

FOR LEASE

BEND RIVER PROMENADE High Traffic Retail Spaces 3148 N Highway 97, Bend, OR 97703

1,087-3,455 SF | \$2.50/SF/MO. NNN



REGIONAL SHOPPING CENTER ANCHORED BY HOBBY LOBBY, TJ MAXX AND MORE



SUITE 106



SUITE 118



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FOR LEASE

1,087-3,455 SF

Bend River Promenade

REGIONAL SHOPPING CENTER

The Bend River Promenade is situated in the heart of Bend, Oregon, offering excellent access and visibility from Highway 97 (Bend Parkway) and Business 97. Located just across the street from the scenic Deschutes River and near two of the area's finest motels, it is one of the first shopping destinations visitors encounter while exploring Central Oregon. The promenade features a variety of co-tenants, including T.J. Maxx, Hobby Lobby, Natural Grocers, Kohl's, Macy's, Verizon, Shari's, M. Jacobs, Chi Chinese and Sushi Bar, and other local retailers.

HIGHLIGHTS

- Anchored by T.J. Maxx, Hobby Lobby, Natural Grocers and Macy's and shadow anchored by Kohl's
- High traffic counts of 50,158 vehicles/day on Business Hwy 97 and 47,470 vehicles/day on Hwy 97 (Bend Parkway) (AADT)
- Excellent highway visibility
- Near convention center and hotels
- Zoned Commercial General (CG)
- Ample onsite parking

SUITE	SIZE	LEASE RATE	NNNs	SPACE TYPE
106	1,441 SF	\$2.50/SF/Mo. NNN	Est. at \$0.55/SF/Mo.	In-line retail by Macy's
117	2,368 SF	\$2.50/SF/Mo. NNN	Est. at \$0.55/SF/Mo.	In-line retail between T.J. Maxx and Hobby Lobby
118	1,087 SF	\$2.50/SF/Mo. NNN	Est. at \$0.55/SF/Mo.	In-line retail between T.J. Maxx and Hobby Lobby
117-118	3,455 SF	\$2.50/SF/Mo. NNN	Est. at \$0.55/SF/Mo.	Suites can be leased together or separate



Central Oregon

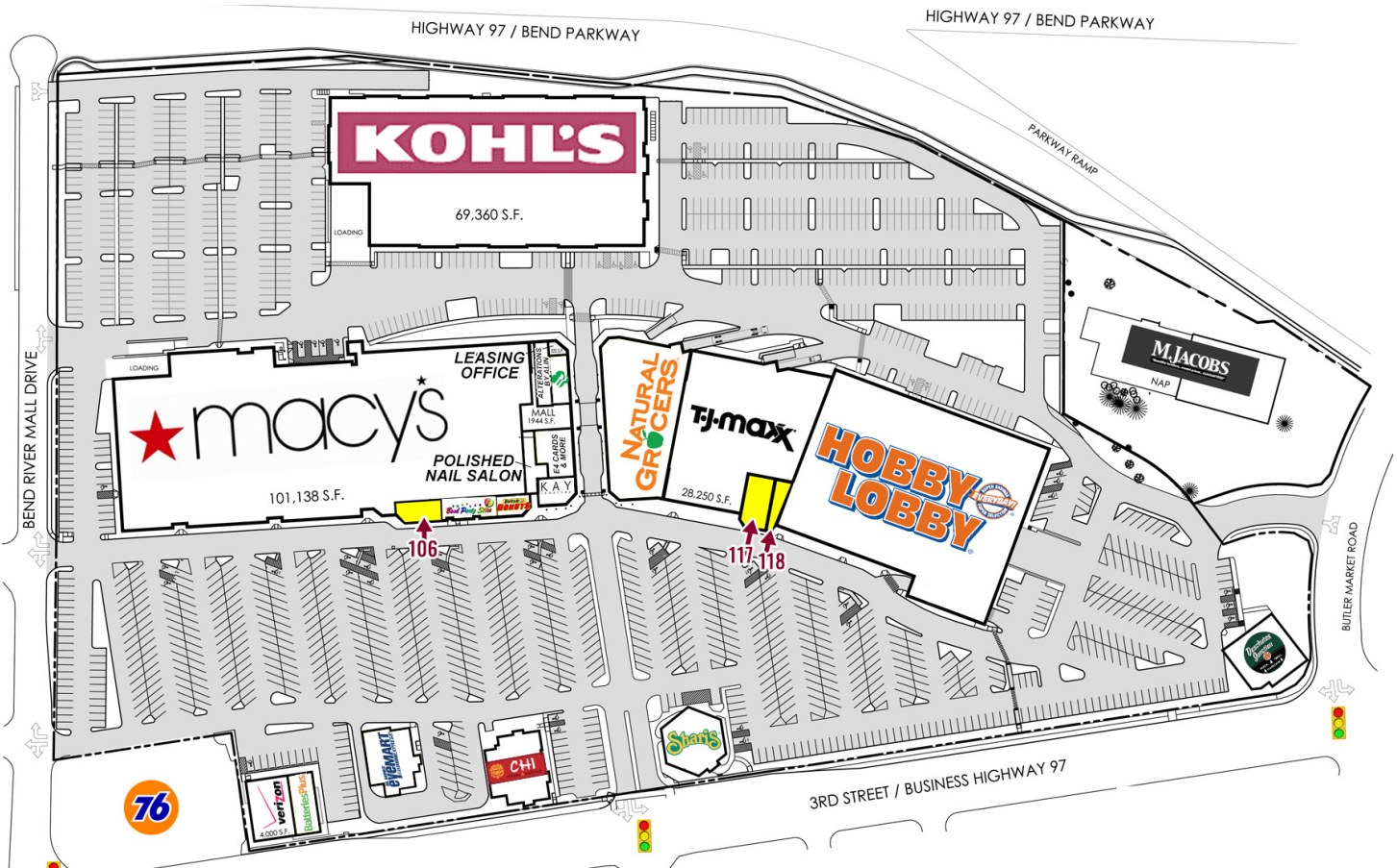
With a population of 103,254, Bend is the sixth-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities while offering relatively convenient access to major West Coast Metropolitan Areas.

