

OWNER-USER
OPPORTUNITY

BEND OWNER-USER BUILDING

385 SW Columbia | Bend OR

MU ZONE



100% vacant brand new construction perfect for an owner user seeking a small but well located building on Columbia Street in Bend, Oregon.

- 752 RSF building
- New construction in 2019
- Located on a 0.33 acre tax lot
- Zoned MU Mixed Use Urban
- Excellent visibility from Columbia Street and Emkay Drive
- Wonderful parking

Offered at : \$900,000

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | O 541.306.4948 C 541.480.2526

Ryan Cook, Broker

ryan@fratcommercial.com | O 541-306-4948 C 541-728-4863





With You Every Square Foot of the Way.

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

541.306.4948 | www.fratzkecommercial.com

Brian Fratzke, CCIM | brian@fratcommercial.com

Nick Vaughn, Broker | nick@fratcommercial.com

Tom Tapia, CCIM | tom@fratcommercial.com

Dan Steelhammer, Broker | dan@fratcommercial.com

Ryan Cook, Broker | ryan@fratcommercial.com

Ron Audette, Director of Property Management | ron@fratcommercial.com

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 DETAILS

2. BUILDING SITE PLAN/FLOOR PLAN

3. AERIAL PROPERTY PHOTO

4. AERIAL & TAX MAP

5. PROPERTY PHOTOS

6. CENTRAL OREGON AREA INFORMATION



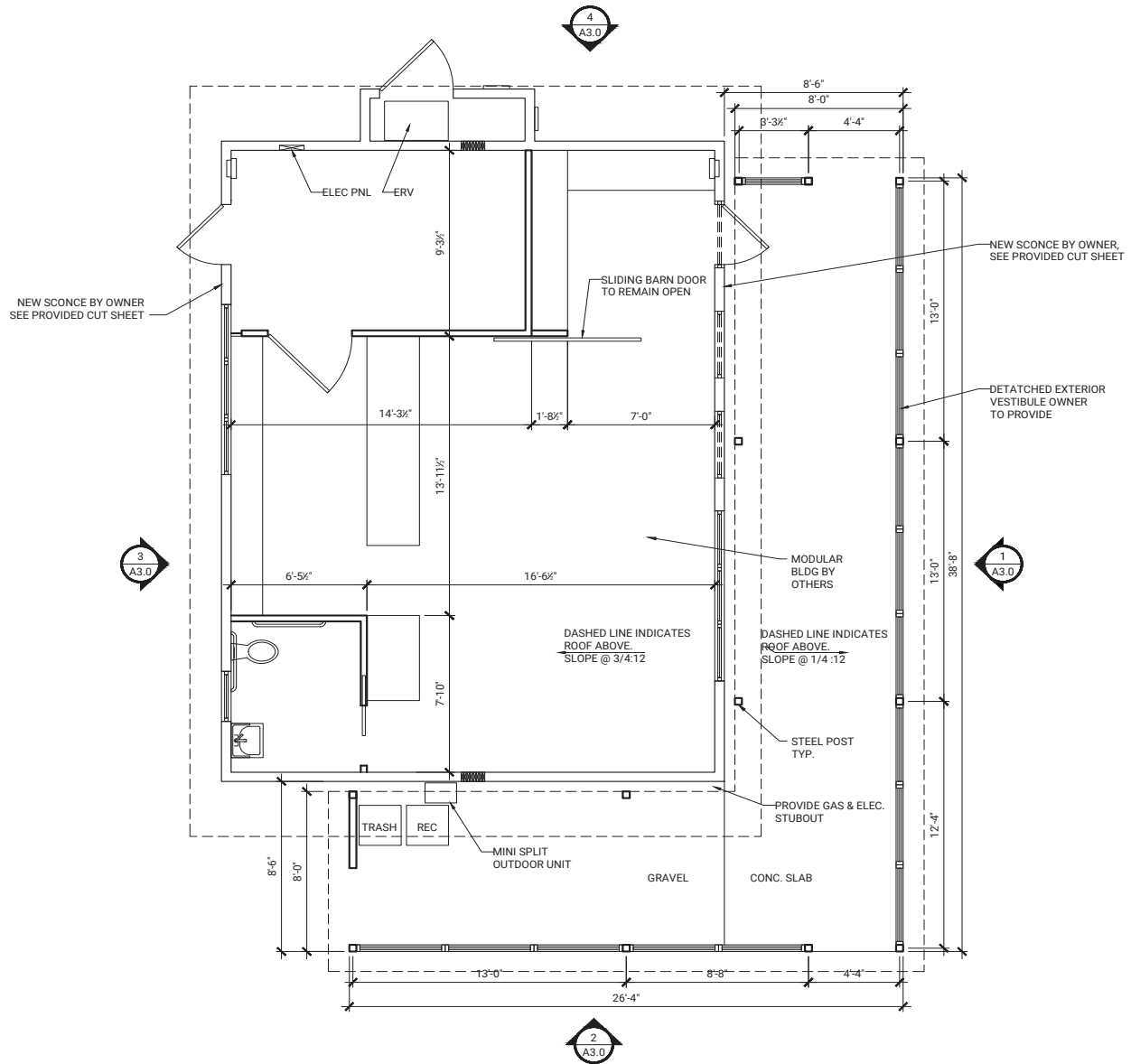
Price: \$900,000

Property Details:

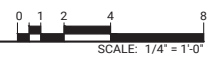
Fratzke Commercial is proud to be the exclusive brokerage marketing this Columbia Street office/retail building for sale.

