

FOR SALE  
**OWNER-USER**

## FORMER PIZZA HUT BUILDING

1505 NE 3rd Street | Prineville OR



**Offered at \$699,000**

Originally constructed in 1993, this 2,545 RSF +/- stand-alone building is ready for a QSR or restaurant with drive thru. Sale includes all FF&E, generous electrical and gas service, well parked, with excellent visibility and signage on 3rd Street. Zoned C-2 Commercial which provides for a number of food related businesses requiring a drive thru. Contact listing broker for showing instructions.

**Brian Fratzke, CCIM**

brian@fratcommercial.com | O 541.306.4948 C 541.480.2526





**With You Every Square Foot of the Way.**

**963 SW Simpson Ave., Suite 220 | Bend, OR 97702**

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DISCLAIMER: This information is from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.



- 1. PROPERTY SUMMARY**
- 2. THE PROPERTY: AERIALS**
- 3. TAX MAP**
- 4. SITE/FLOOR PLANS**
- 5. PROPERTY PHOTOS**
- 6. AREA INFORMATION**



## PROPERTY SUMMARY

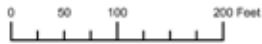
|                       |                       |
|-----------------------|-----------------------|
| <b>PRICE</b>          | <b>\$699,000</b>      |
| <b>OCCUPANCY</b>      | <b>Vacant</b>         |
| <b>BUILDING SF</b>    | <b>2,545 +/- SF</b>   |
| <b>YEAR BUILT</b>     | <b>1993</b>           |
| <b>TOTAL LOT SIZE</b> | <b>0.49 Acres</b>     |
| <b>ZONING</b>         | <b>C-2 Commercial</b> |

Fratzke Commercial Real Estate Advisors is proud to be the exclusive commercial real estate brokerage marketing the former Pizza Hut building with drive thru for sale in Prineville, Oregon.

- The building was originally constructed in 1993 and totals 2,545 RSF
- The property is located in the Ochoco Plaza anchored by Ray's Thriftway Market, Rite Aide, and Ace Hardware.
- The building includes a fully functioning drive thru with automated ordering system.
- There are 14 dedicated parking stalls with the property and another 60 parking stalls in common utilized by the restaurant.
- There is one existing main entrance with two additional access points on the south and west walls.
- There are two ADA bathrooms split for male and female use.
- The building includes a walk in cooler measuring 20 feet in depth and 15 feet wide.
- The kitchen includes a 15 foot Ansul type 1 hood, three sink wash station, and large area for additional flat top grill, fryers, and other equipment.
- The restaurant includes seating for 50 with tables, chairs, and booths in place.
- The building has a 1 inch gas line, a ½ inch water line, three phase four wire electrical service with two (2) 225 amp panels

