

**FOR LEASE**

**1,000-5,330 SF**

**NORTH END**

**High-Traffic Restaurant/Retail Space**

3600 N Highway 97, Bend, OR 97703



RENDERING

**EXCELLENT RESTAURANT/RETAIL OPPORTUNITY WITH OUTDOOR SEATING**



RENDERING

**Russell Huntamer, CCIM | Eli Harrison, Broker**

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**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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COMMERCIAL

**REAL ESTATE SERVICES**

**FOR LEASE**

**\$45-\$65/SF/YR. NNN**

## NORTH END | High-Traffic Restaurant/Retail Space

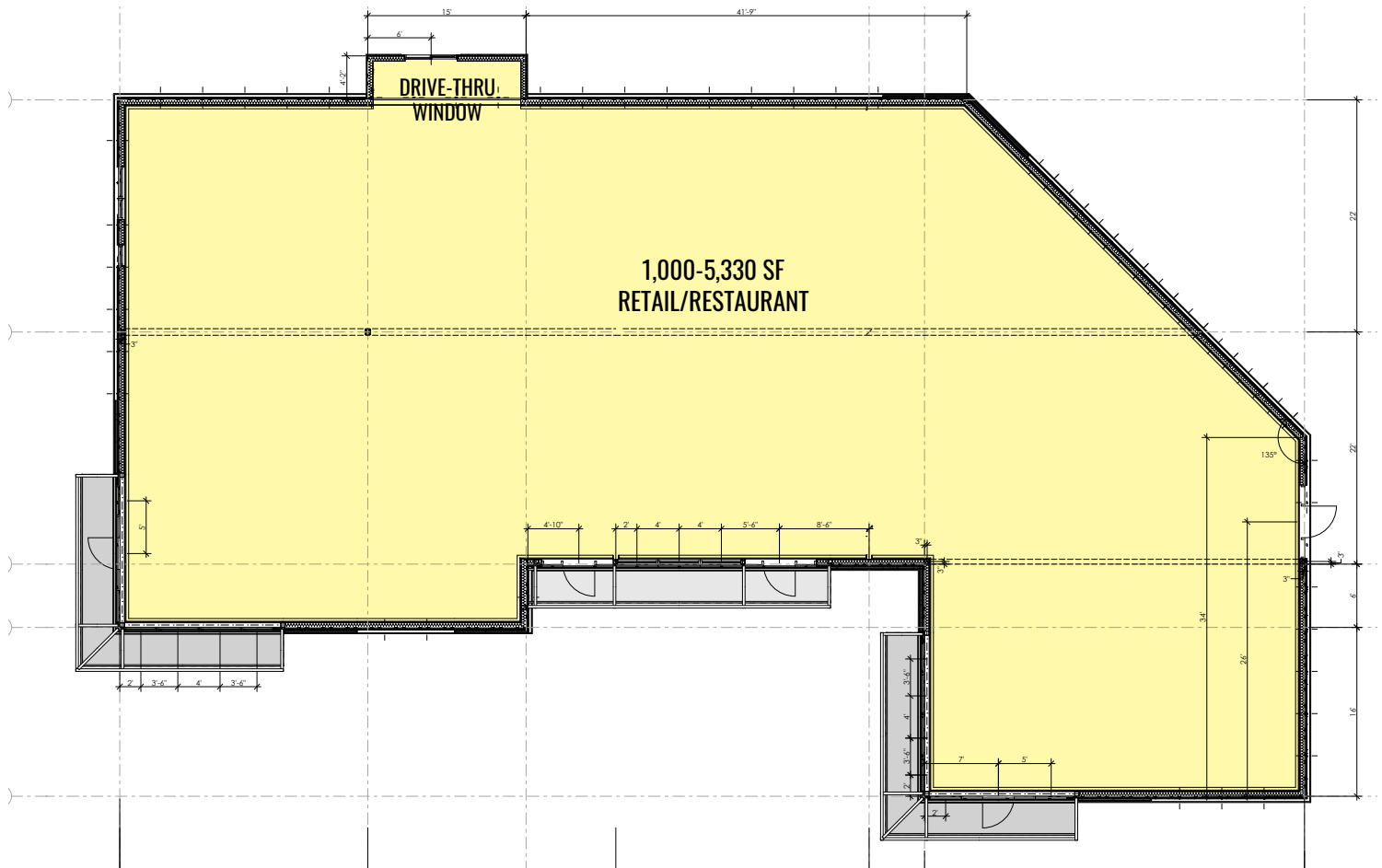
### PROPERTY DETAILS

<b>Avail. Space:</b>	1,000-5,330 SF
<b>Lease Rate:</b>	\$45/SF/Yr. NNN Restaurant/Retail \$65/SF/Yr. NNN Drive-Thru
<b>TI Allowance:</b>	\$40/SF
<b>CAMs:</b>	Est. at \$9.00/SF/Yr.
<b>Bldg. Size:</b>	5,330 SF
<b>Lot Size:</b>	1.6 Acres
<b>Zoning:</b>	Commercial General (CG)

### HIGHLIGHTS

- Excellent high visibility restaurant/retail opportunity
- Located on busy Highway 97 near the Bend River Promenade, Winco, Sonic Drive-In, and Dairy Queen
- High traffic counts of 18,857 AADT on NE 3rd Street/Hwy 97
- Outdoor seating
- Entire space available for rent
- Easy access to and from the Bend Parkway
- Ample onsite and street parking

