

FOR SALE  
**SUNRIVER BUSINESS DISTRICT**  
**COMMERCIAL ZONED**

## SUNRIVER BUILDING

56890 Venture Lane | Sunriver, OR



**Offered at : \$1,041,000**

- Mixed-use 2-story office/retail building with drive-thru portico
- 3,472 +/- rentable square feet wood framed metal clad two story building
- Located on a 0.78 acres (33,976.80 SF) tax lot
- This well-maintained office/retail property has excellent ingress and egress from Venture Lane and Enterprise Drive
- Zoned Sunriver Business Park (SUBP) Commercial
- Approved uses include: office, retail, medical, school, recreational, child care and restaurant

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 **FRATZKE**  
COMMERCIAL  
REAL ESTATE ADVISORS



*With you every square foot of the way*

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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 DETAILS**

**2. SITE & FLOOR PLANS**

**3. AERIAL & TAX MAP**

**4. PROPERTY PHOTOS**

**5. UIC DRYWELL LOCATIONS**

**6. SUNRIVER BUSINESS PARK ZONING CODE**

**7. CENTRAL OREGON AREA INFORMATION**



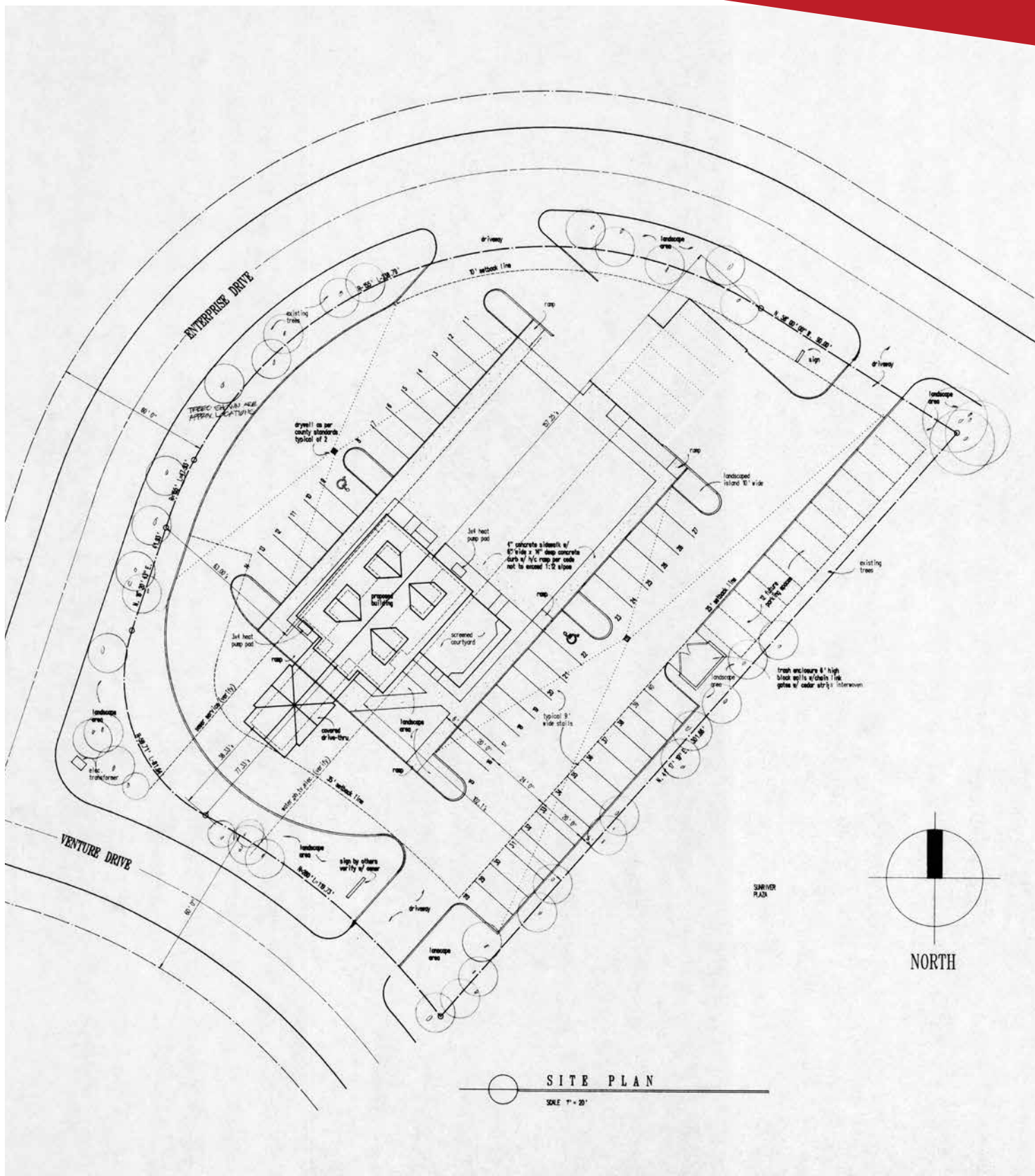
**Price: \$1,041,000**

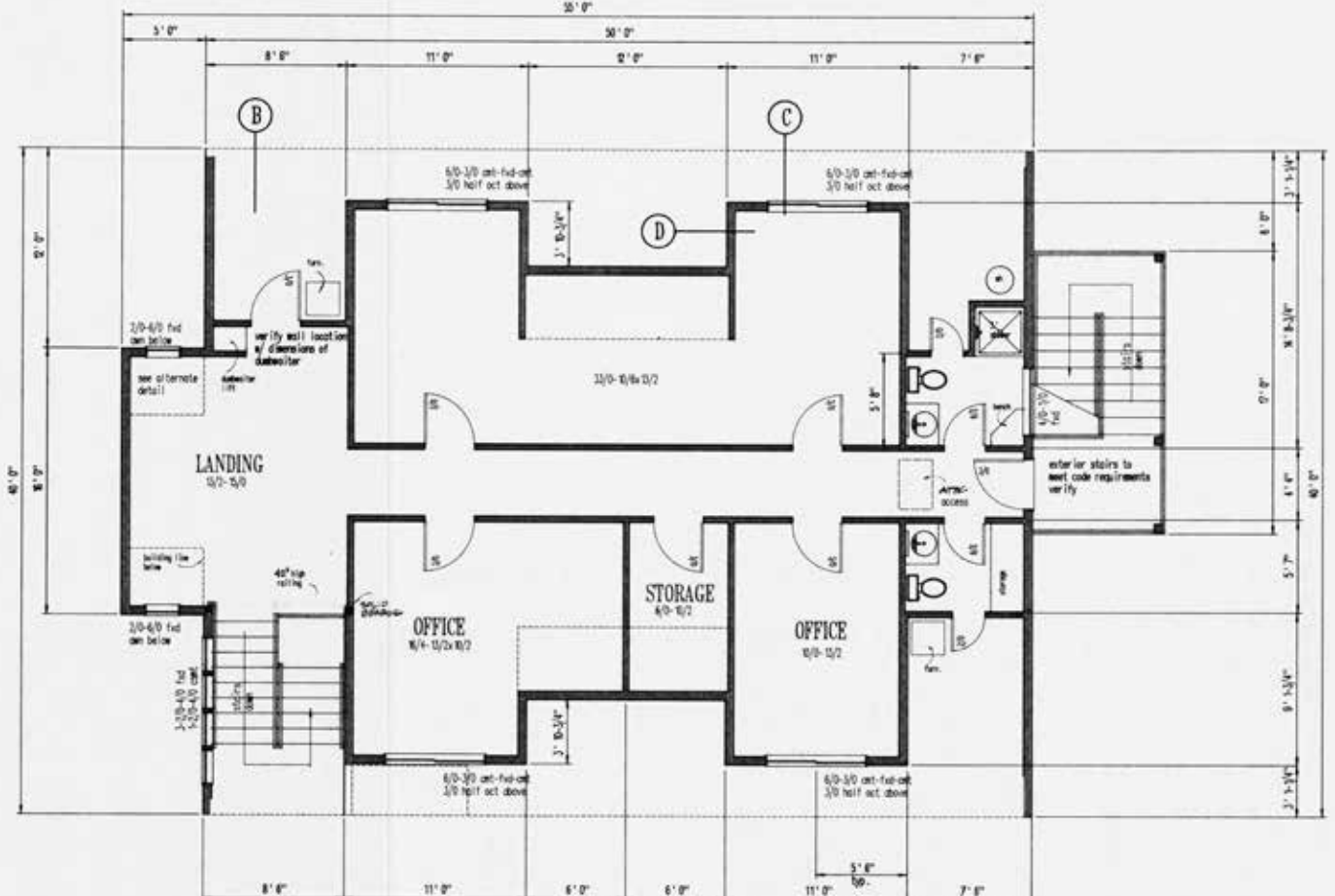
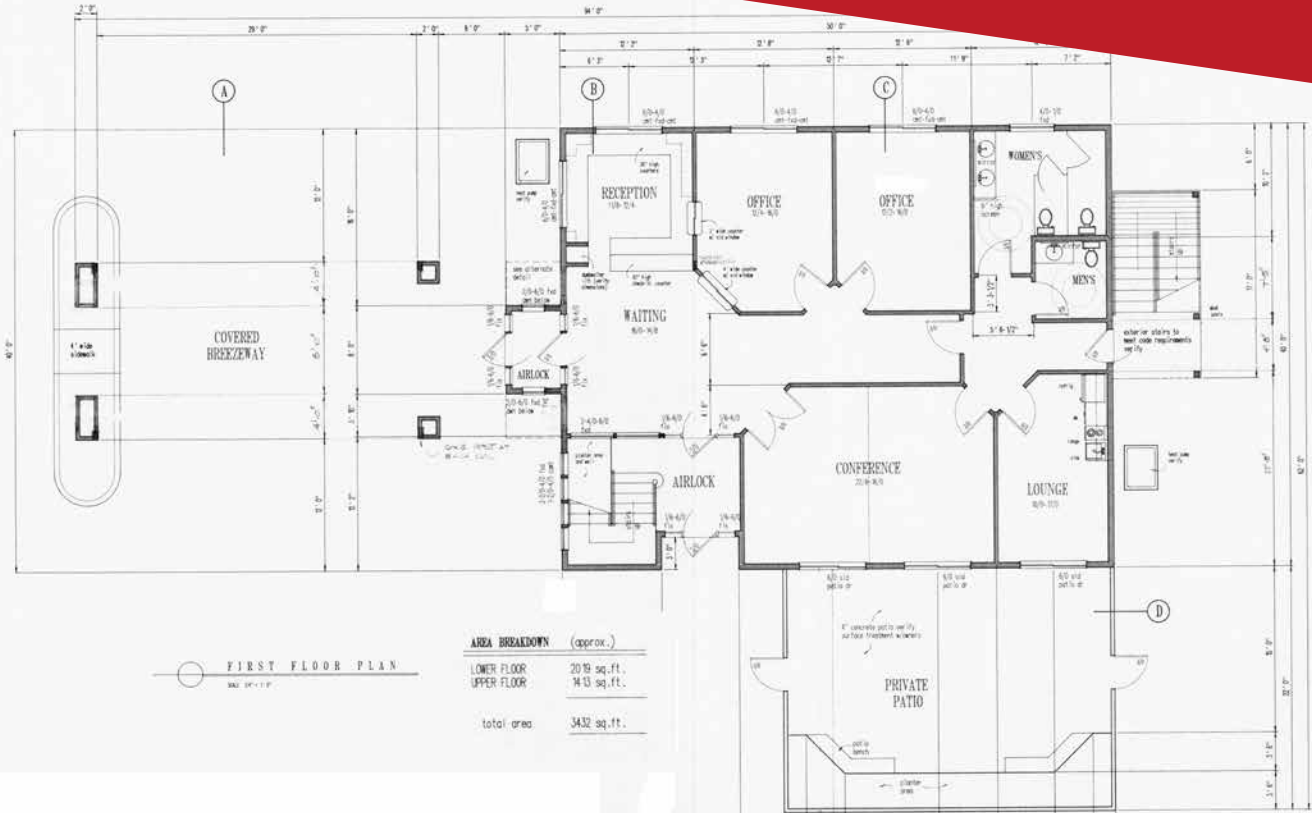
**Property Details:**

