

FOR LEASE

2,073-2,132 SF AVAILABLE

REED SOUTH

East Side Retail/Office Suites

21175 Reed Market Rd, Bend, OR 97703



JOIN CASCADE LAKES BREWERY IN THIS EXCITING LOCATION



BUILDING B



CASCADE LAKES BREWERY

**Russell Huntamer, CCIM | Bruce Churchill, Principal Broker
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SERVICES**

FOR LEASE

REED SOUTH — Rare Opportunity on Bend's East Side

PROPERTY DETAILS

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

BUILDING B

1st Floor Inline:	2,073 SF \$2.75/SF/Mo. NNN
1st Floor End Cap:	2,132 SF \$3.00/SF/Mo. NNN

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

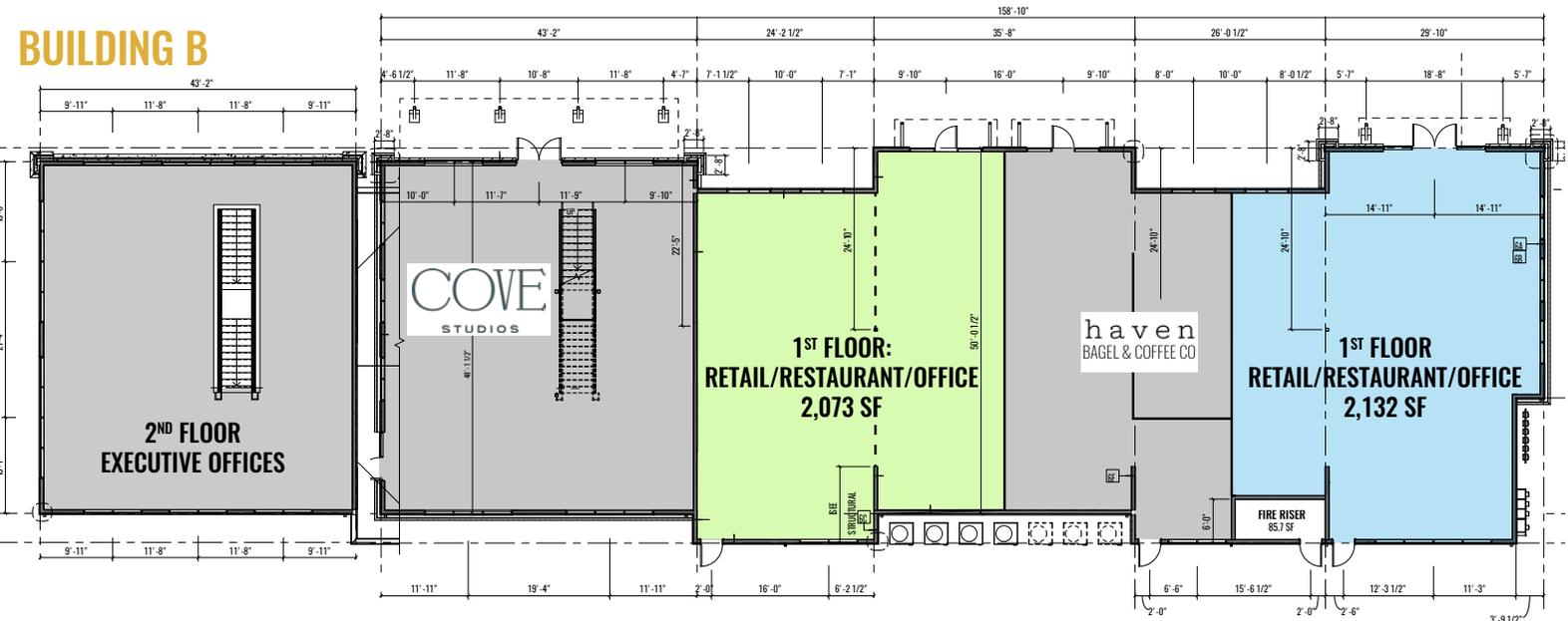


SITE PLAN

SE REED MARKET RD



BUILDING B

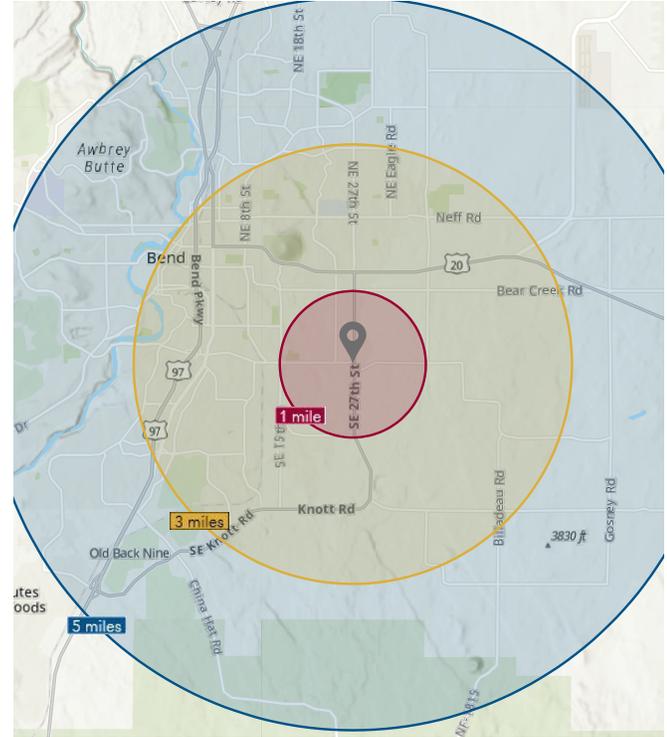


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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	
POPULATION	2025 POPULATION	7,237	54,524	110,741
	2025 DAYTIME POPULATION	4,370	68,270	120,367
	2030 POPULATION	7,632	59,922	120,141
	2010-2020 GROWTH RATE	1.86%	2.36%	2.47%
	2024-2029 GROWTH RATE	1.07%	1.91%	1.64%
	2025 MEDIAN AGE	43.1	39.5	41.0
HOUSING	2025 TOTAL HOUSEHOLDS	2,865	23,183	46,020
	2025 AVG. HOUSEHOLD INCOME	\$134,576	\$113,857	\$140,676
	2025 MED. HOME VALUE	\$679,085	\$654,055	\$725,209
	2025 TOTAL HOUSING UNITS	2,917	24,692	49,891
	2025 OWNER OCCUPIED UNITS	2,279	13,213	28,931
	2025 RENTER OCCUPIED UNITS	586	9,970	17,089
LABOR	2025 VACANT HOUSING UNITS	52	1,509	3,871
	2025 TOTAL BUSINESSES	107	4,037	6,617
	2025 TOTAL EMPLOYEES	322	38,081	58,248
	2025 UNEMPLOYMENT RATE	2.1%	2.7%	3.1%



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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