Originally constructed in 2019, the property is 100% vacant and ready for an owner-user to open for business. Located on the northwest corner of Columbia Street and Emkay Drive, many long-time residents of Bend will remember this location and the former State of Oregon Department of Motor Vehicles site. With brand new construction, a generous parking lot, and access from both Columbia and Emkay, this location is excellent just one (1) block north of Colorado Avenue.

- The property totals 752 rentable square feet on a 0.33-acre (14,374.80 square foot) tax lot.
- The site includes twenty-three (23) parking stalls.
- The building has one (1) restroom, one (1) separate IT/storage room
- Full HVAC in building
- The Mixed-Use Urban Zone designation allows for a number of office and retail uses including general office, dispensary, retail sales & service, daycare, salon, restaurant and governmental uses.



1 FLOOR PLAN





**NORTHWEST
SELF
STORAGE**

SUBJECT PROPERTY

BCG
BEND
COMMERCIAL
GLASS & DOOR

MICROCHIP
Microsemi Product Portfolio

SUMMITBANK

**1001
THE
TECH CENTER**

**GRACE
BIO-LABS**

**THE
Original
PANCAKE HOUSE**

Norman Building & Design

Wardak Backus
Diane MD

RDB Solutions

Thriving Families

Deschutes Valley
Business Park

Heal Grow
Trade Medicine

East Cascade Security

Polish Las

Mazorra

Sumr

Tech Center

EXTERIOR
PROPERTY PHOTOS





INTERIOR
PHOTOS*
(*Interior Photos Not To Date)



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.

240,560

REGIONAL POPULATION

*2020 estimates from
Portland State University*

116,665

REGIONAL LABOR FORCE

*Seasonally adjusted total for Q4 2019
from Oregon Employment Department*

#2

**FASTEST GROWING
CITIES IN THE U.S.**

- Wallet Hub 2020

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 thousands of 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 work-force, 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.**

- Forbes, 2019

DESCHUTES COUNTY

#1

**COUNTY RECEIVING MOST
INVESTMENT IN OREGON**

- SMARTASSET, 2020

TRANSPORTATION

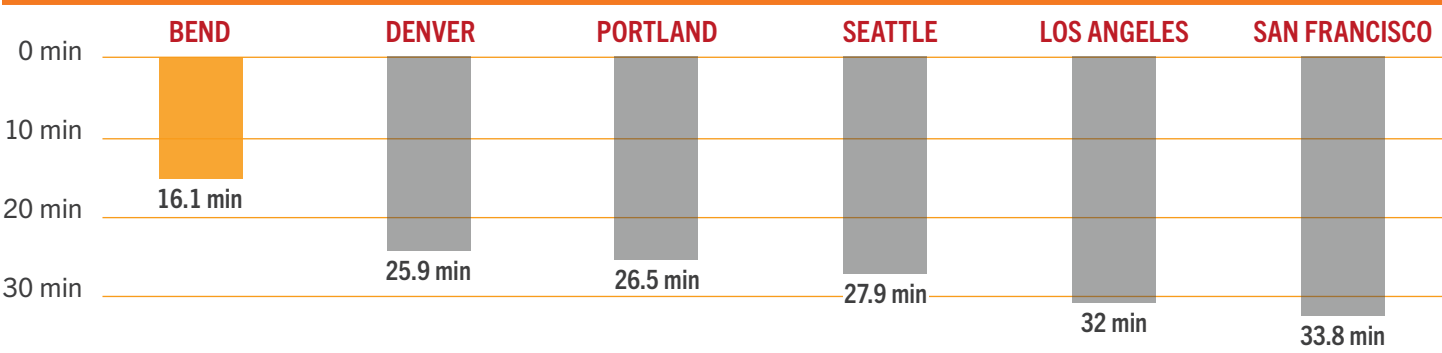


Redmond Municipal Airport (RDM) provides commercial air service with an average of 27 daily outbound flights to Denver, Los Angeles, Mesa, Phoenix, Portland, Salt Lake City, San Diego, San Francisco, San Jose and Seattle via seven carriers (Alaska, Allegiant, American, Avelo, Boutique, Delta, and United.)

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 24 minutes each way, saving the average worker over one work week per year! (*Census.gov 2019*)



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 • 30 min.
- Seattle, WA • 1 hr. 10 min.
- San Francisco, CA • 1 hr. 10 min.
- Salt Lake City, UT • 1 hr. 30 min.
- Burbank, CA • 1 hr. 30 min.
- Los Angeles, CA • 2 hrs.
- Denver, CO • 2 hrs. 24 min.
- Phoenix & Mesa, AZ • 2 hrs. 30 min.
- San Diego • 2 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 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, our 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 4,600 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



32 Breweries and Counting



300 Days of Sunshine

#1

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

- MILKEN INSTITUTE, 2016, 2017, 2018 & 2019

#7

**SMALL CITIES FOR
BUSINESS AND CAREERS**

- FORBES, 2019

TOP 100

**BEST PLACES TO LIVE IN
AMERICA**

- MONEY, 2019 & LIVABILITY, 2020

#8

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

—NEW YORK POST, 2016

#3

**MOST FITNESS FRIENDLY
PLACE IN THE U.S.**

—NEW YORK POST, 2016