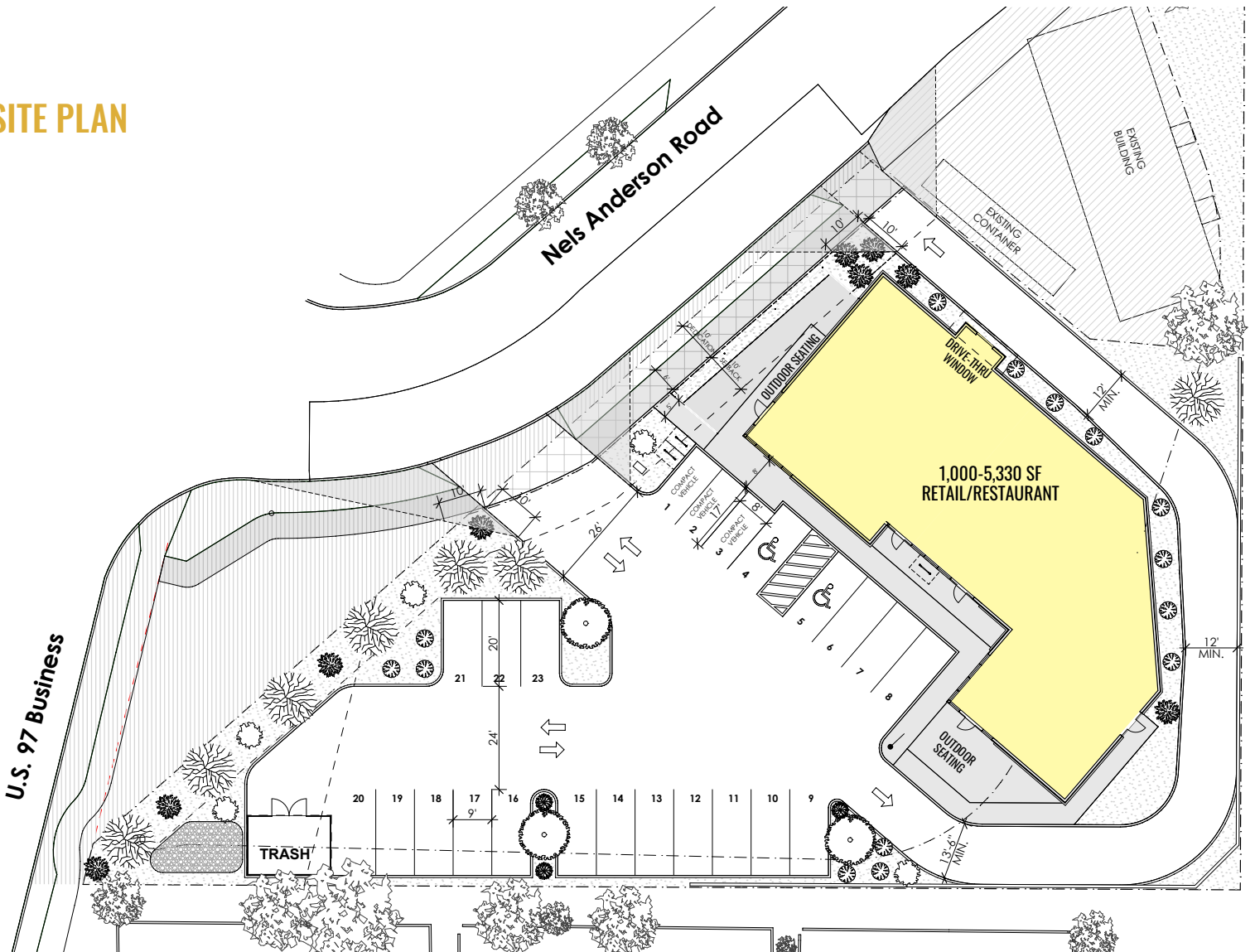
### FLOOR PLAN





RENDERING

## SITE PLAN

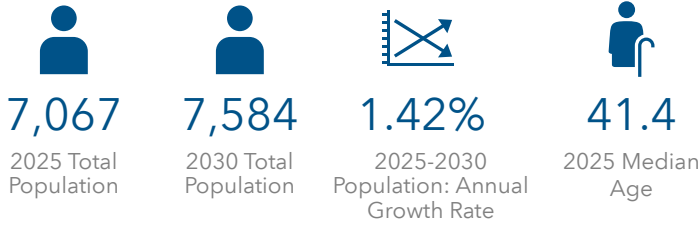


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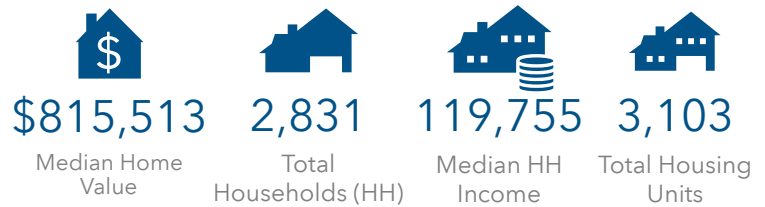
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## DEMOGRAPHICS - WITHIN A 3-MILE RADIUS

### POPULATION STATS



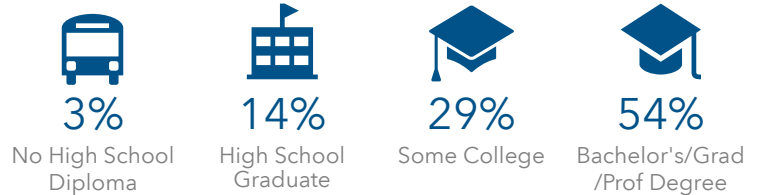
### 2025 HOUSING STATS



### 2025 BUSINESS STATS



### 2025 EDUCATION STATS



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.



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