

# FOR LEASE

## 4,205 SF AVAILABLE

### REED SOUTH

#### Rare Opportunity on Bend's East Side

21175 Reed Market Rd, Bend, OR 97703



### JOIN CASCADE LAKES BREWERY IN THIS EXCITING LOCATION



BUILDING B



CASCADE LAKES BREWERY

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**FOR LEASE**

## REED SOUTH — Rare Opportunity on Bend's East Side

### PROPERTY DETAILS

<b>No. of Bldgs.:</b>	5
<b>Lot Size:</b>	3.4 Acres
<b>Zoning:</b>	Commercial Convenience (CC)
<b>Parking:</b>	131 Spaces with a 4.33/1,000 Ratio
<b>NNNs:</b>	Est. at \$0.65/SF/Mo.

### BUILDING B

<b>1st Floor Inline:</b>	2,073 SF \$2.75/SF/Mo. NNN
<b>1st Floor End Cap:</b>	2,132 SF \$3.00/SF/Mo. NNN
<b>2nd Floor</b>	
<b>Individual Offices:</b>	Rate TBD

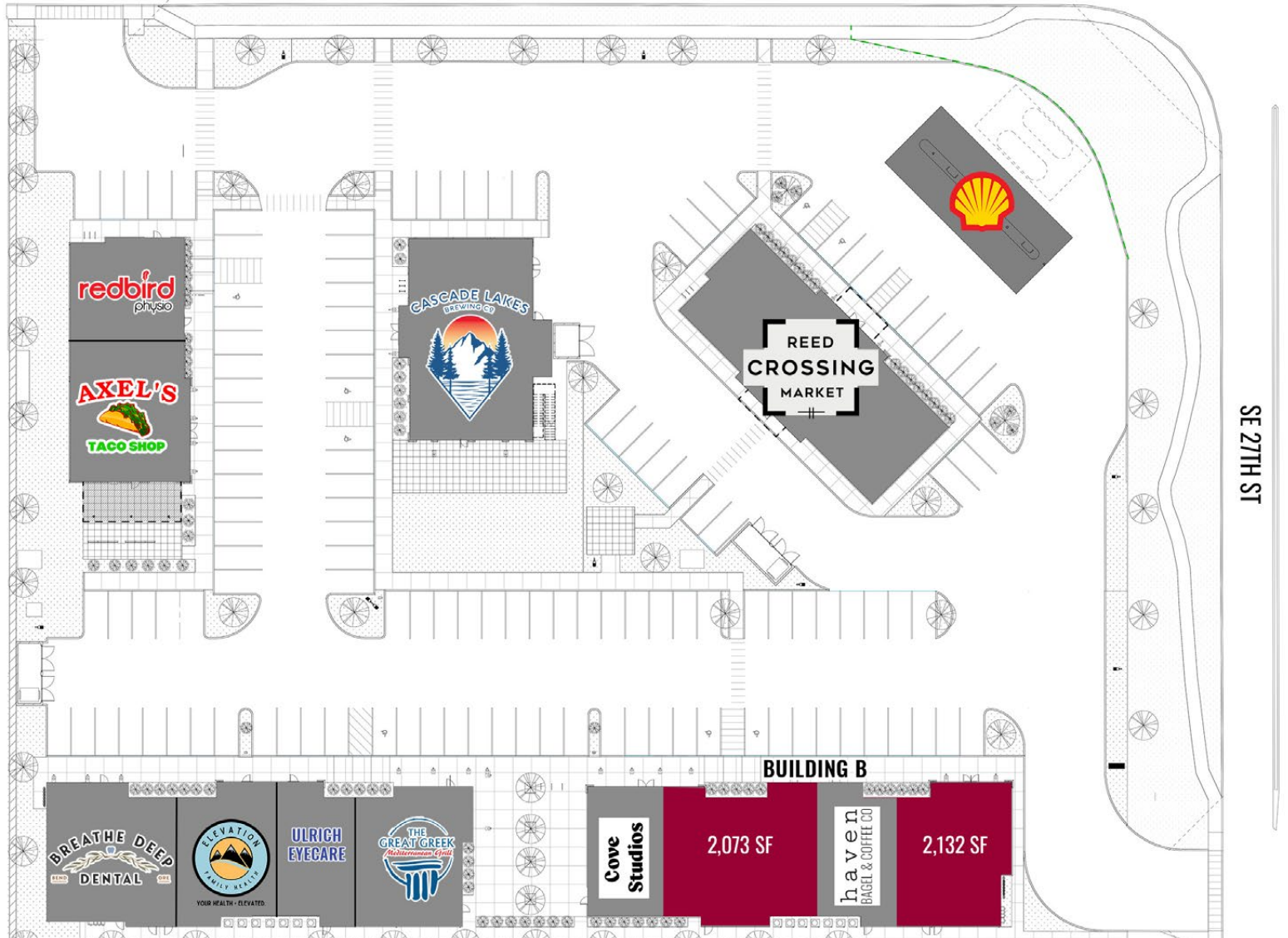
### HIGHLIGHTS

- Traffic counts exceeding 9,100 AADT on Reed Market Road and 8,680 AADT on 27th Street
- Located near the future mixed-use development, Stevens Ranch, with 1,710 planned homes and the new 100,000 SF Central Library
- Excellent exposure on the SW Corner of Reed Market Road and 27th Street
- Unique opportunity to locate in an underserved market
- Anchored by Cascade Lakes Brewery and Reed Crossing Market and Gas Station
- Class A architecture and construction
- First floor spaces ideal for restaurants, retail, service retail, medical or office