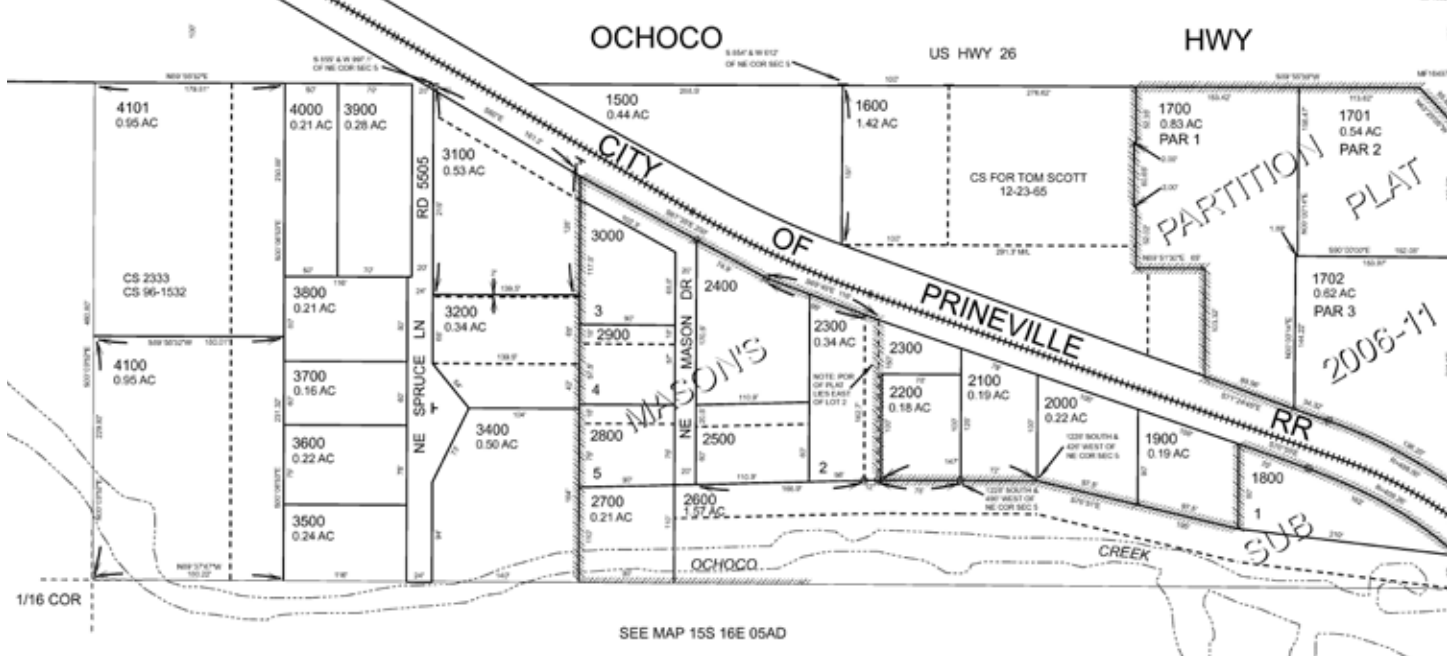
