

TURNKEY TAPROOM & PRODUCTION FACILITY

FOR SALE | LIGHT INDUSTRIAL OWNER-USER OPPORTUNITY

PRICE REDUCED!

~~\$3,900,000~~ \$3,600,000 | 8,968 SF | 0.66 AC



COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

PAT KESGARD, CCIM | KRISTIE SCHMITT, CCIM

63063 LAYTON AVE | BEND, OR 97701



THE OPPORTUNITY

OWNER-USER TAPROOM & PRODUCTION PROPERTY

63063 Layton Avenue presents a purpose-built taproom and production property in Bend, Oregon. The ±8,968 square foot Light Industrial (IL) facility sits on 0.66 acres and includes a fully improved taproom environment with roll-up doors, covered patio areas, and dedicated production buildings.

The property is currently configured for beverage manufacturing and on-site service, with infrastructure including 3-phase electrical service, trench and floor drainage, wastewater improvements, and multiple structures supporting production and storage functions. The layout provides separation between service and manufacturing operations while maintaining efficient internal flow.

Light Industrial zoning allows for a range of compatible uses including brewery, distillery, food and beverage production, specialty manufacturing, and other industrial applications. The existing improvements provide a turnkey opportunity for an owner-user seeking a fully improved industrial asset in Bend.

Brewing and restaurant equipment are available for purchase separately.

REAL ESTATE SUMMARY

Address	63063 Layton Ave, Bend, OR 97701
County	Deschutes County
Tax Lot	171221AC03400
Zoning	Light Industrial (IL)
Building Area	±8,968 SF (Per Architect)
Lot Size	0.66 Acres
No. of Buildings	4
Year Built	2006 (Primary Structure)
Parking	Limited on-site parking + street parking
Electrical	3-Phase Service
Real Estate Price	\$3,900,000 \$3,600,000

