

FOR LEASE

1,508 SF | \$40/SF/YR. NNN

**Pioneer Plaza
Retail/Restaurant on High Traffic Corner
1474 NW Wall St., Bend, OR 97701**

**NEW LEASE SIGNED
WITH EASY FLOAT**



CONSTRUCTION NOW COMPLETE! - DELIVERY IN VANILLA SHELL CONDITION



**Russell Huntamer, CCIM | Ron Ross, Broker
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FOR LEASE

\$40/SF/YR. NNN

Pioneer Plaza

NEW RETAIL DEVELOPMENT NEAR DOWNTOWN BEND

Be part of a new retail development in the heart of Bend!

This location has built-in customers with a 100-room hotel next door and on-site parking. The property is ideally situated at the intersection of two of the major north-south and east-west connector roads in Bend and has easy access to Highway 97/Bend Parkway. There are great views of Pioneer Park and the Deschutes

River from the property. Ample outdoor seating is available to increase traffic for restaurant uses.

Construction for the two 3,000 SF buildings is now complete. One is fully leased to Urban Waxx and 30 Minute Hit. The other is partially leased to Easy Float with 1,508 SF available for lease to a restaurant or retail user.

PROPERTY DETAILS

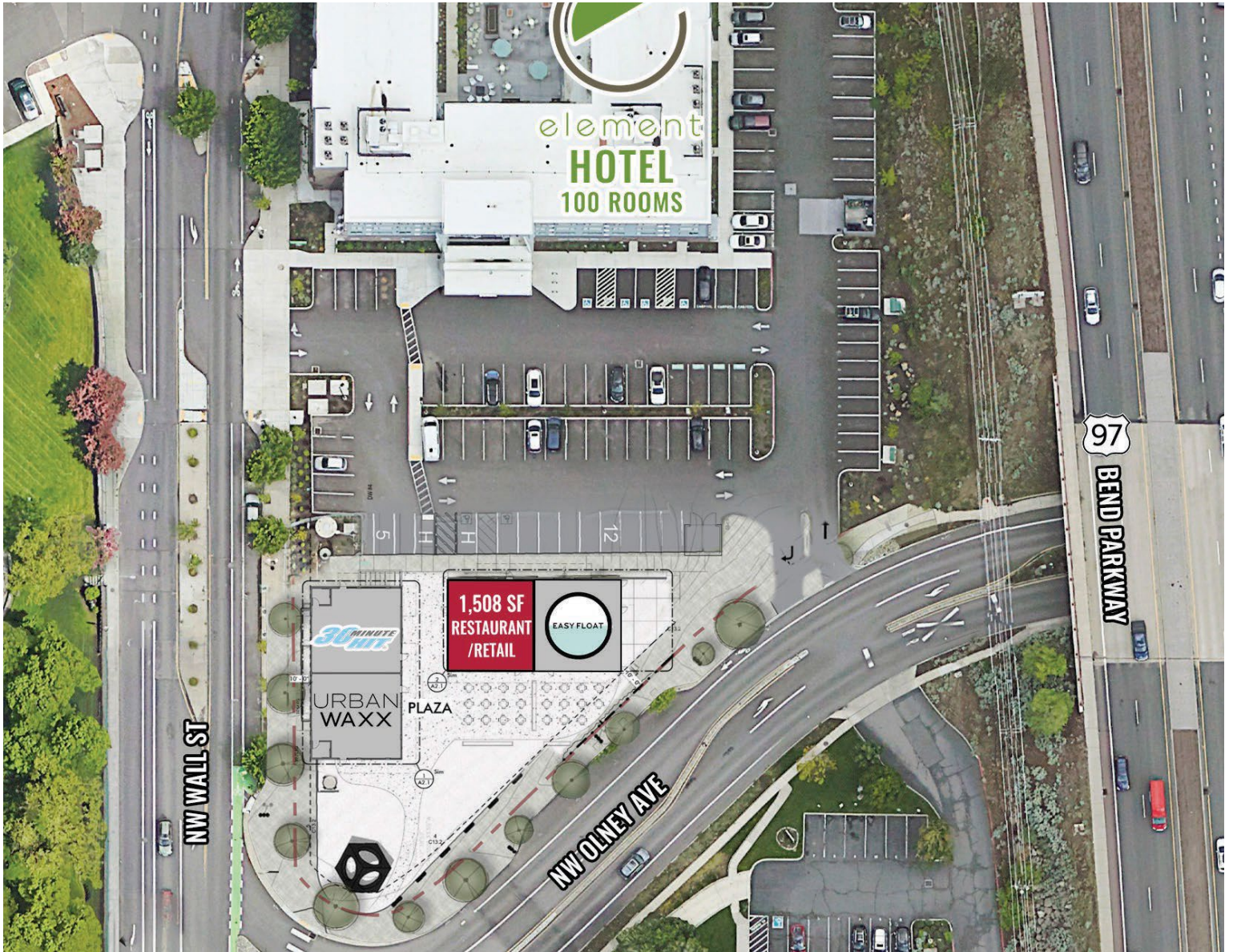
- Avail. Space:** 1,508 SF
- Lease Rate:** \$40/SF/Yr. NNN
- CAMs:** Est. at \$8.40/SF/Yr.
- TI Package:** Negotiable
- Delivery:** Vanilla shell condition
- Zoning:** Commercial Limited (CL)