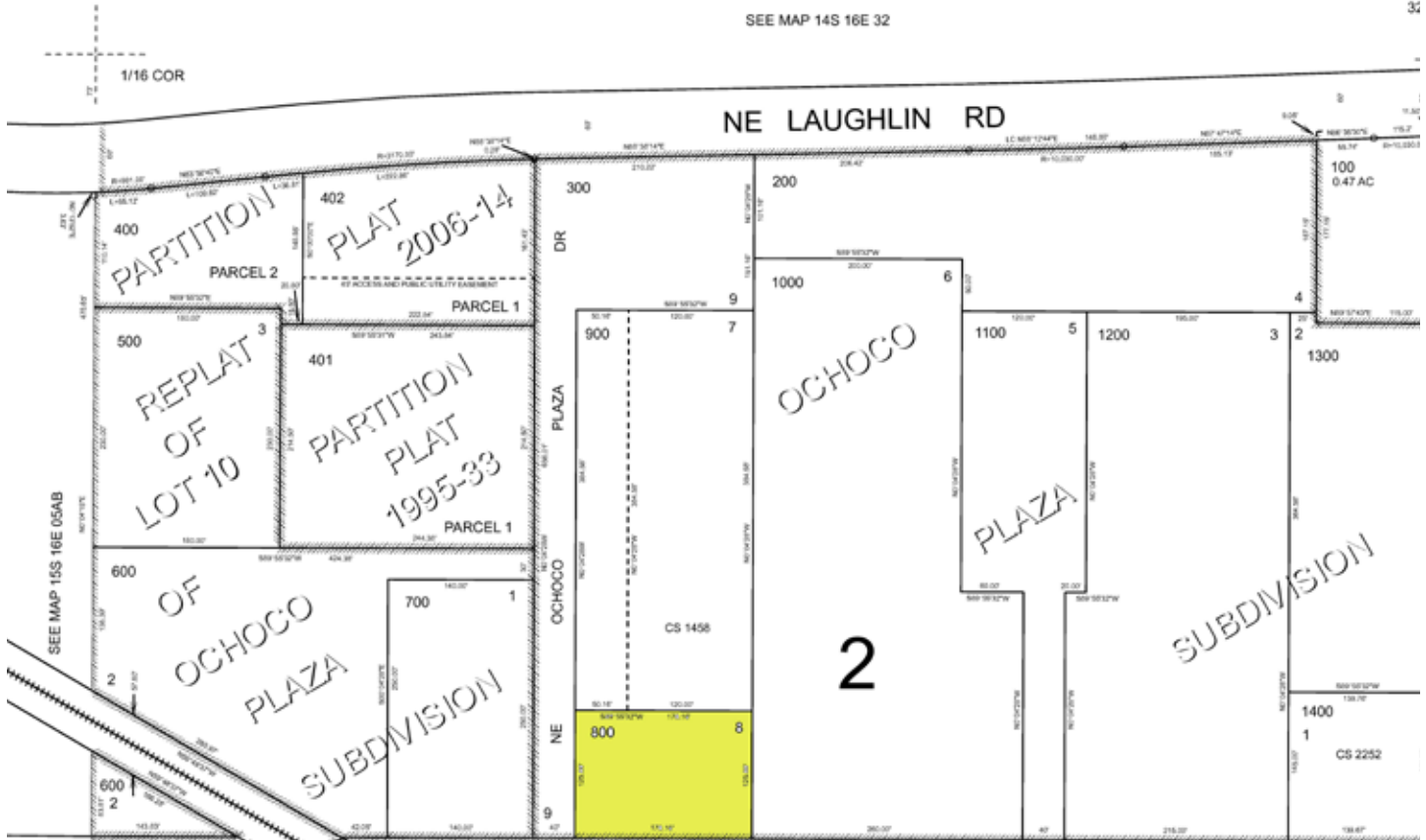


