



STRATEGIC REALTY



**FOR SALE
COMMERCIAL LOT
530 SE 3RD ST.
BEND, OR 97701**



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*Property lines are not exact, buyers are cautioned if they would like exact property lines to have a survey performed on the property.



PROPERTY OVERVIEW

530 SE 3RD ST. BEND, OR 97701

Prime investment opportunity in a high-visibility location at the corner of SE 3rd Street and Wilson Avenue in Bend, OR! These two tax lots, totaling 0.73 acres, are situated in the heart of a bustling commercial corridor with high traffic counts, making them ideal for redevelopment or new business ventures. Zoned CL (Commercial Limited), the property offers versatile use options, catering to a variety of business needs.

Formerly home to the Hong Kong Restaurant, this site is rich with potential and boasts close proximity to key Bend landmarks such as The Old Mill District, Vince Genna Stadium, and other thriving commercial and retail hubs.

Don't miss this rare chance to secure a premier location in one of Central Oregon's most dynamic markets. Lots to be sold together—act now to capitalize on this strategic opportunity!

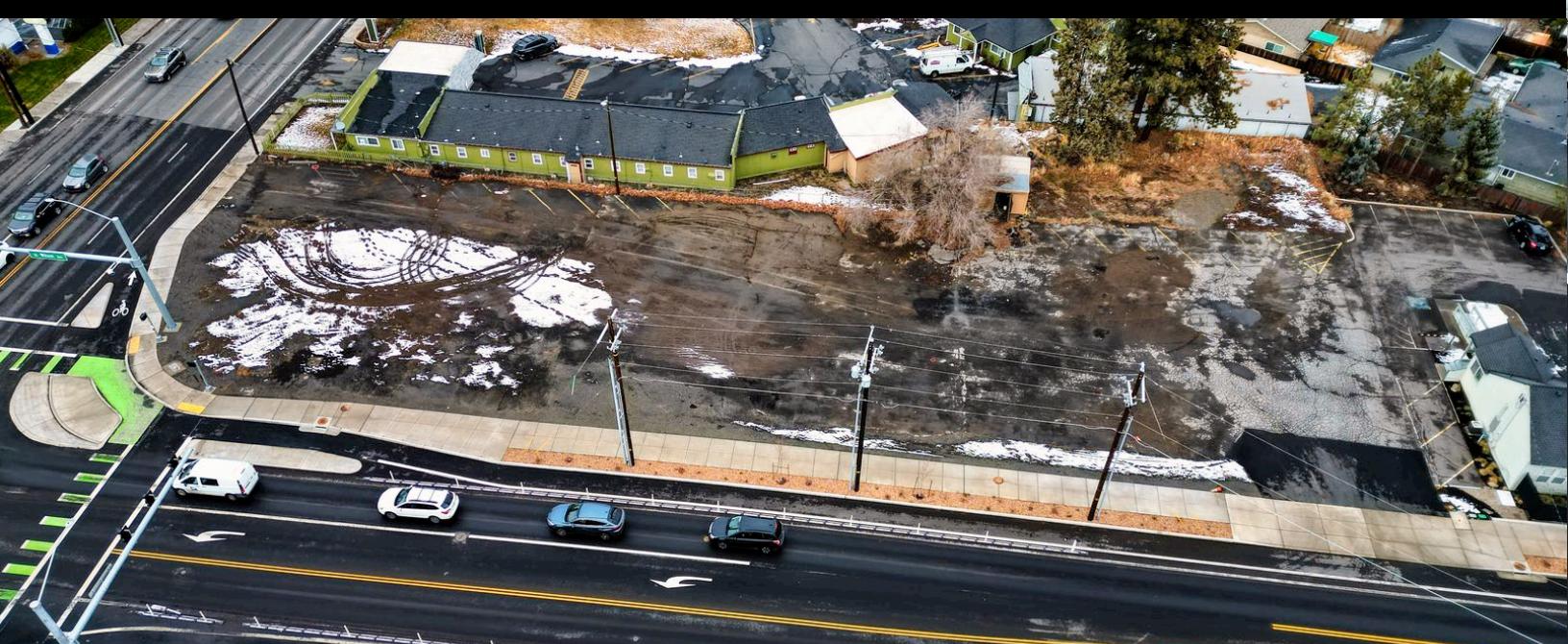
- Zoned Commercial Limited
- 0.73 Acres
- High Traffic Counts