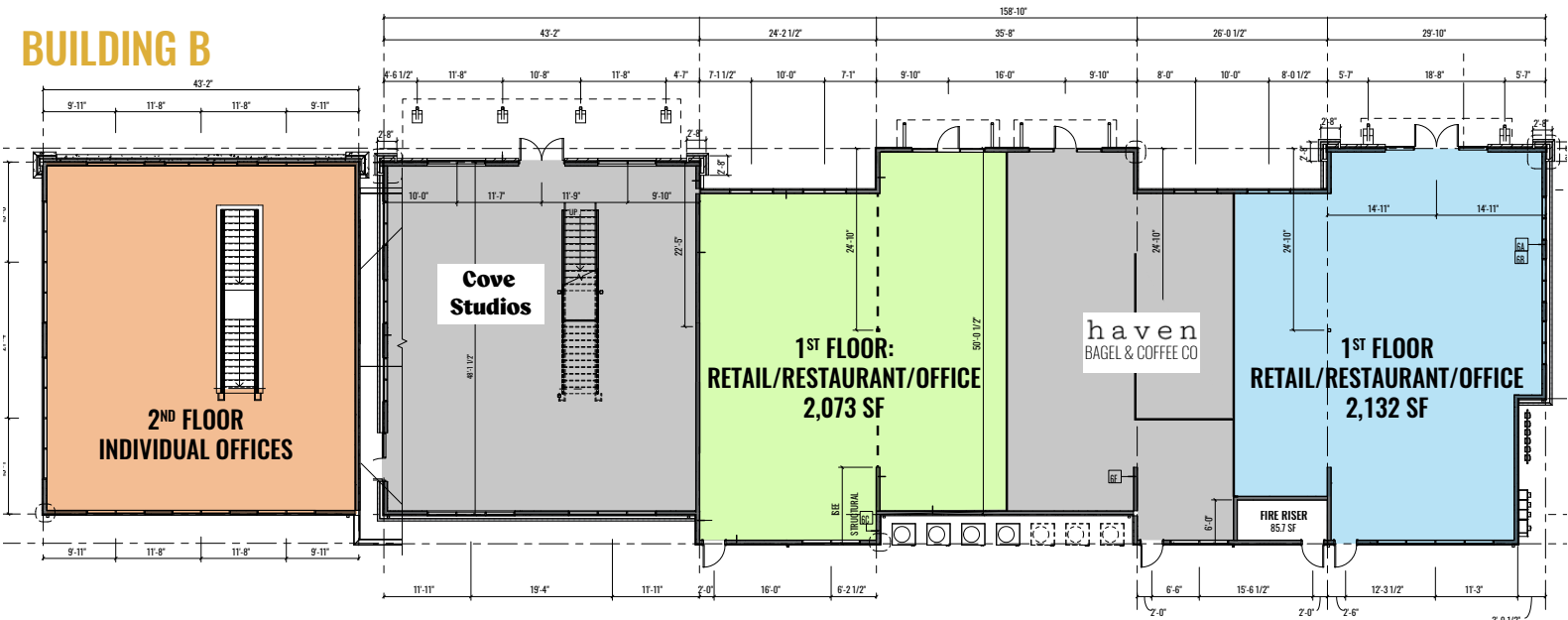


## SITE PLAN

SE REED MARKET RD



## BUILDING B

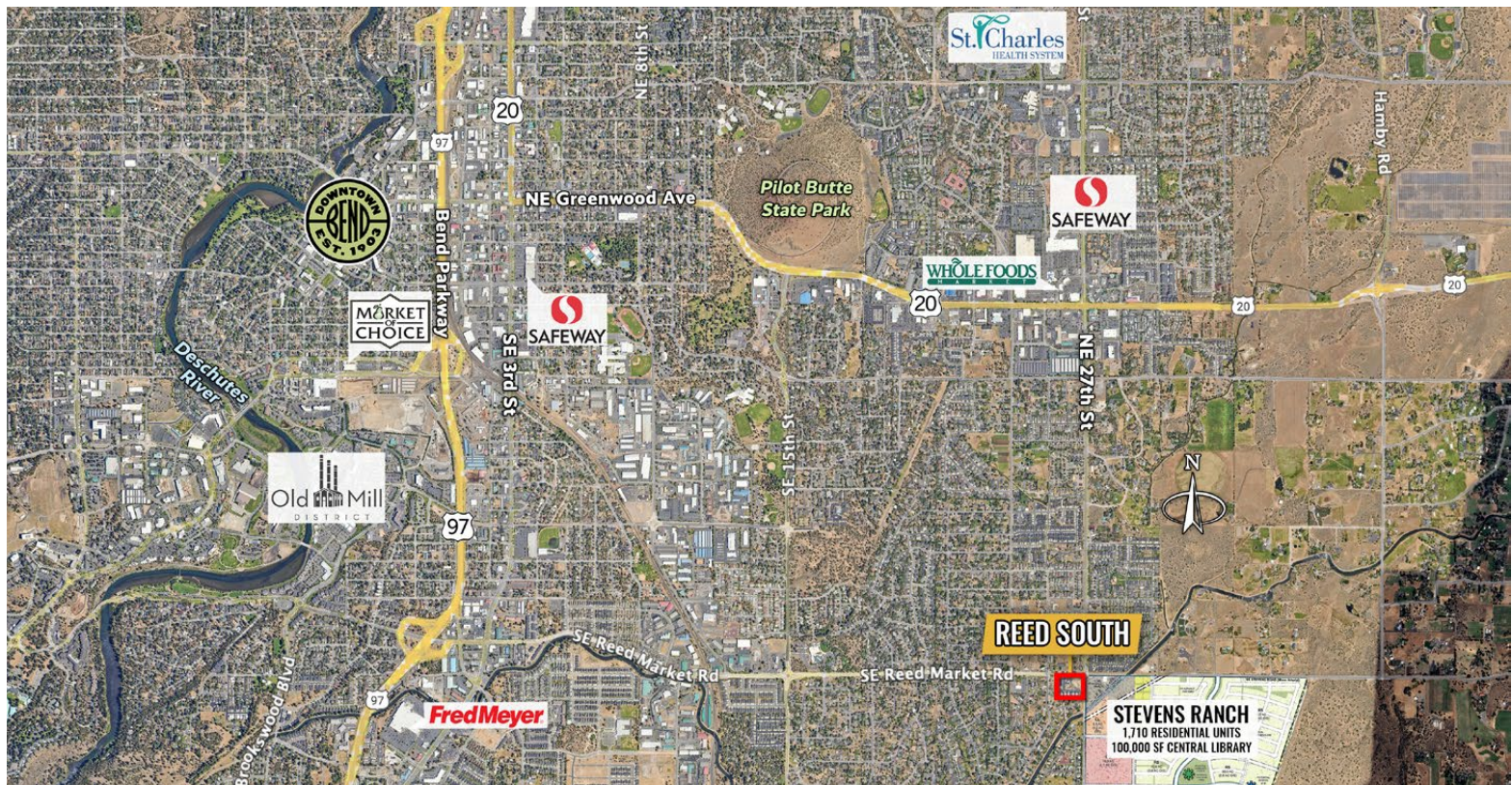
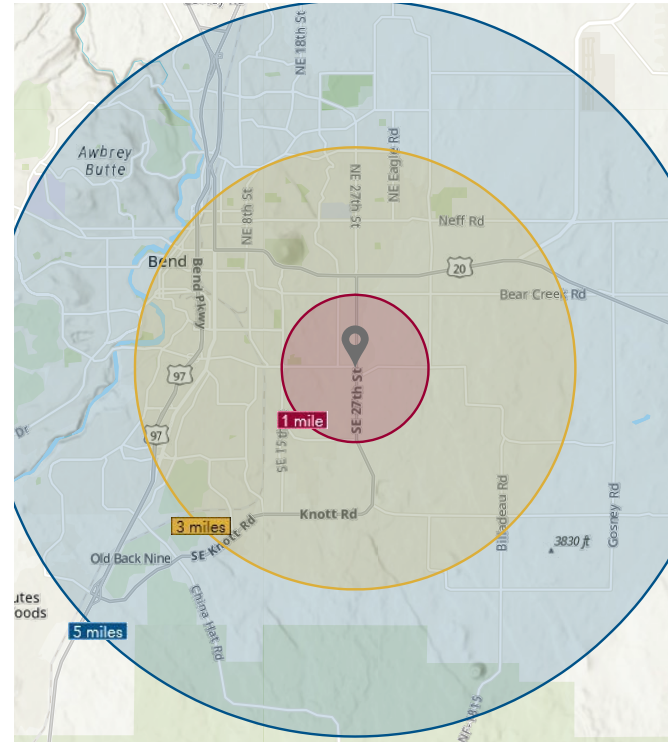


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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	2025 POPULATION	7,237	54,524
	2025 DAYTIME POPULATION	4,370	68,270
	2030 POPULATION	7,632	59,922
	2010-2020 GROWTH RATE	1.86%	2.36%
	2024-2029 GROWTH RATE	1.07%	1.91%
	2025 MEDIAN AGE	43.1	39.5
HOUSING	2025 TOTAL HOUSEHOLDS	2,865	23,183
	2025 AVG. HOUSEHOLD INCOME	\$134,576	\$113,857
	2025 MED. HOME VALUE	\$679,085	\$654,055
	2025 TOTAL HOUSING UNITS	2,917	24,692
	2025 OWNER OCCUPIED UNITS	2,279	13,213
	2025 RENTER OCCUPIED UNITS	586	9,970
LABOR	2025 VACANT HOUSING UNITS	52	1,509
	2025 TOTAL BUSINESSES	107	4,037
	2025 TOTAL EMPLOYEES	322	38,081
	2025 UNEMPLOYMENT RATE	2.1%	2.7%



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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