

FOR LEASE

3,347 SF | \$2.50/SF/MO. NNN

Central District Restaurant Opportunity

1230 NE 3rd Street, Bend, OR 97701



RENDERING

BEAUTIFULLY RENOVATED FACADE TO BE COMPLETED SPRING 2023



CURRENT BUILDING EXTERIOR



RENDERING

Jay Lyons, SIOR, CCIM | Grant Schultz, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

REAL ESTATE SERVICES

FOR LEASE

\$2.50/SF/MO. NNN

Central District Restaurant Opportunity

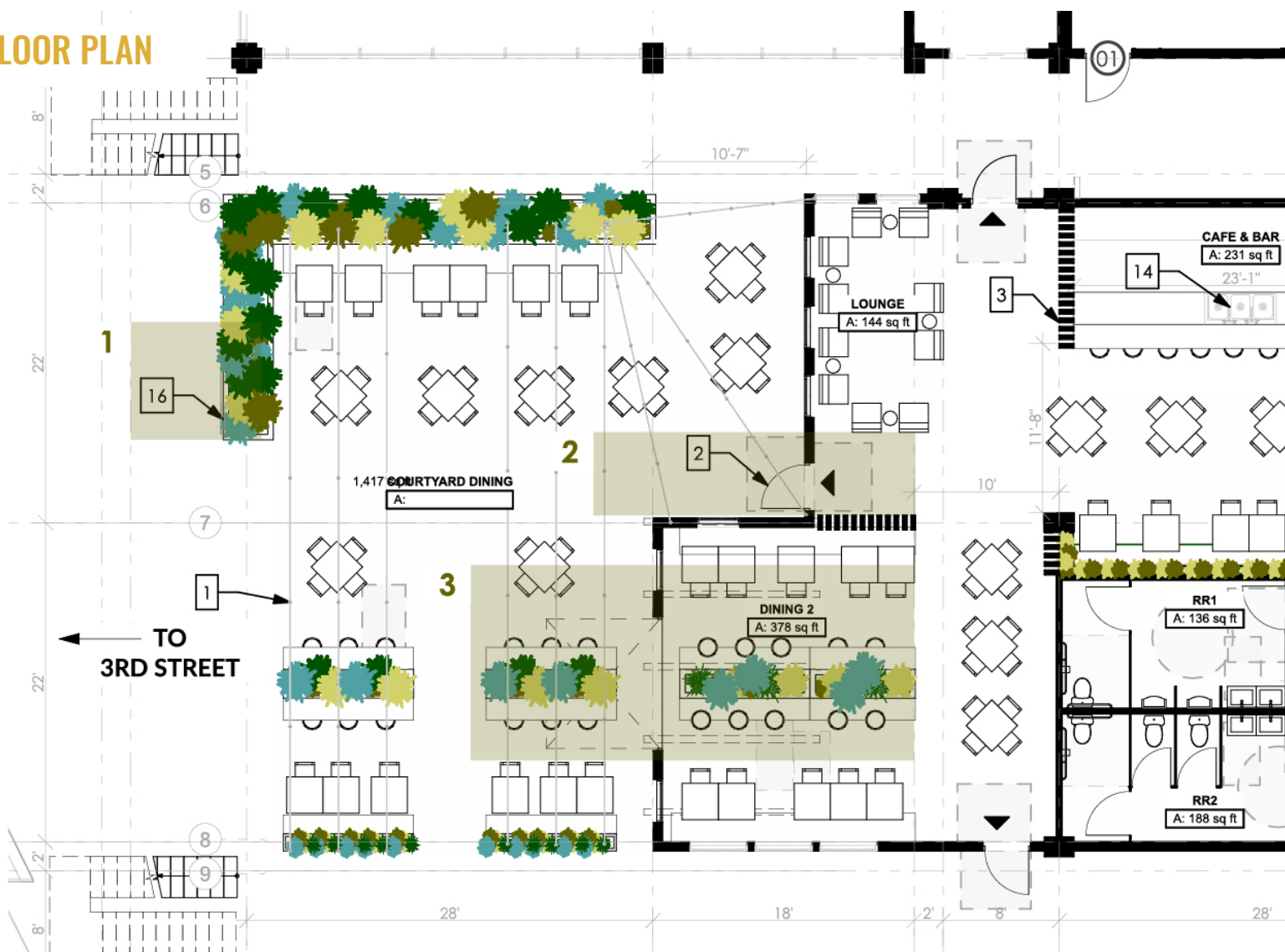
PROPERTY DETAILS

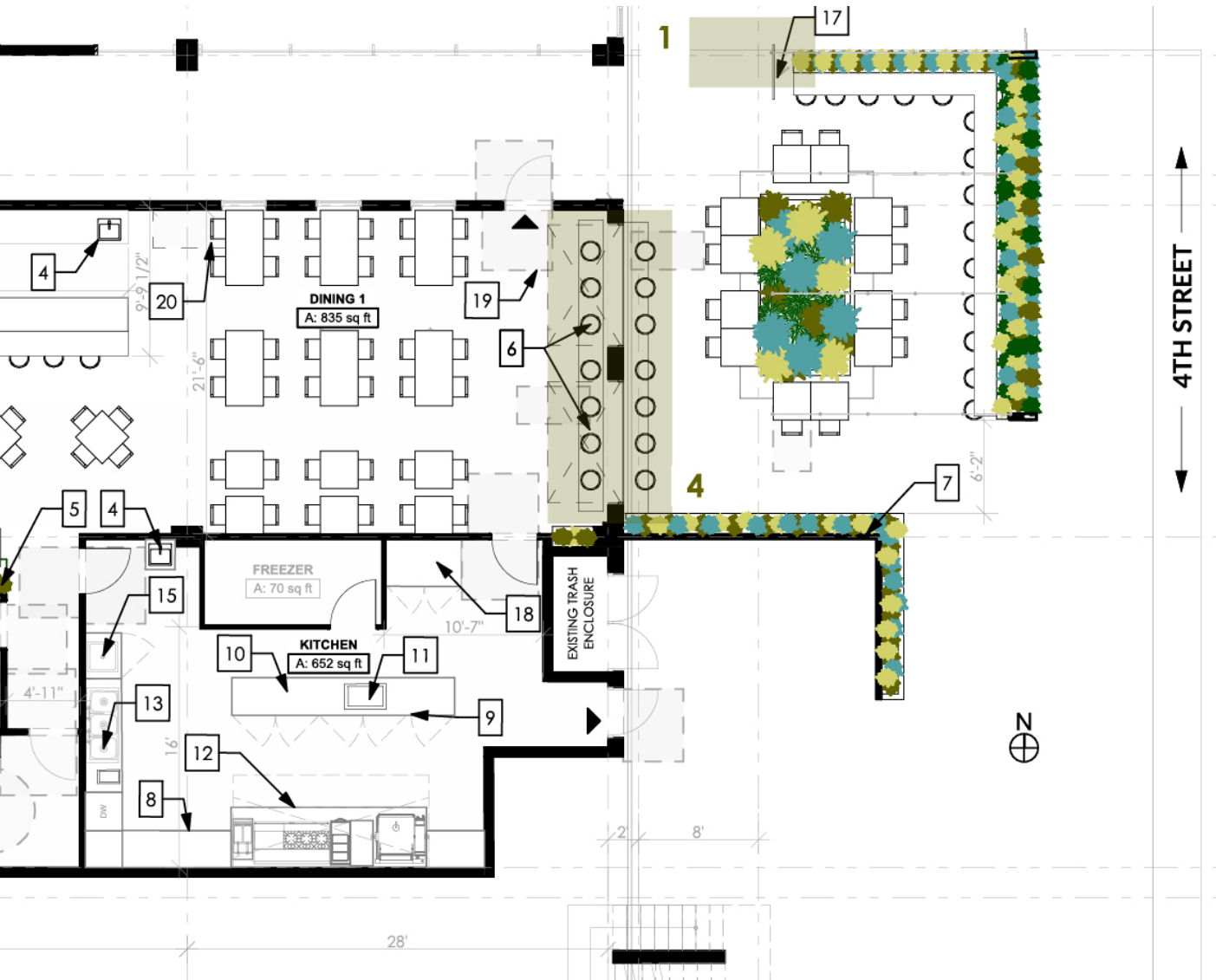
- Avail. Space:** 3,347 SF
- Lease Rate:** \$2.50/SF/Mo. NNN
- CAMs:** TBD
- Zoning:** Commercial Limited (CL)
- Parking:** Ample onsite parking
- Date Avail.:** Spring 2023