PROPERTY PHOTOS







DEMOGRAPHIC MAP





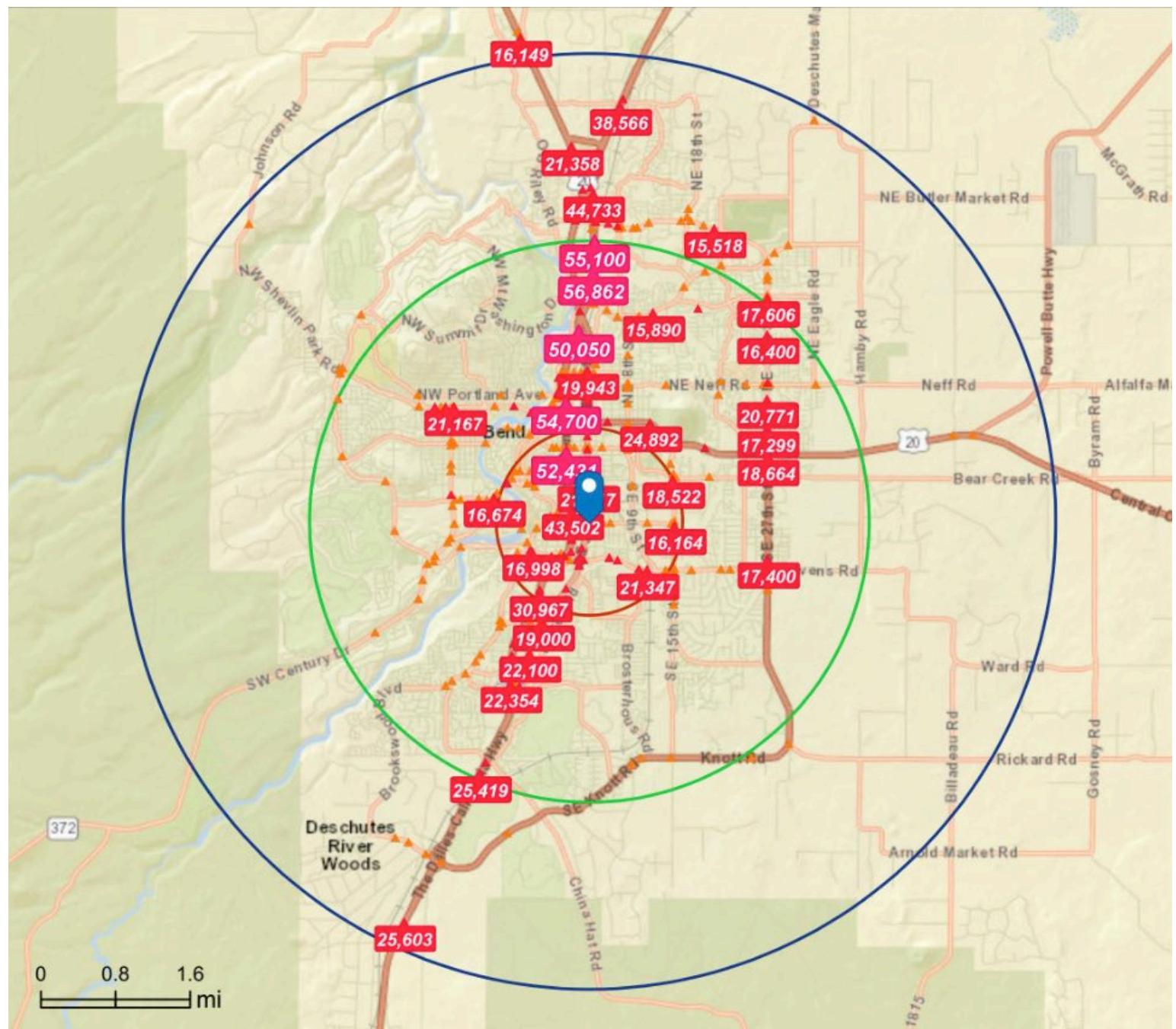
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	10,193	85,609	117,667
% of Growth Since 2018	▲ 6%	▲ 8%	▲ 8%
Median Age	35.6	39.9	40.0
Number of Employees	24.8k	91.5k	99.3k
Number of Commercial Properties	704	2,275	2,847
Avg. Commercial Property Appraisal	\$2,476,656	\$3,424,070	\$3,234,165
Avg. Residential Appraisal	\$646,733	\$792,071	\$849,429
Median Household Income	\$71.3k	\$84.7k	\$85.3k

Information is deemed reliable but is not guaranteed. Information provided from Courthouse Retrieval System, Inc., esri data, and Crexi.com Demographics reports.



TRAFFIC COUNTS MAP





LOCATION



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AREA OVERVIEW

Bend, Oregon

With a population of 104,557, Bend is the largest city in Central Oregon and the region's primary hub for commerce, recreation, and social activities.