- The building totals 3,472 +/- square feet on a 0.78 acre tax lot
- Full kitchen with stove and dishwasher
- Formerly Sunriver Daycare and Sunriver Pharmacy
- Fully sprinkled charged fire suppression system
- Located due south from the entrance to Sunriver Resort, this building boasts a total of 30+/- parking stalls, helping to support many uses
- Property includes electrical, gas, telco/internet services to the site
- Recent Clean Phase I Environmental Site Assessment
- All UIC and Drywells registered and rule authorized
- Security gated outdoor area for a variety of uses

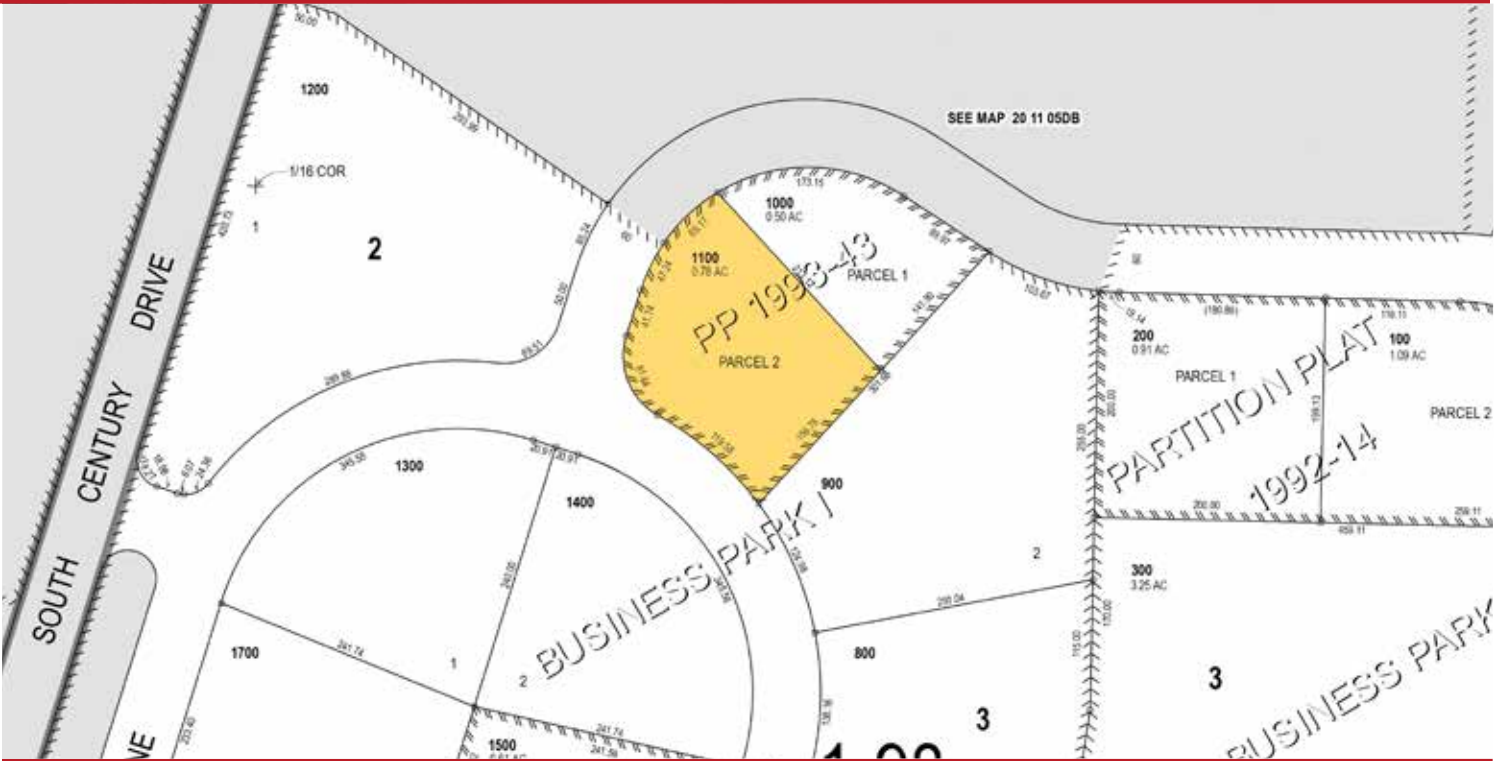


# SITE PLAN











EXTERIOR  
PROPERTY PHOTOS





EXTERIOR  
PROPERTY PHOTOS





EXTERIOR  
PROPERTY PHOTOS









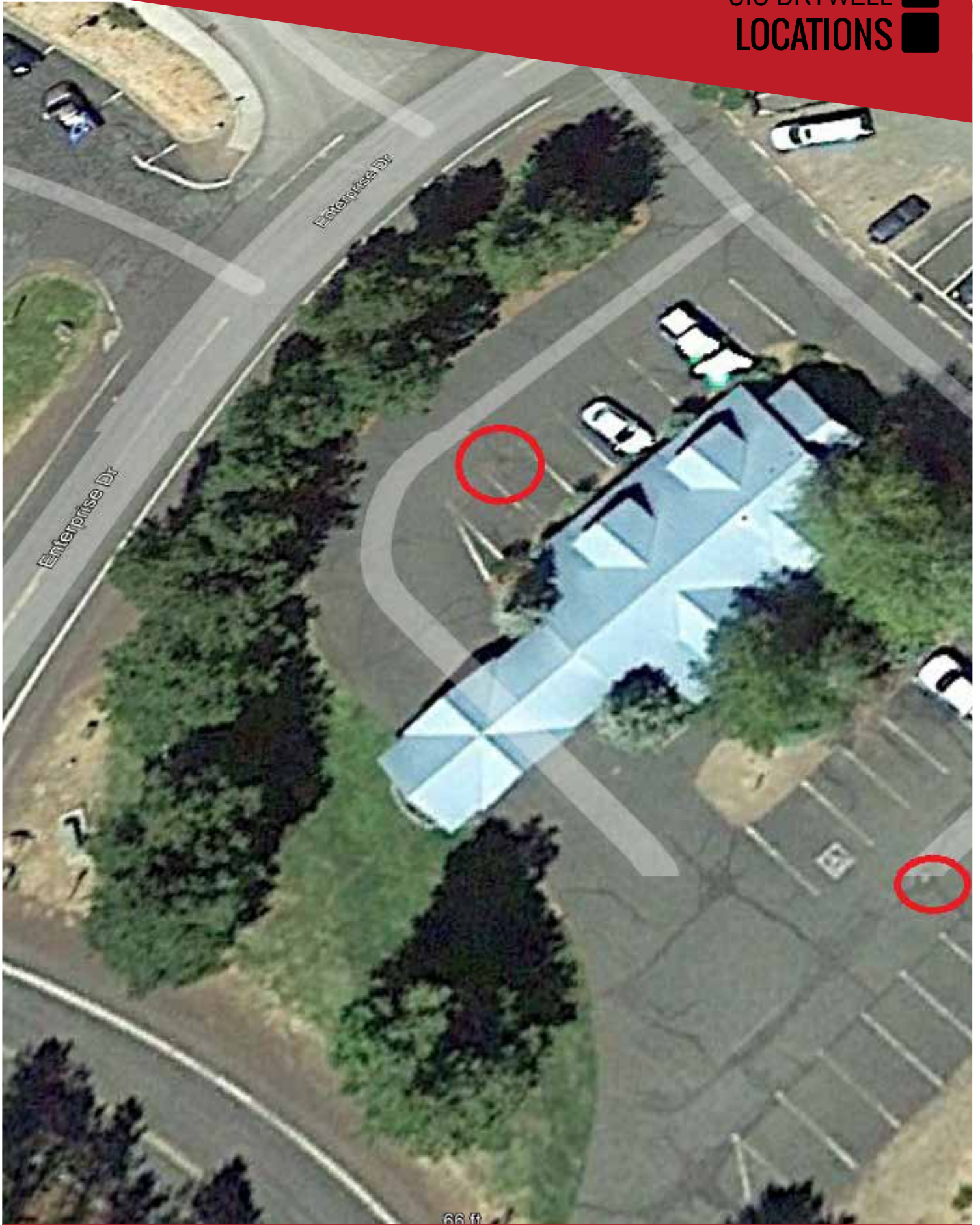








UIC DRYWELL  
LOCATIONS



66 ft

**18.108.110 Business Park; BP District**

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright:

1. Residential uses existing as of March 31, 1997.
2. Administrative, educational and other related facilities in conjunction with a use permitted outright.
3. Library.
4. Recreational path.
5. Post office.
6. Religious institutions or assemblies.
7. Child care facilities, nurseries, and/or preschools.
8. A building or buildings each not exceeding 8,000 square feet of floor space housing any combination of:

Retail/rental store, office and service establishment, including but not limited to the following:

- a. Automobile, motorcycle, boat, recreational vehicle, trailer or truck sales, rental, repair or maintenance business, including tire stores and parts stores.
  - b. Agricultural equipment and supplies.
  - c. Car wash.
  - d. Contractor's office, including but not limited to, building, electrical, plumbing, heating and air conditioning, painter, etc.
  - e. Construction equipment sales, rental and/or service.
  - f. Exterminator services.
  - g. Golf cart sales and service.
  - h. Lumber yard, home improvement or building materials store.
  - i. Housekeeping and janitorial service.
  - j. Dry cleaner and/or self-service laundry facility.
  - k. Marine/boat sales and service.
  - l. Restaurant, bar and cocktail lounge including entertainment.
  - m. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
9. A building or buildings each not exceeding 20,000 square feet of floor space housing any combination of:
    - a. Scientific research or experimental development of materials, methods or products, including engineering and laboratory research.
    - b. Light manufacturing, assembly, fabricating or packaging of products from previously prepared materials, including but not limited to cloth, paper, leather,



precious or semi-precious metals or stones, etc.

