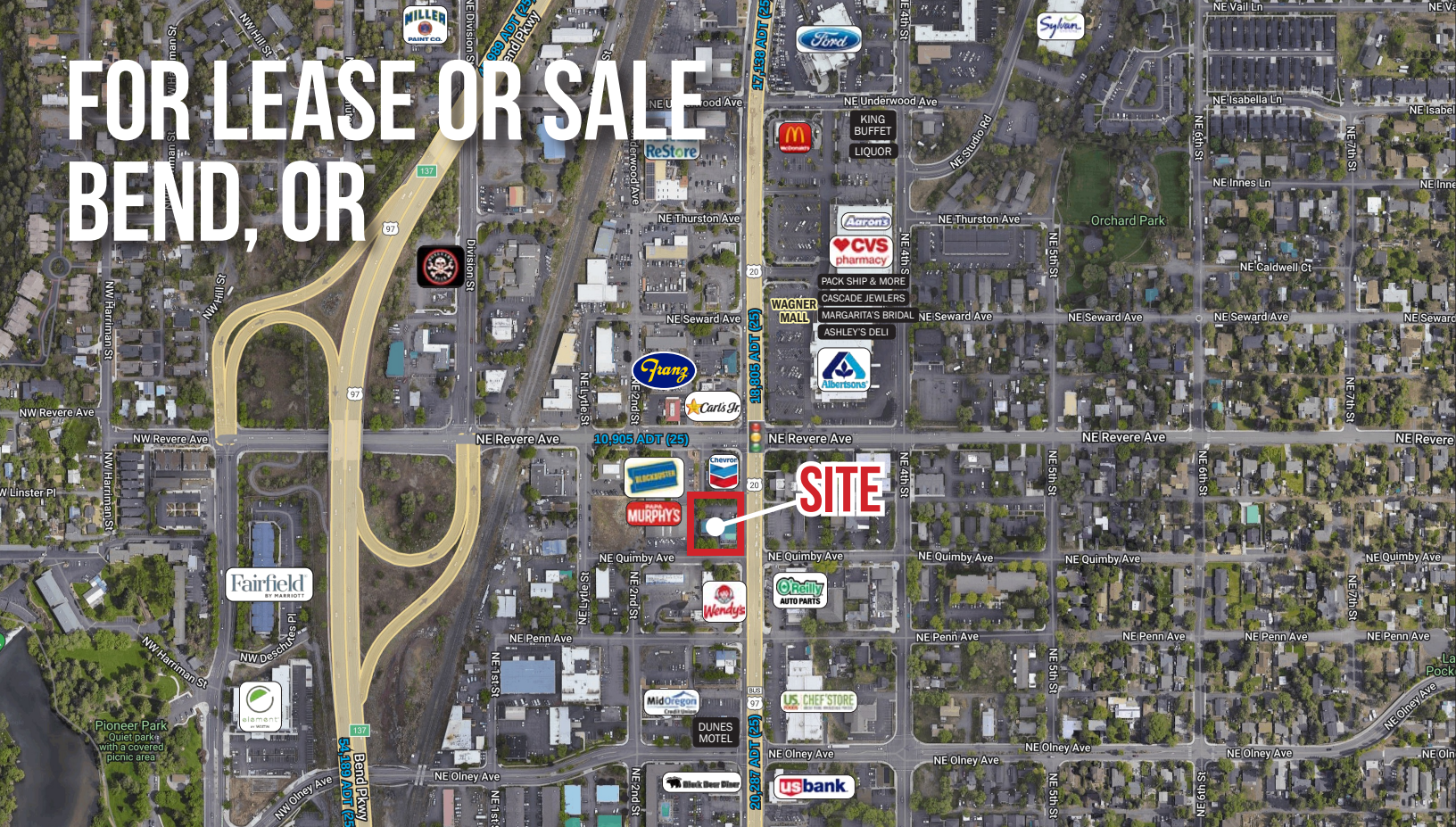


FOR LEASE OR SALE BEND, OR



FORMER BANK | RETAIL/OFFICE SPACE WITH DRIVE-THRU

LOCATION

1701 NE 3rd Street | Bend, OR 97701

AVAILABLE SPACE

8,295 SF w/Drive-Thru
Divisible to 3,100 SF

PRICING

Sale Price: \$2,500,000
Lease Rate: \$140,000/year NNN

HIGHLIGHTS

- Bend is the fastest growing metro area in Oregon and seventh fastest growing nationwide. Between 2015 and 2025, the number of people living in Bend increased by 24%. Over that period, employment in the metro area climbed by 44% – making it one of the fastest growing job markets in the country.
- Nearby retailers include Albertsons, CVS and US Foods Chef Store.
- Pylon signage available on NE 3rd Street.



