

FOR LEASE

861-6,055 SF AVAILABLE

REED SOUTH

Rare Opportunity on Bend's East Side

21175 Reed Market Rd, Bend, OR 97703

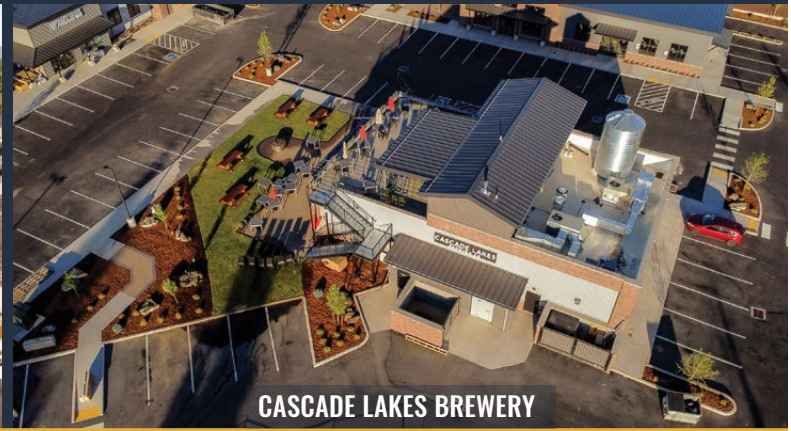
THE GREAT GREEK AND CASCADE LAKES BREWERY NOW OPEN!



JOIN CASCADE LAKES BREWERY IN THIS EXCITING LOCATION



BUILDINGS A & B



CASCADE LAKES BREWERY

**Russell Huntamer, CCIM | Bruce Churchill, Principal Broker
Eli Harrison, Broker**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

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COMPASS
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REAL ESTATE SERVICES

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

BUILDING A

- 1st Floor:** 1,200 - 3,349 SF
\$2.75/SF/Mo. NNN

BUILDING B

- 1st Floor:** 861-4,142 SF
\$2.75-\$3.00/SF/Mo. NNN
- End Cap:** 2,058 SF
\$3.00/SF/Mo. NNN
- 2nd Floor:** 1,913 SF
\$2.50/SF/Mo. NNN
(Can be combined with 1st floor for up to 6,055 SF total)

