

FOR LEASE

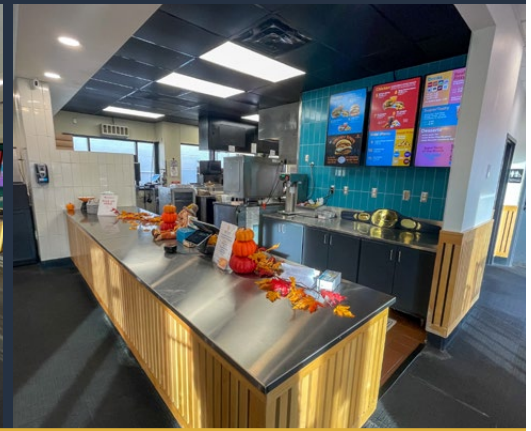
2,370 SF | \$45/SF/YR. NNN

Free-Standing Restaurant with Drive-Thru Centrally Located in Bend

805 NE 3rd Street, Bend, OR 97702



FF&E INCLUDED FOR DURATION OF LEASE



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**REAL
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FOR LEASE

\$45/SF/YR. NNN

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PROPERTY DETAILS

Bldg. Size:	2,370 SF
Lease Rate:	\$45.00/SF/Yr. NNN
NNNs:	\$8.16/SF/Yr.
Lot Size:	0.45 Acres
Year Built:	2009
Zoning:	Commercial Limited (CL)
Parking:	14 onsite spaces

HIGHLIGHTS

- Excellent building condition
- FF&E included for duration of lease
- 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
- Exceptional monument signage on SE 3rd Street
- Also available for sale
- 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 lease or purchase 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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DEMOGRAPHICS - 1-MILE RADIUS

POPULATION STATS



8,557
2025 Total
Population



9,523
2030 Total
Population


2.16%
2025-2030
Population: Annual
Growth Rate


38.8
2025 Median
Age

2025 HOUSING STATS


\$806,899
Median Home
Value


4,112
Total
Households (HH)



92,303
Median HH
Income


4,539
Total Housing
Units

2025 BUSINESS STATS


2,336
Total
Businesses


19,569
Total
Employees



3.3%
Unemployment


55,535
Per Capita
Income

2025 EDUCATION STATS


3%
No High School
Diploma


12%
High School
Graduate


31%
Some College


54%
Bachelor's/Grad
/Prof Degree



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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