HIGHLIGHTS

- Excellent signage and visibility from NE 3rd Street with traffic counts exceeding 23,160 (AADT 2022)
- Indoor and outdoor seating
- Dedicated patio areas totaling approximately 2,000 SF
- Negotiable tenant improvement allowance
- Upgraded facade to be completed spring of 2023
- Existing kitchen equipment available for tenant's use
- Close to shops and restaurants on NE 3rd Street

FLOOR PLAN





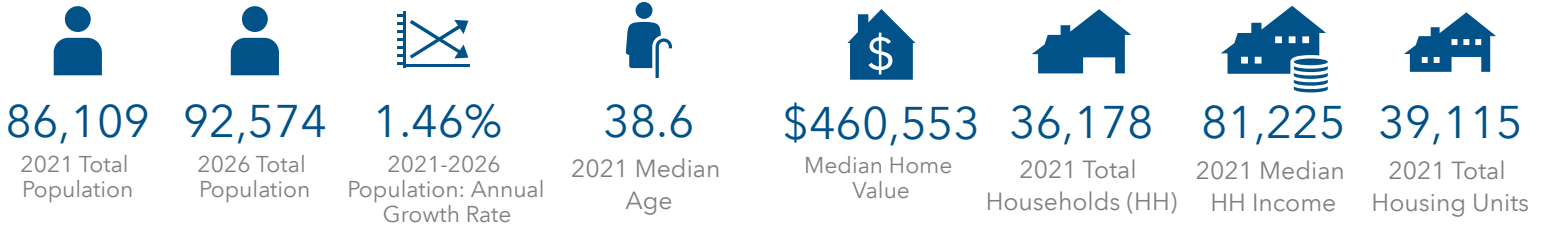
FOR LEASE