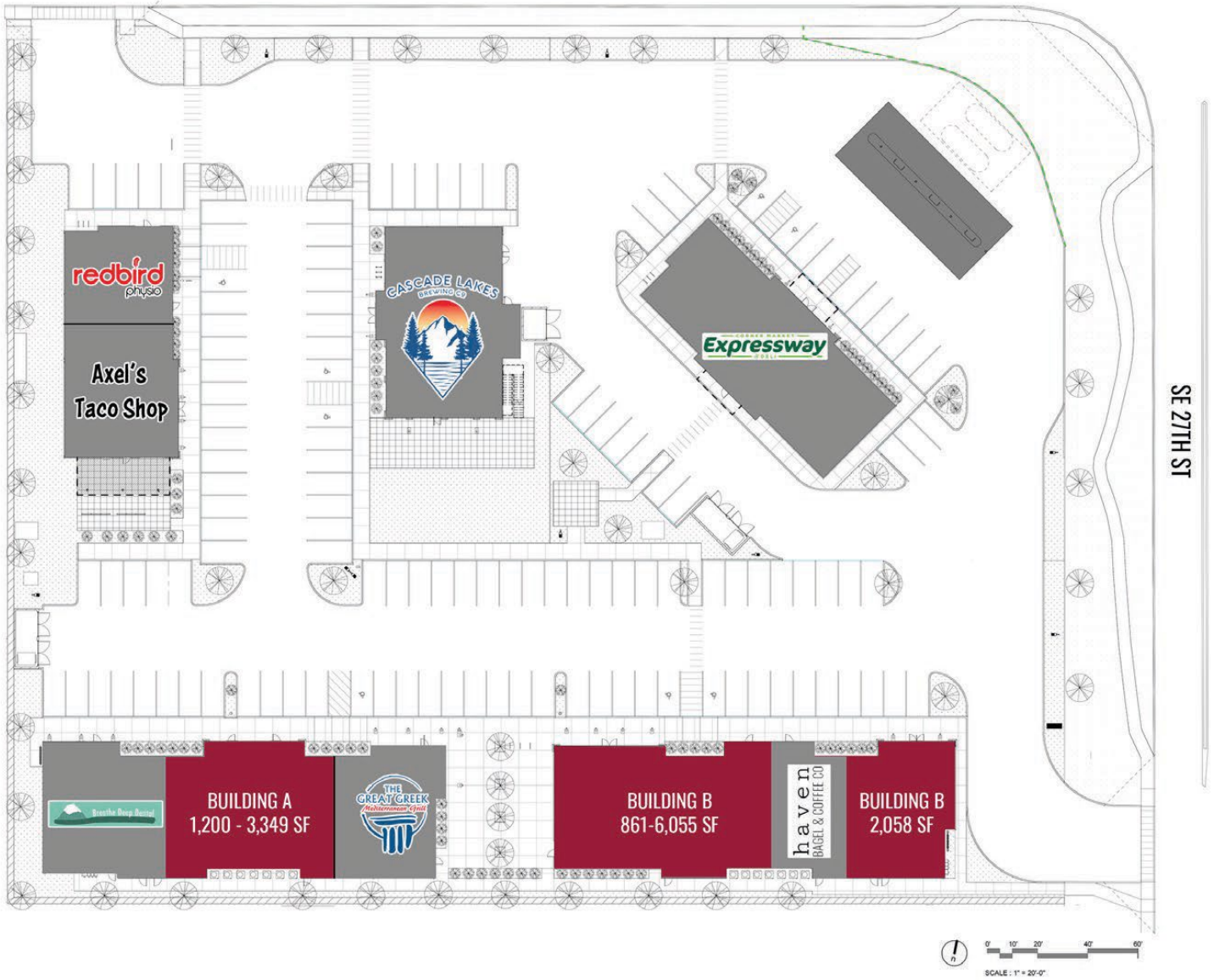
HIGHLIGHTS

- Anchored by Cascade Lakes Brewery, a gas station and a convenience store
- Excellent exposure on the SW Corner of Reed Market Road and 27th Street
- Located near the future mixed-use development, Stevens Ranch, planned to have 1,710 residential units and over 1.5M SF of commercial/industrial
- Traffic counts exceeding 9,100 on Reed Market Road and 8,680 on 27th Street
- Five buildings on 3.4 acres
- Class A architecture and construction
- Excellent commercial opportunity in an underserved market
- First floor spaces ideal for restaurants, retail, service retail, medical or office
- Second floor office suite has a \$40 tenant improvement allowance

