



DOWNTOWN REDMOND FOOD TRUCK LOT + TAPHOUSE

LAND AND BUSINESS SALE WITH 6 WINTERIZED TRUCK PADS



FOR SALE: ~~\$1,200,000~~ | 639 SW 8TH ST | REDMOND, OR 97756

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639 SW 8TH STREET

DOWNTOWN REDMOND FOOD TRUCK LOT + TAPHOUSE

639 SW 8th Street is a downtown Redmond food truck lot and taphouse site being offered for sale with both the land and the operating business included. The ±0.23-acre property is set up with dedicated food truck infrastructure for day-to-day use, including six winterized truck pads with dedicated hook-ups, customer seating, and a central gathering area.

The site has received recent upgrades that support operations, including new 600-amp electrical service with dedicated meters for the pads, a full fresh and grey water system, and a new 1-inch city water meter (buyer to verify). The existing taphouse structure is fully plumbed and includes service features such as a dump sink, ice well, hand wash sink, stainless shelving, hot water heater, HVAC components, and an audio receiver with exterior speakers. A newer awning and café lighting support outdoor seating.

The business operates as 1/8th Street Patio and can be kept as-is or rebranded with a new concept. Renderings are provided for reference only and show one possible approach to maximize year-round use by replacing the current smaller taphouse with a larger building that includes indoor seating. Buyer to complete all due diligence related to redevelopment, permits, and feasibility. Seller may provide transition support and consulting for up to one year, subject to mutually agreeable terms.

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RENDERING OF POTENTIAL IMPROVEMENTS

PROPERTY SUMMARY

Address	639 SW 8th St, Redmond, OR 97756
Business Name	1/8th Street Patio
Lot Size	0.23 AC 10,019 SF
Price	\$1,200,000 \$990,000
Tax Map / Lot	151316AC04100
Year Built	2007
Zoning	Central Business District Commercial (C2)
Parking	11 onsite surface spaces
Food Truck Pads	6 winterized pads w/ dedicated hookups
Electrical	New 600 AMP service + 7 dedicated meters
Water	Fresh & grey water system + new 1" city water meter
FF&E	Outdoor furniture included; planters/wine barrels excluded
Licensing	Previously licensed (City/OLCC/Health)
Transition Support	Seller consulting up to 1 year

PROPERTY HIGHLIGHTS



SIX WINTERIZED PADS

Dedicated hookups support year-round food truck use



UPSIDE POTENTIAL

Room to expand indoor seating and grow year-round revenue



OVERLAY ZONE

Downtown Overlay location may qualify for City grant programs



OPPORTUNITY ZONE

Location may offer additional tax benefits; buyer to verify



BRAND FLEXIBILITY

Operate as 1/8th Street Patio or launch your own brand



LAND + BUSINESS INCLUDED

Buy the real estate and operating business in one sale



DOWNTOWN REDMOND

Central location near downtown activity and local amenities



NEARBY VENUE

Adjacent to High Desert Music Hall concerts and events



RENDERING OF POTENTIAL IMPROVEMENTS



PRO FORMA FINANCIALS

PROPERTY SUMMARY	
# Food Truck Pads	6
Taphouse	1
Land/AC	0.23
Land/SF	10,019
Tax Map	151316
Tax Lot(s)	AC04100
Tax Account	150621
Zoning	C2

INVESTMENT SUMMARY	
Sales Price	\$990,000
Cap Rate	8.50%

INCOME		Pro Forma
Potential Rental Income	\$	136,800
Food Carts 6 X \$1,400/mo		
Taphouse 1 X \$3,000/mo		
Less: Vacancy 15%	\$	20,520
Effective Rental Income	\$	116,280
Plus: Other Income		
Gross Operating Income	\$	116,280

EXPENSES		Actual
Real Estate Taxes	\$	1,398
Property Insurance	\$	5,000
Management	\$	10,465
Landscaping/Snow	\$	2,400
Porto Restroom	\$	1,500
Utilities:		
Garbage	\$	1,944
Water/Sewer	\$	6,000
Internet	\$	1,068
Reserves 2.0%	\$	2,326
Total Operating Expenses	\$	32,101
Net Operating Income	\$	84,179



LOCATION



83 **75**

Walk Score **Bike Score**

Very Walkable Very Bikeable

Ratings provided by www.walkscore.com/

John Tuck
Elementary School



Library

DOWNTOWN
REDMOND

City Hall

Centennial Park

BLACKSMITH
PUBLIC HOUSE

639 SW 8TH ST

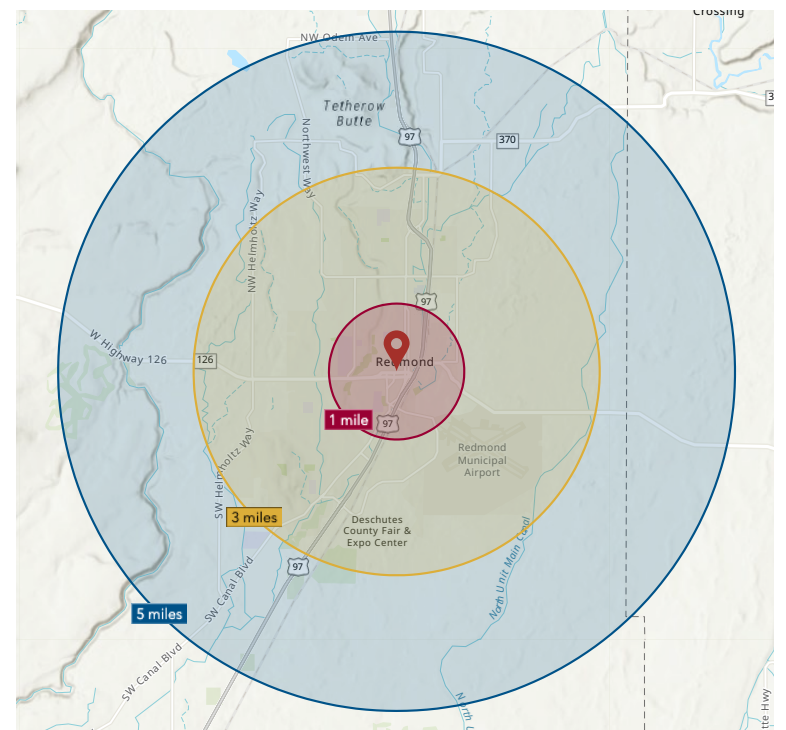
SW GLACIER AVE

SW HIGHLAND AVE

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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2020 Census Population	6,262	34,049	39,948
2025 Estimated Population	7,188	38,842	45,332
2030 Projected Population	7,770	42,675	49,588
2010-2020 Hist. Annual Growth	1.24%	2.28%	2.30%
2024-2029 Proj. Annual Growth	1.57%	1.90%	1.81%
Households & Income			
2025 Estimated Households	2,951	14,889	17,659
2025 Est. Average HH Income	\$92,212	\$106,512	\$112,198
2025 Est. Median HH Income	\$83,544	\$89,180	\$92,751
2025 Est. Per Capita Income	\$36,940	\$40,969	\$43,581
Businesses			
2025 Est. Total Businesses	832	1,669	1,837
2025 Est. Total Employees	7,684	15,398	16,591
2025 Est. Unemployment Rate	6.5%	4.6%	4.3%





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EXCLUSIVELY LISTED BY:



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