PREPARED FOR  
JRPOSE ONLY



N.E. 1/4 N.E. 1/4 SEC. 5 T.15S. R.16E. W.M.  
CROOK COUNTY  
1" = 100'

SEE MAP 14S 16E 32

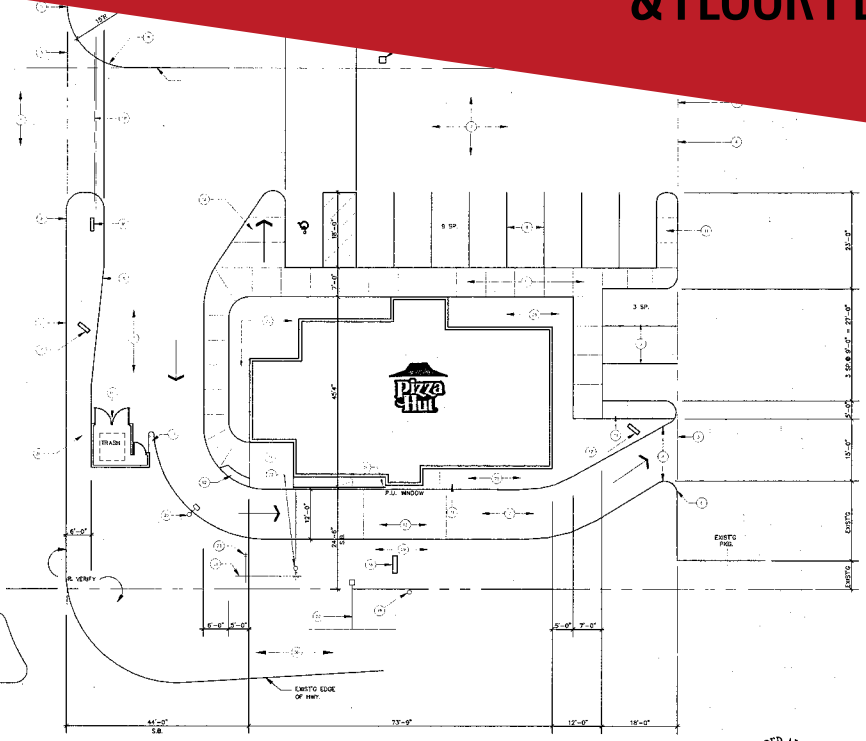


SEE MAP 15S 16E 05AD

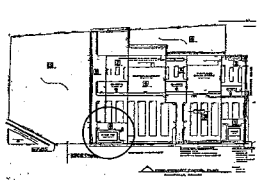
# SITE PLAN & FLOOR PLAN

## KEY NOTES

1. EXISTING PAVING. ALTER AS REQUIRED. SEE GRADING/ DRAINAGE PLAN.
2. EXISTING EXTERIOR CURBING. ALTER AS SHOWN. SEE GRADING/ DRAINAGE PLAN.
3. REMOVE EXISTING CURBING TO RECYCLE PAVEMENT.
4. MATCH EXISTING PAVING. LINE AND GRADE.
5. MATCH EXISTING CURBING. LINE AND GRADE.
6. END NEW CURBING.
7. NEW ASPHALT PAVING. SECTION TO MATCH EXISTING. SEE GRADING/ DRAINAGE PLAN.
8. NEW STANDARD CONCRETE CURBING. SEE GRADING/ DRAINAGE PLAN.
9. NEW PAINTED SIMPLIC. MATCH EXISTING.
10. NEW VAN-ACCESSIBLE ADA APPROVED HANDICAP SPACE WITH GREEN-APPROVED SIGNAGE.
11. SCORED CONCRETE WALK.
12. CONCRETE #800.
13. CONCRETE PAD. CENTER ON P.U.V. MASON.
14. TRASH ENCLOSEURE FROM CURB TO MASON BUILDING. SEE DETAIL.
15. LIGHTED NUMBER BOARD. FIELD-VERIFY LOCATION.
16. TWO SEED "PICK-UP" SIGN - ILLUMINATED.
17. SIGN "THANK-YOU'S" / DO NOT ENTER.
18. MONUMENT SIGN.
19. EXISTING POWER POLE. PRIMARY TO TRANSFORMER AS PER UTILITY.
20. EXISTING 6" DIA. GROUND SIGN.
21. EXISTING 10" DIA. WATER MAIN.
22. NEW 1 1/2" METE TAP. PROVIDE 1" Tee FOR LANDSCAPE IRRIGATION ADJACENT TO BUILDING.
23. USE MAIN.
24. EXISTING SITE LIGHT.
25. NEW SITE LIGHT.
26. 6" DIA. FIRE BOLLARD.
27. PROVIDE LANDSCAPING AND IRRIGATION TO MATCH EXISTING PER LANDSCAPE PLAN BY CHARLES MANGUM.
28. PROVIDE IRRIGATION LINE.
29. NEW LANDSCAPING. SEE LANDSCAPE PLAN.
30. EXISTING LANDSCAPING.



## VICINITY MAP



## SITE/BUILDING DATA

SITE ZONE: OUTLYING COMMERCIAL ZONE C-2  
 SITE SIZE: 21,250 S.F.  
 BUILDING TYPE: RESTAURANT A-21 TYPE VN  
 BUILDING SIZE: 2532 S.F.  
 PUBLIC USE AREA: 1600 S.F.  
 PARKING REQUIRED: 1 SP/250 S.F. = 7 SPACES  
 PARKING PROVIDED: 12 SPACES

OCHOCO HIGHWAY

## SITE PLAN

SCALE 1"=10'

**billy ray strite**  
 architect p.c.  
 222 S. MARKET ST., SUITE 200  
 PRINEVILLE, OREGON 97136  
 TEL: (503) 336-2886 FAX: (503) 336-3888

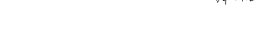
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OCHOCO SHOPPING CENTER  
 PRINEVILLE, OREGON