1230 NE 3rd Street, Bend, OR 97701

DEMOGRAPHICS - WITHIN A 3-MILE RADIUS

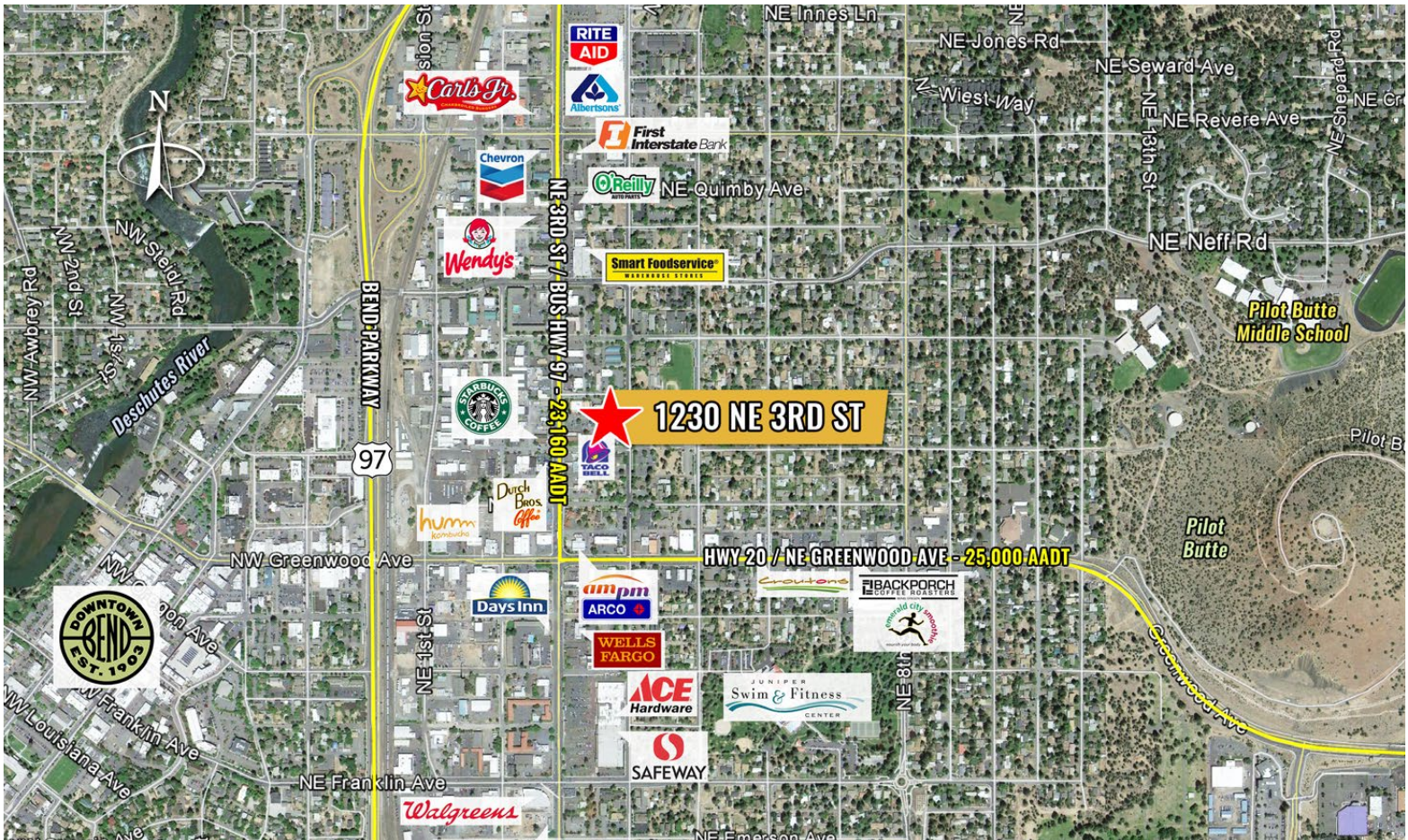
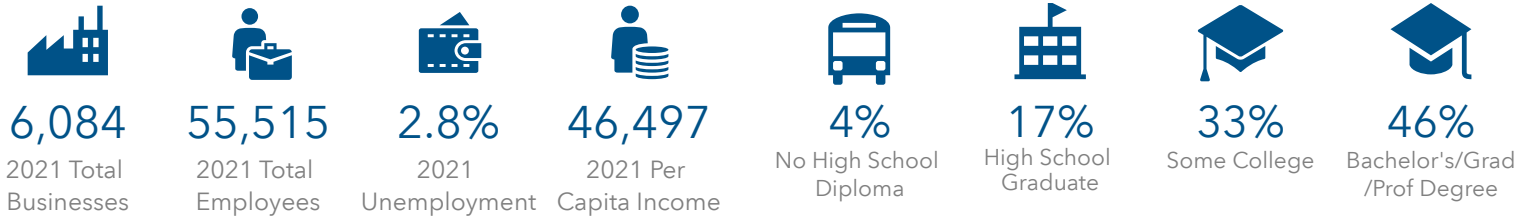
POPULATION

HOUSING



BUSINESS

EDUCATION



Brokers are licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.



Jay Lyons, SIOR, CCIM
 Partner, Principal Broker
 Cell 541.410.6519
 jlyons@compasscommercial.com



Grant Schultz
 Broker
 Cell 541.480.9873
 gschultz@compasscommercial.com

COMPASS **REAL ESTATE SERVICES**
 COMMERCIAL