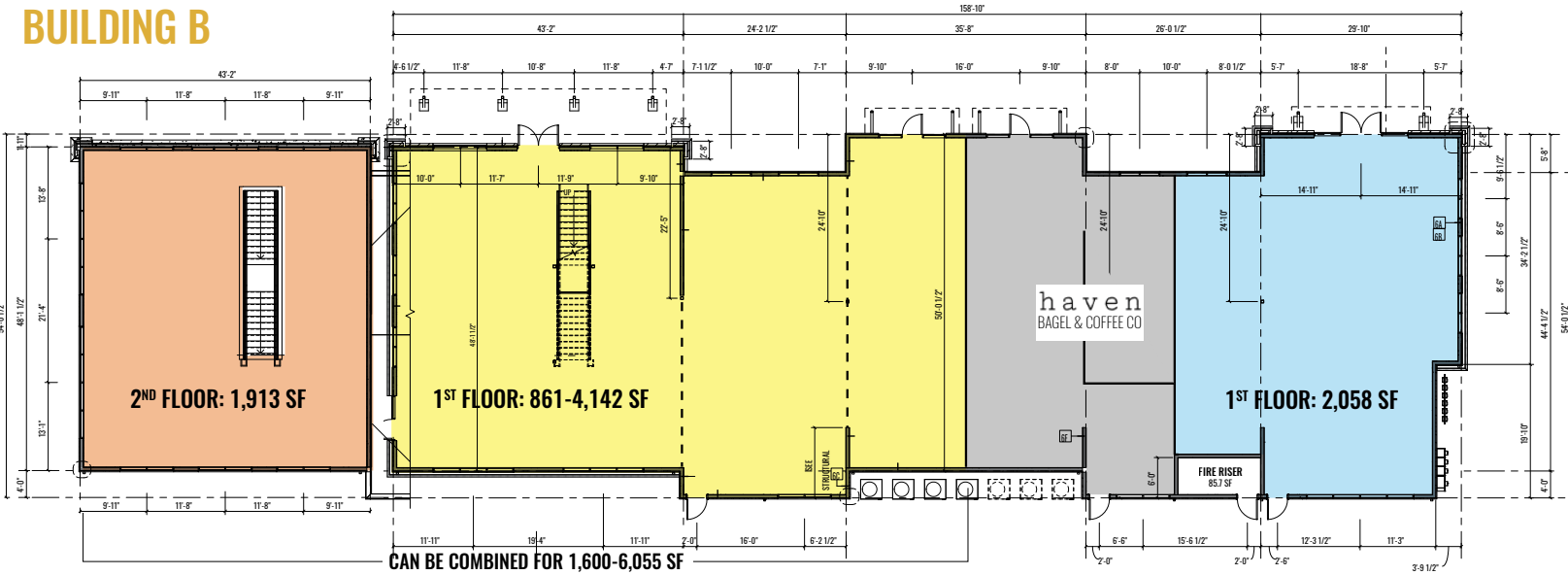


SITE PLAN

SE REED MARKET RD



BUILDING B

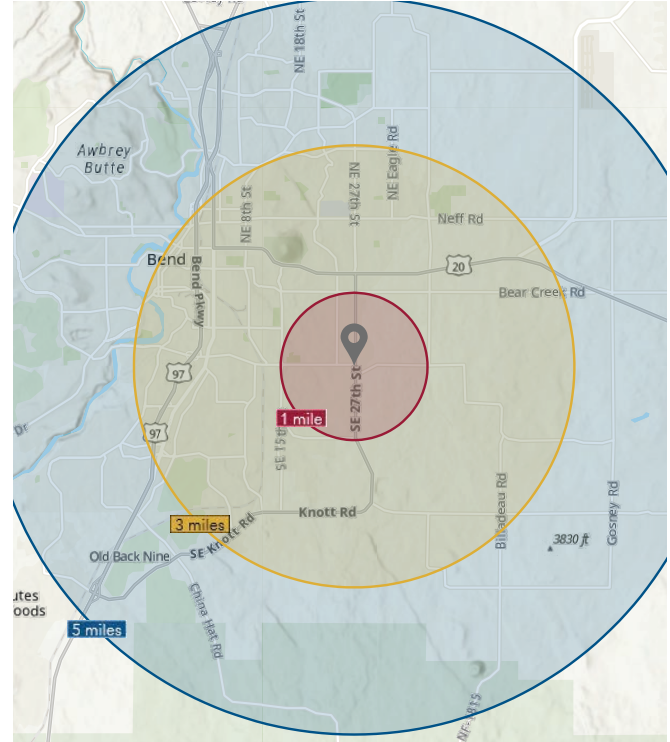


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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	
POPULATION	2020 POPULATION	7,420	48,863	98,156
	2020 DAYTIME POPULATION	5,614	55,420	104,324
	2025 POPULATION	8,157	54,027	108,976
	2010-2020 GROWTH RATE	2.50%	2.13%	2.11%
	2020-2025 GROWTH RATE	1.91%	2.03%	2.11%
	2020 MEDIAN AGE	40.8	37.8	39.2
HOUSING	2020 TOTAL HOUSEHOLDS	2,847	20,486	40,141
	2020 AVG. HOUSEHOLD INCOME	\$89,929	\$82,564	\$100,121
	2020 MED. HOME VALUE	\$385,360	\$373,793	\$432,036
	2020 TOTAL HOUSING UNITS	3,030	22,456	44,569
	2020 OWNER OCCUPIED UNITS	1,936	11,187	24,525
	2020 RENTER OCCUPIED UNITS	911	9,299	15,615
LABOR	2020 VACANT HOUSING UNITS	183	1,970	4,428
	2020 TOTAL BUSINESSES	93	3,431	5,601
	2020 TOTAL EMPLOYEES	722	32,306	51,799
	2020 UNEMPLOYMENT RATE	8.9%	8.8%	8.9%



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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