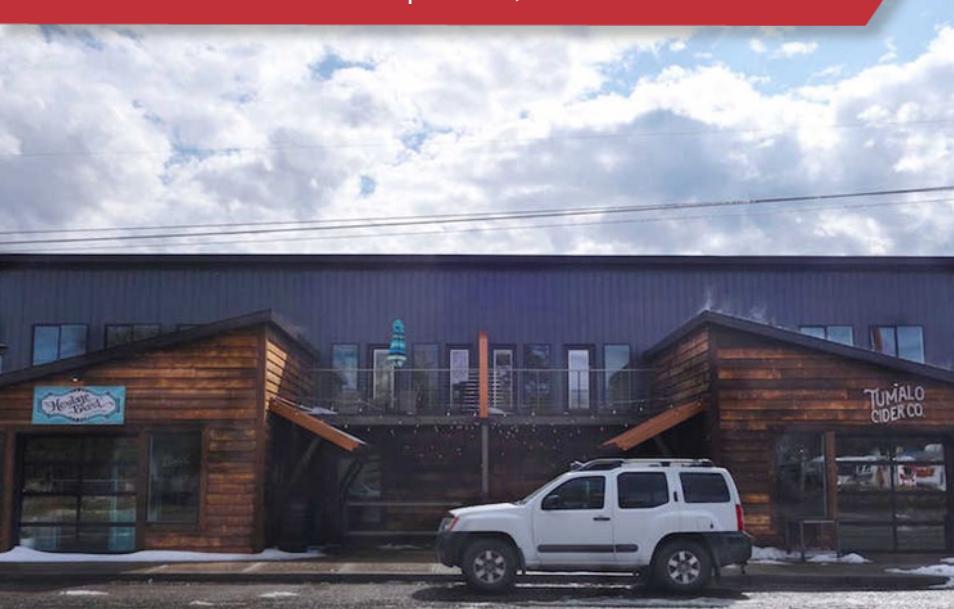
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Tumalo, Oregon



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://cascadecitizen.com/tumalo-cider-company/>
<https://www.newyorker.com/magazine/1988/10/24/tumalo>
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<https://bendbulletin.com/2024/03/21/top-5-visited-state-parks-in-central-oregon-might-surprise-you/>

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Tumalo, Oregon



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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

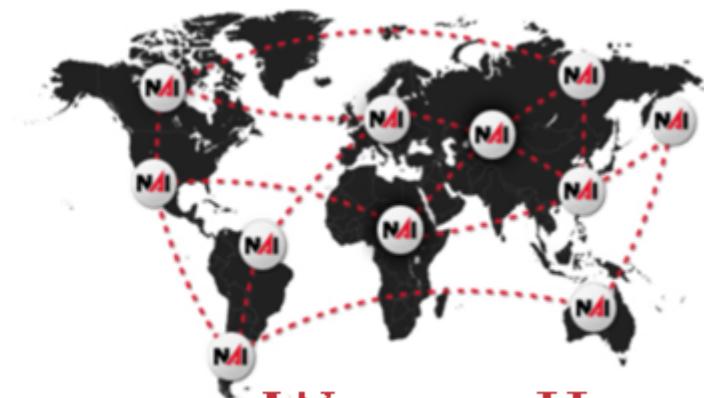


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COUNTRIES

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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