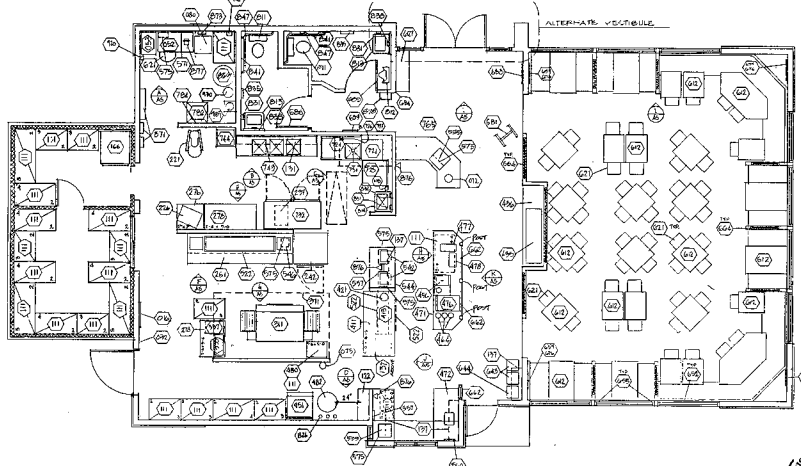
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## ALTERNATE VESTIBULE PLAN



- ### NOTES
1. GENERAL COMPRESSOR TO SEAL THE FOLLOWING TO THE FLOOR WITH RUBBER GASKETS:  
 222 STATIONARY REFRIGERATOR  
 243 STATIONARY REFRIGERATOR  
 282 WIPER BANK  
 282 UNIT VENTILATION  
 284 MASHING W/ (S)  
 284 WIPER BANK
  2. GLASS DOUBLE PANELS (EQUIPMENT NUMBER 852) SHALL EACH BE 28 1/2" X 13" WITH REVERSE INADE.

| DINING ROOM SEATING |       |      |       |
|---------------------|-------|------|-------|
| TYPE                | SEATS | QTY. | TOTAL |
| BOOTH               | 4     | 6    | 24    |
| TABLES              | 2     | 12   | 24    |
|                     | 3     | 2    | 6     |
|                     | 4     | 6    | 24    |
|                     | 6     | 2    | 12    |
| TOTAL               |       | 28   | 90    |