Strategically located on the eastern edge of the Cascade Range along the Deschutes River, Bend seamlessly blends lush mountain landscapes with expansive high desert plateaus. This unique setting offers unparalleled opportunities for outdoor recreation and scenic beauty while maintaining convenient access to major West Coast metropolitan areas, making it a thriving destination for businesses and residents alike.

Bend, Oregon, is renowned for its exceptional quality of life, attracting families, entrepreneurs, and outdoor enthusiasts from across the West Coast and beyond. Offering the perfect blend of urban amenities and a welcoming community atmosphere, Bend provides a unique lifestyle opportunity in a breathtaking natural setting.

The city is a gateway to world-class outdoor recreation, including mountain biking, skiing, snowboarding, hiking, fishing, rock climbing, white-water rafting, and golf. Bend's vibrant cultural scene, craft beer industry, and diverse culinary offerings draw both locals and visitors year-round. With its dynamic mix of adventure, creativity, and community, Bend continues to be one of the most desirable places to live, work, and invest in the Pacific Northwest. Strategic Realty is proud to help clients take advantage of everything this remarkable city has to offer.





WHY CHOOSE BEND?

Once a small logging town established in 1904, Bend has evolved into a vibrant city with a diverse and thriving economy. The former lumber mills that were once central to Bend's identity have been transformed into iconic destinations like the Old Mill District and the Box Factory, seamlessly merging the city's history with modern amenities, shopping, and dining.

Bend has distinguished itself from traditional resort towns by fostering a robust business environment that attracts companies in sectors such as healthcare, renewable energy, manufacturing, technology, and outdoor recreation. Its skilled workforce and unparalleled quality of life have made Bend a magnet for entrepreneurs and innovative businesses. Notable employers include St. Charles Health System, Meta (Facebook), Sony, G5 Search Marketing, Deschutes Brewery, Hydro Flask, and Lonza, all contributing to Bend's economic vitality.

Entrepreneurship thrives here, with Bend consistently outpacing larger cities in new business registrations, a testament to its collaborative and innovative spirit. This growing business landscape is complemented by the city's natural beauty and recreational opportunities, making it a prime location for work-life balance.



CENTRAL OREGON

ECONOMY

Central Oregon's economy is a dynamic mix of traditional industries and emerging sectors, reflecting the region's adaptability and growth. While agriculture, forestry, and tourism have long been economic pillars, the area has diversified to include technology, renewable energy, manufacturing, and outdoor recreation businesses. Bend, as the region's economic center, continues to attract entrepreneurs and companies seeking a skilled workforce, a business-friendly environment, and an unmatched quality of life. Neighboring cities like Redmond and Prineville also play key roles, with industrial parks and data-focused industries driving regional innovation and providing opportunities for growth.

Small businesses are at the heart of Central Oregon's economy, thriving in industries such as recreation equipment, craft goods, and high-tech services. Tourism remains a significant contributor, with year-round visitors drawn by the region's stunning natural landscapes and outdoor activities. This steady influx of new residents, businesses, and tourists reinforces Central Oregon's reputation as a vibrant and forward-thinking community, offering a strong foundation for continued economic development and investment opportunities.

Central Oregon's population has experienced steady growth, driven by its appeal as a destination for outdoor enthusiasts, families, retirees, and professionals. The region, encompassing Deschutes, Crook, and Jefferson counties, is home to over 250,000 residents, with Bend serving as the largest city and a hub for economic and cultural activity. Central Oregon's population growth reflects a combination of lifestyle migration and economic opportunities, as people are drawn to the area's stunning natural landscapes, outdoor recreation, and thriving business environment. This expanding population has spurred development in housing, infrastructure, and community services, ensuring the region continues to meet the needs of its growing and diverse community.





OFFERING TERMS

530 SE 3RD ST. BEND, OR 97701

The real estate located at 530 SE 3rd St., Bend, OR 97701 is being offered for sale in “as-is, where-is” basis.

Please let listing brokers know if you will be touring the property for liability reasons. Property is a vacant lot and can be viewed anytime with notification to listing brokers.

OFFER SUBMISSION INSTRUCTIONS

Please submit all offers via email to the Strategic Realty team on standard OAR real estate forms. Interested parties are required to provide a written Letter of Intent (LOI) or a Commercial Sale Agreement on OAR forms detailing the proposed terms and conditions for purchasing the property. All offers will be reviewed on January 22nd, 2024. Offers should include the following key details:

- Proposed purchase price
- Source of capital (equity/debt)
- Amount and form of earnest money deposit(s)
- Required contingency periods (inspection, financing, etc.), due diligence period, including any extensions
- Proposed closing timeline

Strategic Realty looks forward to assisting you through the purchase process. If you have any questions or require additional information, please don't hesitate to contact us.



We Are Looking Forward To Working With You



STRATEGIC REALTY

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