



Under existing zoning, the 103,096± square foot building could be revised for a wide range of commercial, retail or light manufacturing uses, as well as for either a single, or multiple, tenants. There is also opportunity to use part of the 600 space parking area to develop new buildings for a business park, office park, showroom or outdoor display area, providing significant exposure to Highway 97 and access to the Bend/Redmond Airport and south to the city of Bend.

The building was constructed in 1994 and is an average quality big-box retail facility. It was sold by Walmart in 2007 so that Walmart could relocate to its present location at the north end of Redmond.

There is a fifty-year deed restriction from Walmart that restricts re-use for grocery to less than 35,000± square feet and restricts re-use for retail to less than 50,000± square feet in size. (See Supplemental Information Package for copy of deed restriction.)

The main portion of the building was used for retail sales, and additional areas for non-retail sales include shipping and receiving with three dock high doors in the northeast corner, employee break room, storage/stock room, restrooms, indoor/outdoor garden area in the southwest corner, and former auto maintenance area in northwest corner that includes three drive-through service bays. Some of the parking is along the eastside of the building. The building has 17 1/2 ft. ceiling height, providing ample room for re-use as light manufacturing.

The building is in overall good condition other than deferred maintenance for the roof and HVAC units.

The property is fenced, and entry is along S.W. 21st Place from Airport Way. Adjoining uses include a motel, restaurant, and retail.

Acquisition of this former Walmart property provides an investment and redevelopment opportunity at a significant discount to replacement of the 103,096± square foot building and 12.69± acre site, all within an Enterprise Zone, with added incentive of tax abatements.

LOCATION: 3500 S.W. 21st Place

Tax Lot 100, MAP 151329-AO

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 5, 2013