TRAFFIC COUNTS

NE 3rd St – 18,805 ADT ('25)
NE Revere Ave – 10,905 ADT ('25)
Bend Pkwy – 54,189 ADT ('25)



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com

503.274.0211
www.cra-nw.com

FORMER BANK 1701 NE 3RD STREET

BEND, OR

CASCADE VILLAGE

- Ashley Homestore
- Best Buy
- Petsmart
- Mattress Firm
- Ross
- Dick's Sporting Goods
- Trader Joe's
- Cost Plus World Mkt
- Local Acres
- Men's Wearhouse

BEND RIVER PROMENADE

- Kohls
- Macy's
- TJ Maxx
- Natural Grocers
- Hobby Lobby

SITE

DOWNTOWN DISTRICT

OLD MILL DISTRICT

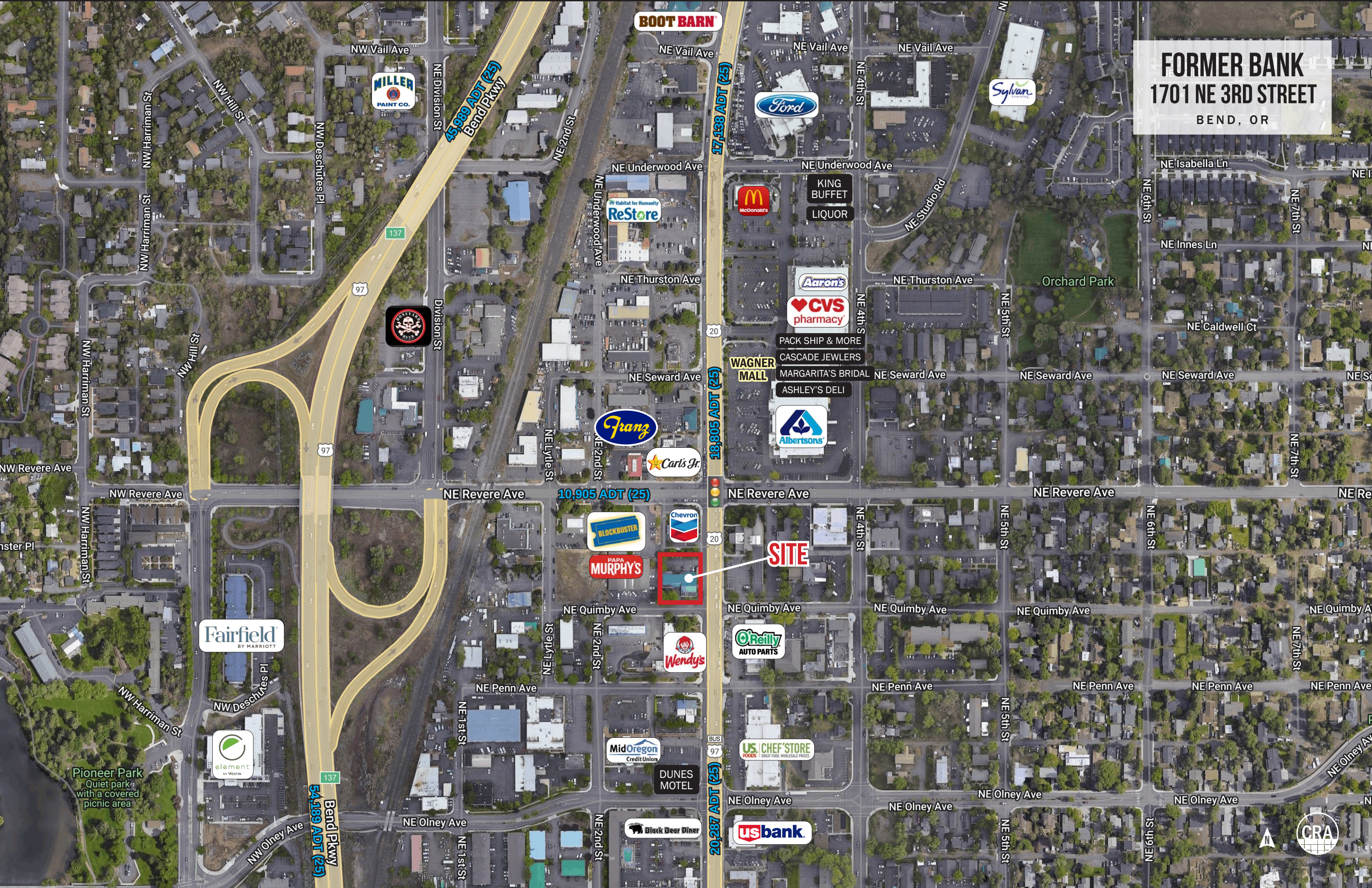
- REI
- Athleta
- Banana Republic
- Gap
- J.Jill
- Regal Cinemas
- Zumiez