HIGHLIGHTS

- Located just north of downtown Bend
- Located at major intersection of north-south and east-west connector roads
- Easy access to Highway 97/Bend Parkway
- Outside patio available
- Beautiful views of Pioneer Park and the Deschutes River
- On-site parking
- Great visibility with traffic counts of 14,500 AADT on NW Wall Street
- Located on a signalized intersection
- Easy access to the site



Element Bend has been built green from the ground up. This 100-room hotel focuses on sustainability and utilizes eco-friendly products and practices. Amenities include an indoor swimming pool, free breakfast, a fitness room and a full kitchen in each suite.

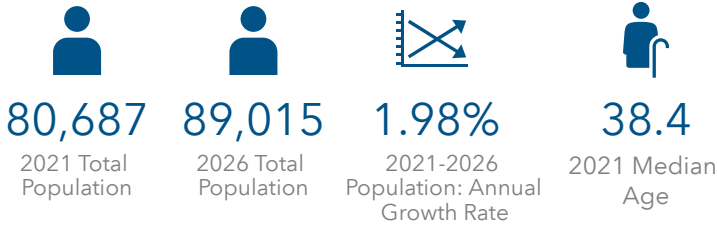


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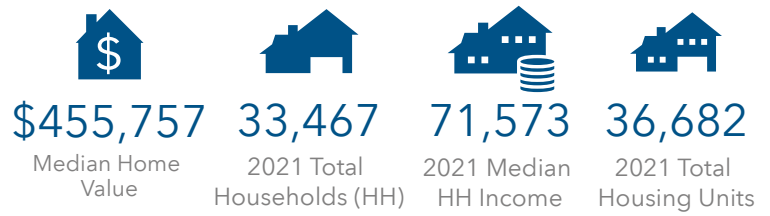
Pioneer Plaza | 1474 NW Wall St., Bend, OR 97701

DEMOGRAPHICS - WITHIN A 3-MILE RADIUS OF PIONEER PLAZA

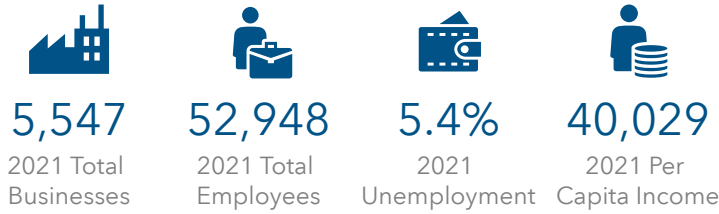
POPULATION



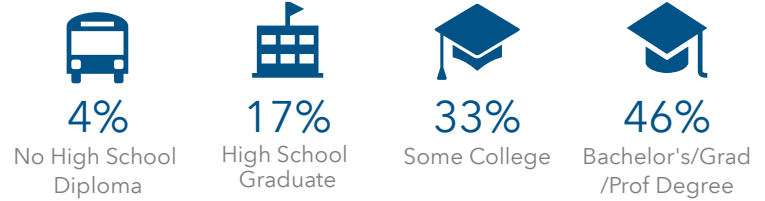
HOUSING



BUSINESS



EDUCATION



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