PROPERTY HIGHLIGHTS



OWNER-USER OPPORTUNITY

Turnkey taproom and production facility with flexible use options



INDUSTRIAL ZONING

Light Industrial (IL) zoning supports a range of production uses



INTERIOR UPGRADES

Built-out interior with roll-up doors and patio areas



MULTI-BUILDING CAMPUS

Four structures supporting retail, office, production and storage



WALK-IN COOLERS

Built-in cold storage within each primary building



UTILITIES IN PLACE

3-phase power, trench drains, and wastewater improvements



FLEXIBLE PRODUCTION

Open layout adaptable for beverage or specialty manufacturing

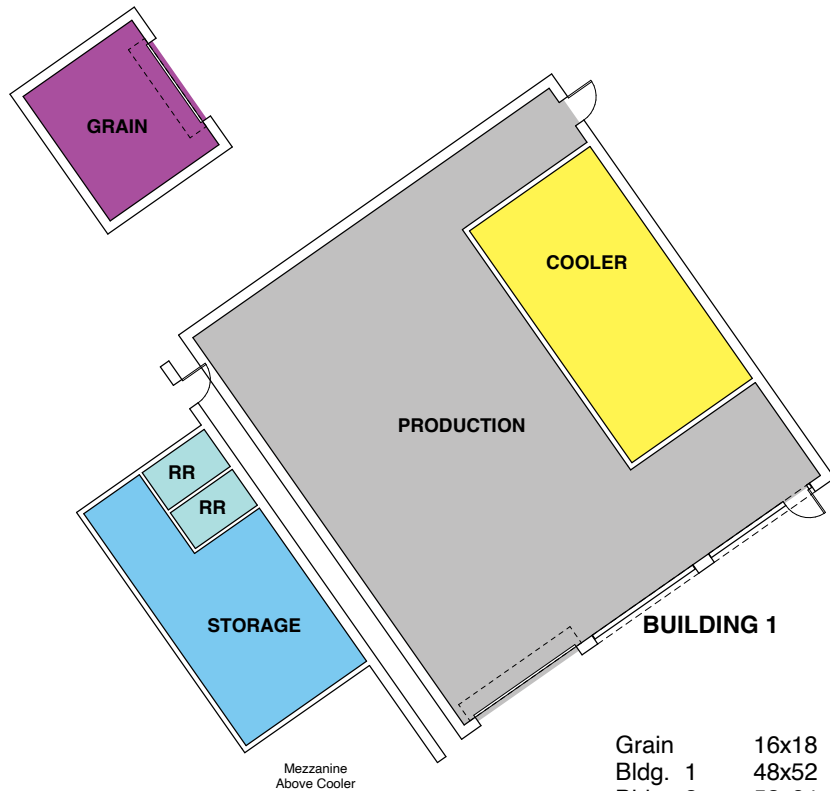


ESTABLISHED LOCATION

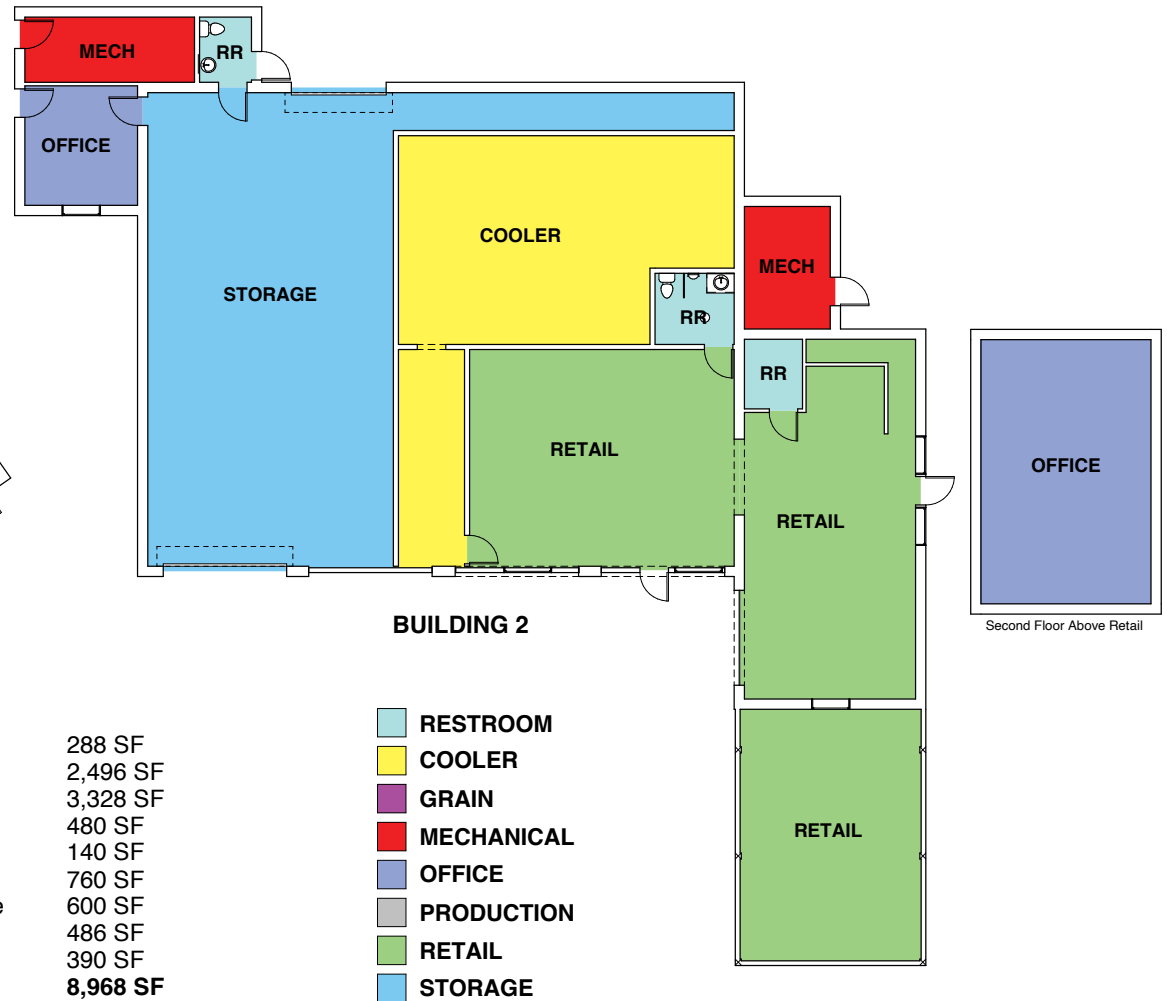
Positioned within Bend's active business and industrial corridor