## FLOOR PLAN

22 97 5 5

## EQUIPMENT LIST

| NO.        | DESCRIPTION          | REMARKS | NO.         | DESCRIPTION | REMARKS | NO.                  | DESCRIPTION | REMARKS | NO.                  | DESCRIPTION    | REMARKS | NO.      | DESCRIPTION          | REMARKS | NO.                   | DESCRIPTION | REMARKS | NO.       | DESCRIPTION | REMARKS |           |           |  |
|------------|----------------------|---------|-------------|-------------|---------|----------------------|-------------|---------|----------------------|----------------|---------|----------|----------------------|---------|-----------------------|-------------|---------|-----------|-------------|---------|-----------|-----------|--|
| C MANAGING |                      |         | 2 PREPARING |             |         | 4 DISPENSING/SERVING |             |         | 4 DISPENSING/SERVING |                |         | 6 DINING |                      |         | 7 WASHING/DISP./CLEAN |             |         | 8 UTILITY |             |         | 8 UTILITY |           |  |
| 801        | TELEPHONE            |         | 201         | DOUGH SHREK |         | 411                  | OUT VENT    |         | 601                  | BURGER TOASTER |         | 701      | AUTOMATIC DISHWASHER |         | 801                   | TELEPHONE   |         | 802       | TELEPHONE   |         | 803       | TELEPHONE |  |
| 802        | EMPLOYEE COUNT ROOMS |         | 202         | DOUGH SHREK |         | 412                  | WIPER BANK  |         | 602                  | SPREADER       |         | 702      | WATER HEATER         |         | 804                   | TELEPHONE   |         | 805       | TELEPHONE   |         | 806       | TELEPHONE |  |
| 803        | FLAME                |         | 203         | WIPER BANK  |         | 413                  | WIPER BANK  |         | 603                  | WIPER BANK     |         | 703      | WATER HEATER         |         | 807                   | TELEPHONE   |         | 808       | TELEPHONE   |         | 809       | TELEPHONE |  |
| 804        | FLAME                |         | 204         | WIPER BANK  |         | 414                  | WIPER BANK  |         | 604                  | WIPER BANK     |         | 704      | WATER HEATER         |         | 810                   | TELEPHONE   |         | 811       | TELEPHONE   |         | 812       | TELEPHONE |  |
| 805        | FLAME                |         | 205         | WIPER BANK  |         | 415                  | WIPER BANK  |         | 605                  | WIPER BANK     |         | 705      | WATER HEATER         |         | 813                   | TELEPHONE   |         | 814       | TELEPHONE   |         | 815       | TELEPHONE |  |
| 806        | FLAME                |         | 206         | WIPER BANK  |         | 416                  | WIPER BANK  |         | 606                  | WIPER BANK     |         | 706      | WATER HEATER         |         | 816                   | TELEPHONE   |         | 817       | TELEPHONE   |         | 818       | TELEPHONE |  |
| 807        | FLAME                |         | 207         | WIPER BANK  |         | 417                  | WIPER BANK  |         | 607                  | WIPER BANK     |         | 707      | WATER HEATER         |         | 819                   | TELEPHONE   |         | 820       | TELEPHONE   |         | 821       | TELEPHONE |  |
| 808        | FLAME                |         | 208         | WIPER BANK  |         | 418                  | WIPER BANK  |         | 608                  | WIPER BANK     |         | 708      | WATER HEATER         |         | 822                   | TELEPHONE   |         | 823       | TELEPHONE   |         | 824       | TELEPHONE |  |
| 809        | FLAME                |         | 209         | WIPER BANK  |         | 419                  | WIPER BANK  |         | 609                  | WIPER BANK     |         | 709      | WATER HEATER         |         | 825                   | TELEPHONE   |         | 826       | TELEPHONE   |         | 827       | TELEPHONE |  |
| 810        | FLAME                |         | 210         | WIPER BANK  |         | 420                  | WIPER BANK  |         | 610                  | WIPER BANK     |         | 710      | WATER HEATER         |         | 828                   | TELEPHONE   |         | 829       | TELEPHONE   |         | 830       | TELEPHONE |  |
| 811        | FLAME                |         | 211         | WIPER BANK  |         | 421                  | WIPER BANK  |         | 611                  | WIPER BANK     |         | 711      | WATER HEATER         |         | 831                   | TELEPHONE   |         | 832       | TELEPHONE   |         | 833       | TELEPHONE |  |
| 812        | FLAME                |         | 212         | WIPER BANK  |         | 422                  | WIPER BANK  |         | 612                  | WIPER BANK     |         | 712      | WATER HEATER         |         | 834                   | TELEPHONE   |         | 835       | TELEPHONE   |         | 836       | TELEPHONE |  |
| 813        | FLAME                |         | 213         | WIPER BANK  |         | 423                  | WIPER BANK  |         | 613                  | WIPER BANK     |         | 713      | WATER HEATER         |         | 837                   | TELEPHONE   |         | 838       | TELEPHONE   |         | 839       | TELEPHONE |  |
| 814        | FLAME                |         | 214         | WIPER BANK  |         | 424                  | WIPER BANK  |         | 614                  | WIPER BANK     |         | 714      | WATER HEATER         |         | 840                   | TELEPHONE   |         | 841       | TELEPHONE   |         | 842       | TELEPHONE |  |
| 815        | FLAME                |         | 215         | WIPER BANK  |         | 425                  | WIPER BANK  |         | 615                  | WIPER BANK     |         | 715      | WATER HEATER         |         | 843                   | TELEPHONE   |         | 844       | TELEPHONE   |         | 845       | TELEPHONE |  |
| 816        | FLAME                |         | 216         | WIPER BANK  |         | 426                  | WIPER BANK  |         | 616                  | WIPER BANK     |         | 716      | WATER HEATER         |         | 846                   | TELEPHONE   |         | 847       | TELEPHONE   |         | 848       | TELEPHONE |  |
| 817        | FLAME                |         | 217         | WIPER BANK  |         | 427                  | WIPER BANK  |         | 617                  | WIPER BANK     |         | 717      | WATER HEATER         |         | 849                   | TELEPHONE   |         | 850       | TELEPHONE   |         |           |           |  |

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OCHOCO SHOPPING CENTER  
 PRINEVILLE, OREGON



| Draw    |        |
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PROPERTY PHOTOS





PROPERTY PHOTOS





ANSUL HOOD



WALK IN COOLER

# CENTRAL OREGON MARKET OVERVIEW

Welcome to Central Oregon where the commute times are short and breathtaking views await you at every turn. The region features dramatic snow-capped mountain ranges and high desert plateaus within Deschutes, Crook and Jefferson counties.