- c. Manufacture of food products, pharmaceuticals and the like, but not including the production of fish or meat products, or the rendering of fats and oils.
- d. Warehouse and distribution uses in a building or buildings each less than 10,000 square feet of floor area.

10. Employee housing structures.

B. Conditional Uses Permitted. The following conditional uses may be permitted subject to DCC 18.128 and a conditional use permit:

- 1. Public buildings and public utility structures and yards, including railroad yards.
- 2. A dwelling unit for a caretaker or watchman working on a developed property.
- 3. Law enforcement detention facility.
- 4. Parking lot.
- 5. Radio and television broadcast facilities.
- 6. A building or buildings each not exceeding 8,000 square feet of floor space housing any combination of:
  - a. Bowling alley.
  - b. Theater.
  - c. Veterinary clinic and/or kennel.
  - d. Marijuana retailing, subject to the provisions of DCC 18.116.330.
- 7. A building or buildings each not exceeding 20,000 square feet of floor space housing any combination of:
  - a. Warehouses and distribution uses in a building or buildings exceeding 10,000 square feet of floor area.
  - b. Distillery and beer/ale brewing facility, including wholesale sales thereof.
  - c. Self/mini storage.
  - d. Trucking company dispatch/terminal.
  - e. Solid waste/garbage operator, not including solid waste disposal or other forms of solid waste storage or transfer station.

C. Use Limits. The following limitations and standards shall apply to uses listed in DCC 18.108.110(A) or (B):

- 1. A use expected to generate more than 30 truck-trailer or other heavy equipment trips per day to and from the subject property shall not be permitted to locate on a lot adjacent to or across the street from a lot in a residential district.
- 2. Storage, loading and parking areas shall be screened from residential zones.
- 3. No use requiring air contaminant discharge permits shall be approved by the Planning Director or Hearings Body prior to review by the applicable state or federal permit reviewing authority, nor shall such uses be permitted adjacent to or across the street from a residential lot.

# CENTRAL OREGON MARKET OVERVIEW

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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.

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**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*

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## 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*

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**DESCHUTES COUNTY**

**#1**

**COUNTY RECEIVING MOST  
INVESTMENT IN OREGON**

*- SMARTASSET, 2020*

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# TRANSPORTATION

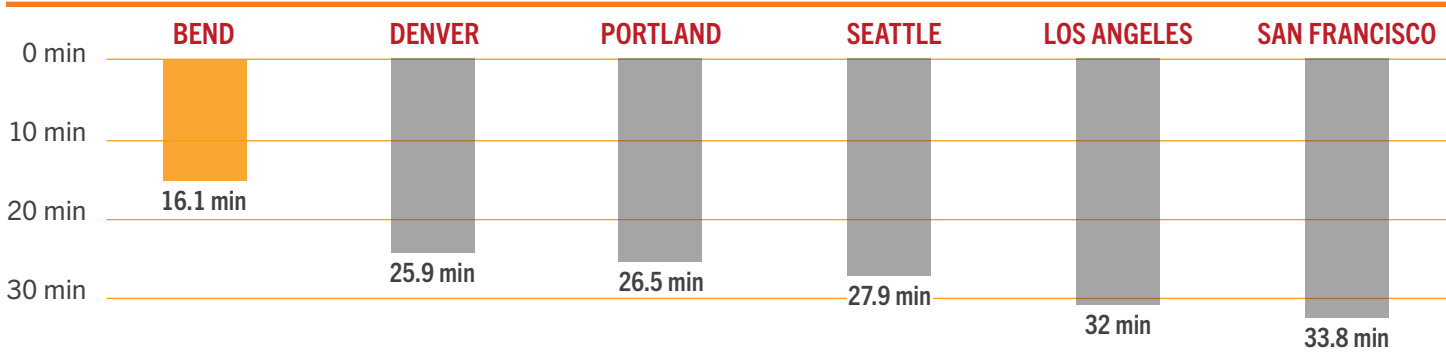


Redmond Municipal Airport (RDM) provides commercial air service with an average of 27 daily outbound flights to Denver, Los Angeles, Mesa, Phoenix, Portland, Salt Lake City, San Diego, San Francisco, San Jose and Seattle via seven carriers (Alaska, Allegiant, American, Avelo, Boutique, Delta, and United.)

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