FLOOR PLAN



Grain	16x18	288 SF
Bldg. 1	48x52	2,496 SF
Bldg. 2	52x64	3,328 SF
Mezz in Bldg. 1		480 SF
Mech/Fire		140 SF
Seating		760 SF
Second Floor Office		600 SF
Timber		486 SF
18x27		390 SF
Total		8,968 SF



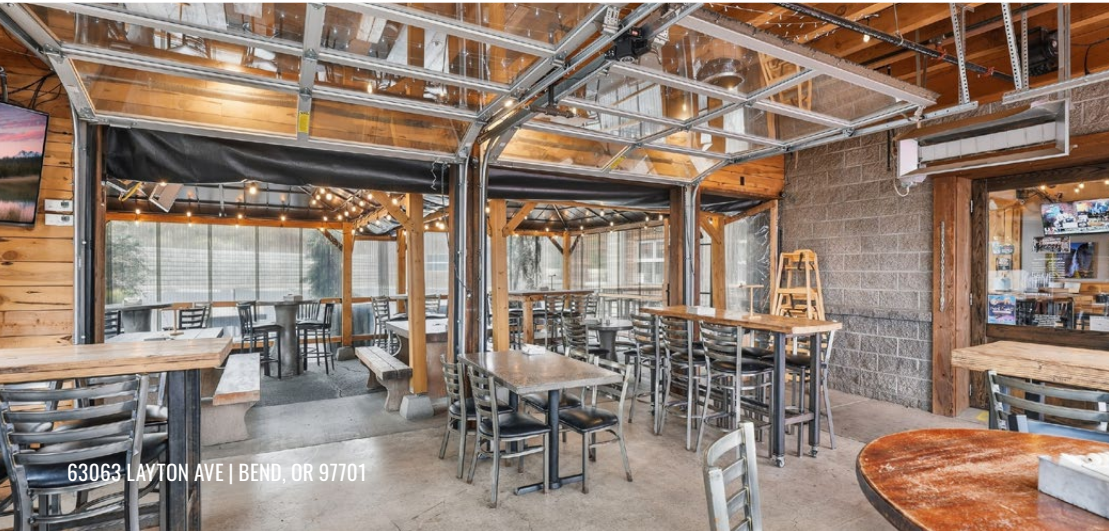
BUILDING PHOTOS



63063 LAYTON AVE | BEND, OR 97701



TAPHOUSE PHOTOS



PRODUCTION PHOTOS



LOCATION



BEND, OREGON

With a population of **109,500** (2025), Bend serves as the economic and cultural center of Central Oregon. The city blends a growing full-time resident base with a strong tourism economy, drawing an estimated **4.5 million visitors annually**.

Located along the Deschutes River at the edge of the Cascade Range, Bend offers year-round outdoor recreation and a well-established hospitality environment that supports restaurants, taprooms, and destination-oriented businesses.

CRAFT BEER DESTINATION

Central Oregon has developed one of the **most recognized craft beer markets** in the Pacific Northwest. Nearly **one-third of Oregon's 30 largest breweries** by volume are located in the region, and Bend consistently ranks among the **top U.S. cities for breweries per capita**. The city's strong tourism draw, outdoor lifestyle, and established tap-room culture create a knowledgeable and engaged customer base, supporting both on-site hospitality and broader distribution potential.



**BEST PERFORMING
SMALL CITY IN THE U.S.**

#4

Milken Institute
2025



**BEST BEER CITY
IN THE U.S.**

#2

USA Today 10Best
2026



**BEST PLACES IN OREGON
FOR SMALL BUSINESS
OWNERS**

#1

SmartAsset



EXCLUSIVELY LISTED BY:

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