

FOR SALE

2,370 SF | \$1,995,000

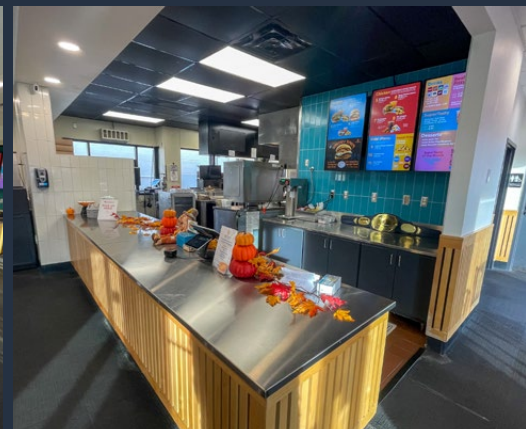
Fast Food Restaurant with Drive-Thru in Premium Bend Location

805 NE 3rd Street, Bend, OR 97702

**OWNER-USER
OPPORTUNITY**



NEWER FF&E INCLUDED IN SALE PRICE



**Ron Ross, Principal Broker | Terry O'Neil, Broker
Luke Ross, Broker**

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COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR SALE

\$1,995,000

Fast Food Restaurant with Drive-Thru in Premium Bend Location

PROPERTY DETAILS

Bldg. Size:	2,370 SF
Sale Price:	\$1,995,000
Price/SF:	\$841.77
Lot Size:	0.45 Acres
Year Built:	2009
Zoning:	Commercial Limited (CL)
Parking:	14 onsite spaces

HIGHLIGHTS

- Excellent building condition
- New FF&E (2021) included in sale
- Traffic counts over 18,000 AADT on NE 3rd Street
- Dual window drive-thru
- Gas fireplace for ambiance in dining area
- Vestibule entries on both dining room doors
- Excellent monument signage on SE 3rd Street
- Also available for lease
- Complete Roof replacement in 2021 (includes warranty)
- 8' X 8' exterior walk-in freezer
- Extra-large walk-in cooler



PROPERTY DESCRIPTION

Rare opportunity for an owner-user to purchase or lease a free-standing fast-food restaurant with drive-thru on one of Bend's most active commercial corridors. Third Street is a major arterial running through the heart of Bend, Oregon, with daily traffic counts near 19,000 vehicles.

Situated on a 0.45-acre corner lot at Third Street and Hawthorne Avenue, this property was originally developed as a Denny's Restaurant. It was razed and completely rebuilt as a Jack in the Box fast food restaurant in 2009. The building underwent a complete interior renovation in 2021, when it was leased to Super Deluxe, a regional fast-casual start-up that installed all new furniture, fixtures, and equipment (FF&E). The roof was also replaced in 2021 and has a transferrable warranty for the new owner.

Super Deluxe filed for bankruptcy in 2024 and is in the process of closing or vacating multiple locations statewide. They continue to operate at this site but will vacate upon sale or new tenancy.

The building is in excellent condition and ideally configured for quick-service restaurant operations. The location offers exceptional visibility and access, directly across from Bend Towne Center (anchored by Safeway), with numerous hotels and complementary retail businesses in the surrounding trade area.

This property lies within the Bend Central District (BCD), a designated mixed-use urban redevelopment area with significant public and private investment planned in the coming years. The site offers strong long-term upside for both operators and investors seeking a presence in Bend's most dynamic commercial corridor.

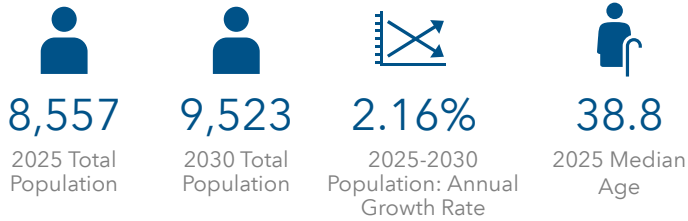


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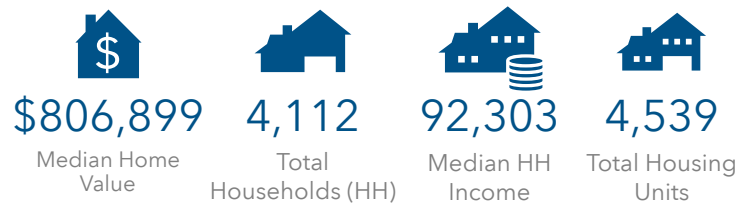
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DEMOGRAPHICS - 1-MILE RADIUS

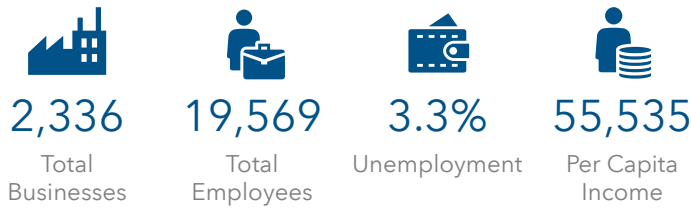
POPULATION STATS



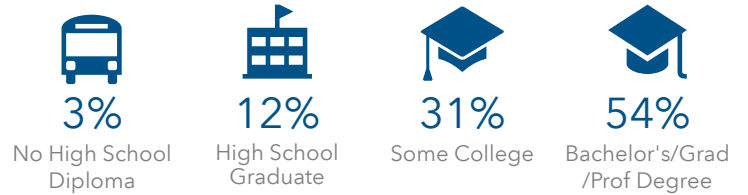
2025 HOUSING STATS



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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