Located halfway between San Francisco and Seattle, the hottest small metropolitan market in the U.S. is Central Oregon. In the last decade the region has seen some of the highest sustained GDP growth, job growth and population growth. With these factors in mind, The Milken Institute has named the region the best small metropolitan in the nation three years in a row – an accolade no other location has ever received.

Central Oregon is pulling extraordinary talent and capital, fostering a diverse and highly entrepreneurial business ecosystem. Lured by natural scenic beauty and big city amenities (world-class health care, education, dining) without big city costs or hassle, people are learning that having a true work-life balance is possible. Employees are happier; companies are more innovative and capital-efficient. All in a region dominated by small to mid-sized firms that compete globally – and win.

**240,280**

## REGIONAL POPULATION

*2019 estimates from  
Portland State University*

**117,050**

## REGIONAL LABOR FORCE

*Seasonally adjusted total for Q1 2019  
from Oregon Employment Department*

**#6**

## FASTEST POPULATION GROWTH IN THE U.S.

*U.S. CENSUS, 2018*

## WHY CENTRAL OREGON?

Central Oregon has been among the fastest growing regions anywhere in the U.S.

In-migration has been the dominating factor in the region's growth with approximately 7,000 new residents moving to the area from all over the country every year. At the same time, the region's ability to attract young families has resulted in strong birth rates.

When compared against its neighbors to the north and south, Oregon's overall business costs rank significantly lower. Average electricity rates, natural gas rates, state and local sales tax rates, and business tax climates in particular are significantly lower than the national average.

For a relocating business, Central Oregon has a reputation for welcoming new companies without sacrificing workforce, talent, quality healthcare, transportation, or infrastructure.

**GROWTH**

The combination of a collaborative culture, a supportive attitude among government and economic development agencies, plus a location that attracts talent and investment all help Central Oregon compete nationally.

***"BEND ENJOYS A TRULY COLLABORATIVE ENVIRONMENT.  
Everyone is not only supportive of each other, but excited to see one another grow. We share the same trails, rivers and slopes and ultimately share a similar vision to help Bend succeed."***