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.

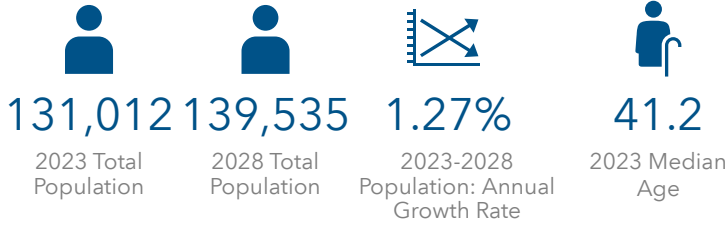


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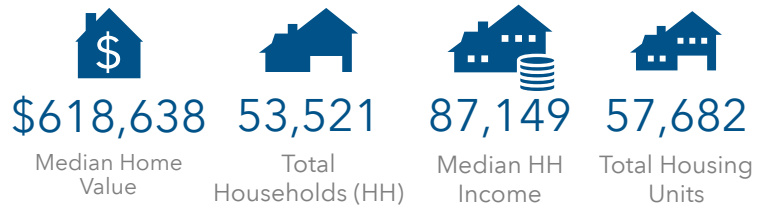
3148 N Highway 97, Bend, OR 97703

DEMOGRAPHICS - WITHIN A 10-MILE RADIUS

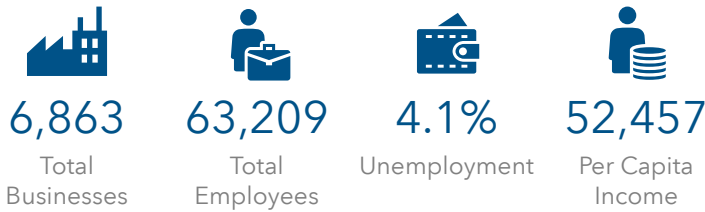
POPULATION STATS



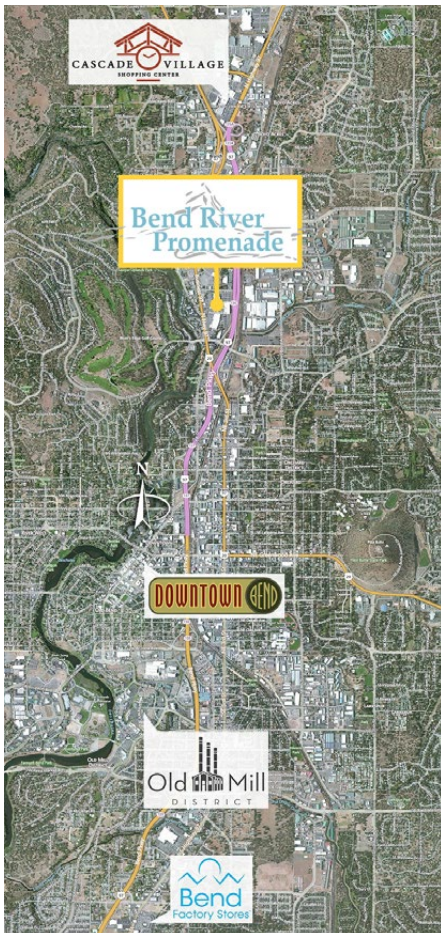
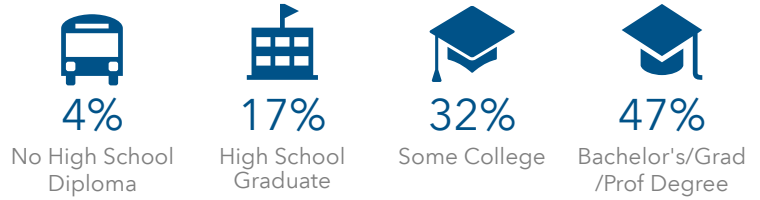
2023 HOUSING STATS



2023 BUSINESS STATS



2023 EDUCATION STATS



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