BEND FACTORY STORES

- Nike Factory Store
- Eddie Bauer
- Roz & Ali
- Izod
- Maurices
- Columbia Sportswear
- Tuesday Morning

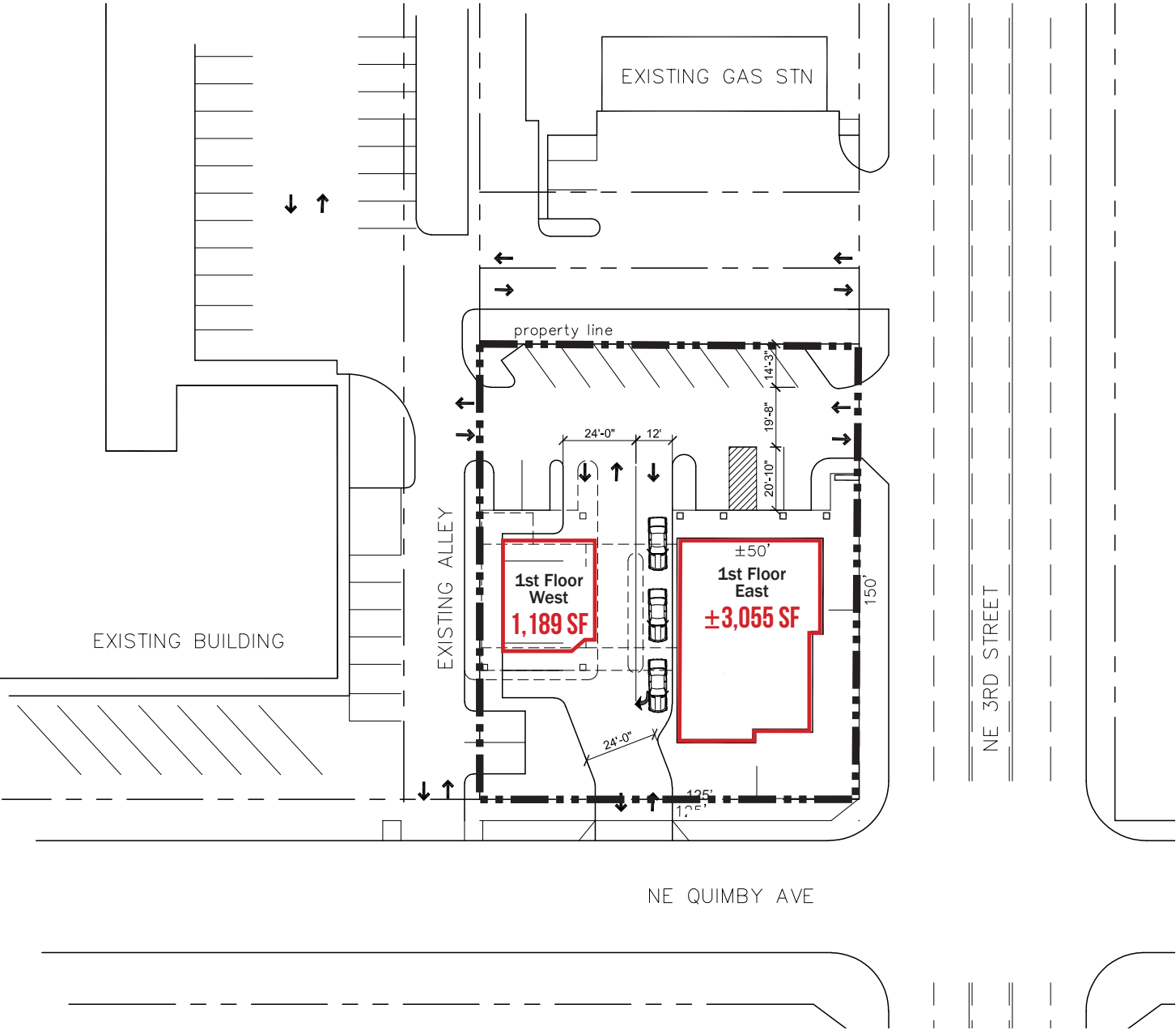


FORMER BANK
1701 NE 3RD STREET
BEND, OR



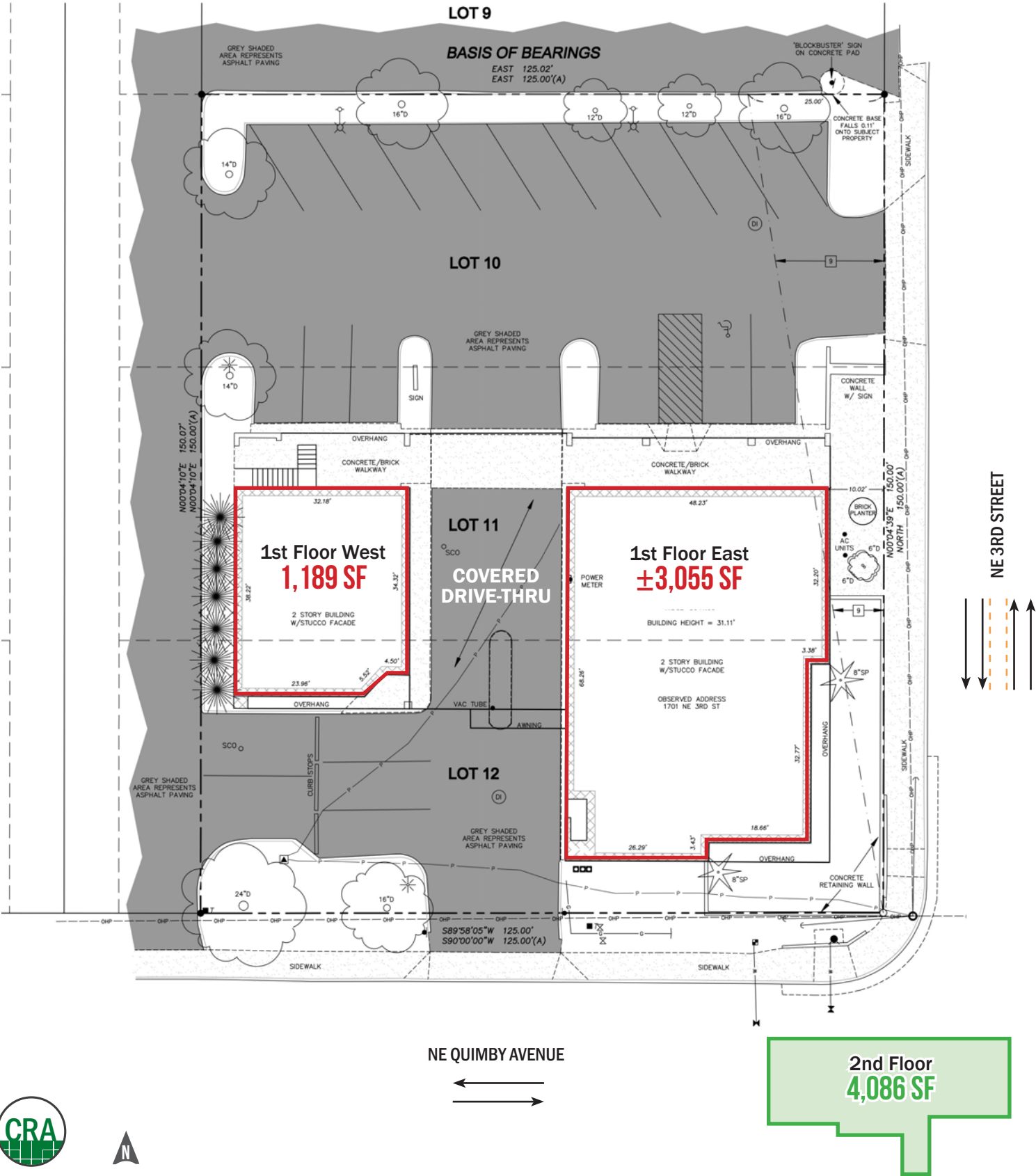
FORMER BANK
1701 NE 3RD STREET
BEND, OR

SITE PLAN



FORMER BANK
1701 NE 3RD STREET
BEND, OR