*—Scott Allan, GM, Hydro Flask*

**#2**

## FASTEST JOB GROWTH IN THE U.S.

*BLS, 2017*

## DESCHUTES COUNTY

**#1**

## COUNTY RECEIVING MOST INVESTMENT IN OREGON

*SMARTASSET, 2019*

# TRANSPORTATION

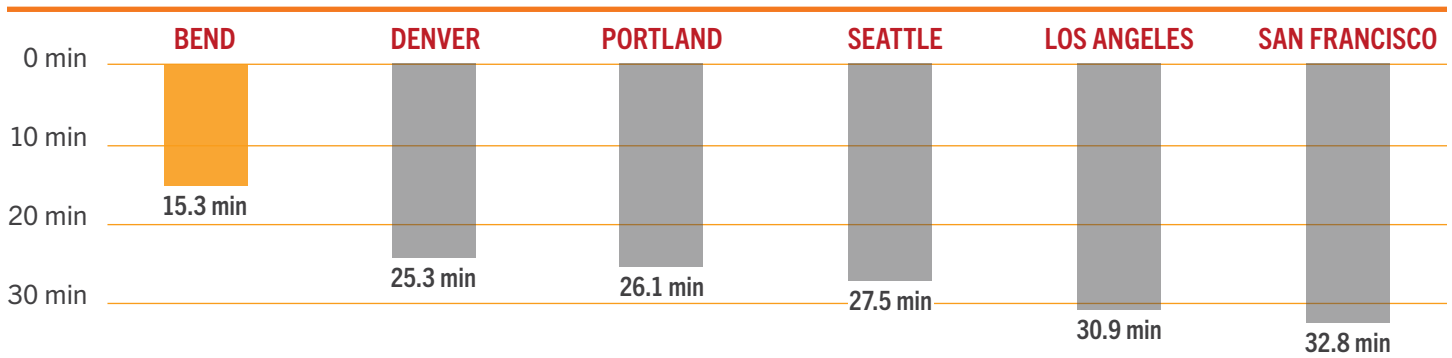


Redmond Municipal Airport (RDM) provides commercial air service with 26 daily round-trip flights to Denver, Portland, Seattle, Los Angeles, San Francisco, Mesa, Phoenix, Salt Lake City, Las Vegas, and Chicago via six carriers (Alaska, SunCountry Airlines, Allegiant, American, Delta, and United.)

Burlington Northern-Santa Fe (BNSF), Union Pacific (UPRR), and the City of Prineville Railway (COPR) provide direct connections for shipping to any market in the United States, Canada, and Mexico.

U.S. Highways 97 and 20 are two of the state's major trucking routes, with access to major metro areas with connections to Interstate 5 (N-S) and Interstate 84 (E-W).

**AVERAGE COMMUTE TIMES** The Central Oregon average commute time is 21 minutes each way, saving the average worker over one work week per year! ([Census.gov 2019](https://www.census.gov))



TRAVEL TIME/  
DISTANCE



CAR



TRAVEL TIME



AIR



- Bend, OR
- Portland, OR • 3 hrs. 13 min./153 mi.
- Medford, OR • 3 hrs. 22 min./173 mi.
- Olympia, WA • 4 hrs. 55 min./269 mi.
- Boise, ID • 5 hrs. 19 min./317 mi.
- Seattle, WA • 5 hrs. 45 min./328 mi.
- San Francisco, CA • 7 hrs. 54 min./491 mi.
- Los Angeles, CA • 12 hrs. 39 min./821 mi.

- Redmond, OR (RDM)
- Portland, OR • 40 min.
- Seattle, WA • 1 hr.
- Salt Lake City, UT • 1 hr. 30 min.
- San Francisco, CA • 1 hr. 40 min.
- Los Angeles, CA • 2 hrs. 10 min.
- Denver, CO • 2 hrs. 15 min.
- Phoenix & Mesa, AZ • 2 hrs. 25 min.
- Chicago, IL • 3 hrs. 40 min.

# SERVICES AND INFRASTRUCTURE

## Utilities



Because most of our region has been built new in the past two decades, our telecommunications infrastructure is one of the Northwest's most technologically advanced, meeting business and telecommuting requirements for capacity, redundancy, and reliability.

## Education



Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2018, the Bend-La Pine school district's average SAT scores surpassed the national average by over 100 points. Additionally, higher education opportunities abound. From Oregon State University-Cascades ongoing expansion, to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

## Healthcare



Top quality healthcare is one of the crown jewels of Central Oregon. St. Charles Health System is the largest healthcare provider in the region, and is also the largest employer with over 4,400 employees across the tri-county area. A network of more than 100 clinics and specialty practices further support the community.

# LIFESTYLE

Central Oregon is blessed with a rare mix of city amenities and restful isolation. It offers the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.



30 Golf Courses



Miles and Miles of Trails



Thriving Arts and Culture Scene



33 Breweries and Counting



300 Days of Sunshine

**#1**

**BEST PERFORMING  
SMALL CITY THREE  
YEARS IN A ROW!**

—MILKEN INSTITUTE, 2016, 2017, 2018

**#1**

**SMALL CITIES FOR  
BUSINESS AND CAREERS**

—FORBES, 2016

**BEST**

**PLACES TO LIVE  
ON \$55,000**

—SMARTASSET, 2017

**#8**

**BEST PLACES TO LIVE  
IN THE U.S.**

—NEW YORK POST, 2016

**BEST**

**MULTI-SPORT TOWN**

—OUTDOOR MAGAZINE, 2017