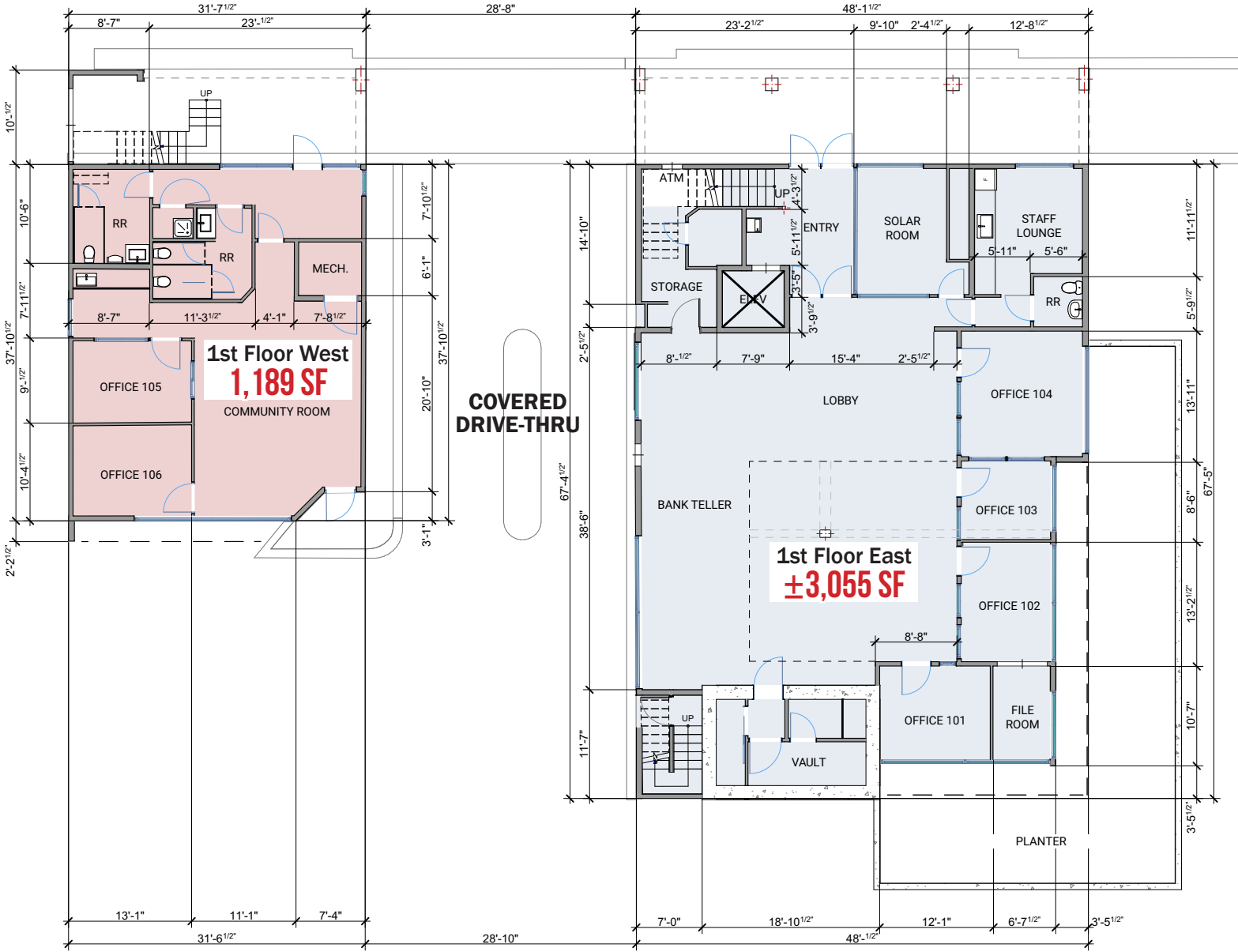
BUILDING PLAN



FLOOR PLANS

FORMER BANK
1701 NE 3RD STREET
BEND, OR

1ST FLOOR



2ND FLOOR



BUILDING STATISTICS:		
1ST FLOOR EAST:	3,033 SF	
1ST FLOOR WEST:	1,189 SF	
2ND FLOOR:	4,086 SF	
TOTAL:	8,308 SF	
DIAL CALCULATION:	8,295 SF	





RENDERING

FORMER BANK
1701 NE 3RD STREET
BEND, OR



FORMER BANK

1701 NE 3RD STREET

BEND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	9,909	82,741	109,239
Projected Population 2030	10,238	86,992	114,643
Average HH Income	\$113,247	\$136,045	\$141,147
Median Home Value	\$765,070	\$754,015	\$754,589
Daytime Demographics 16+	14,883	69,544	81,645
Some College or Higher	82.4%	80.4%	80.3%

\$756,070

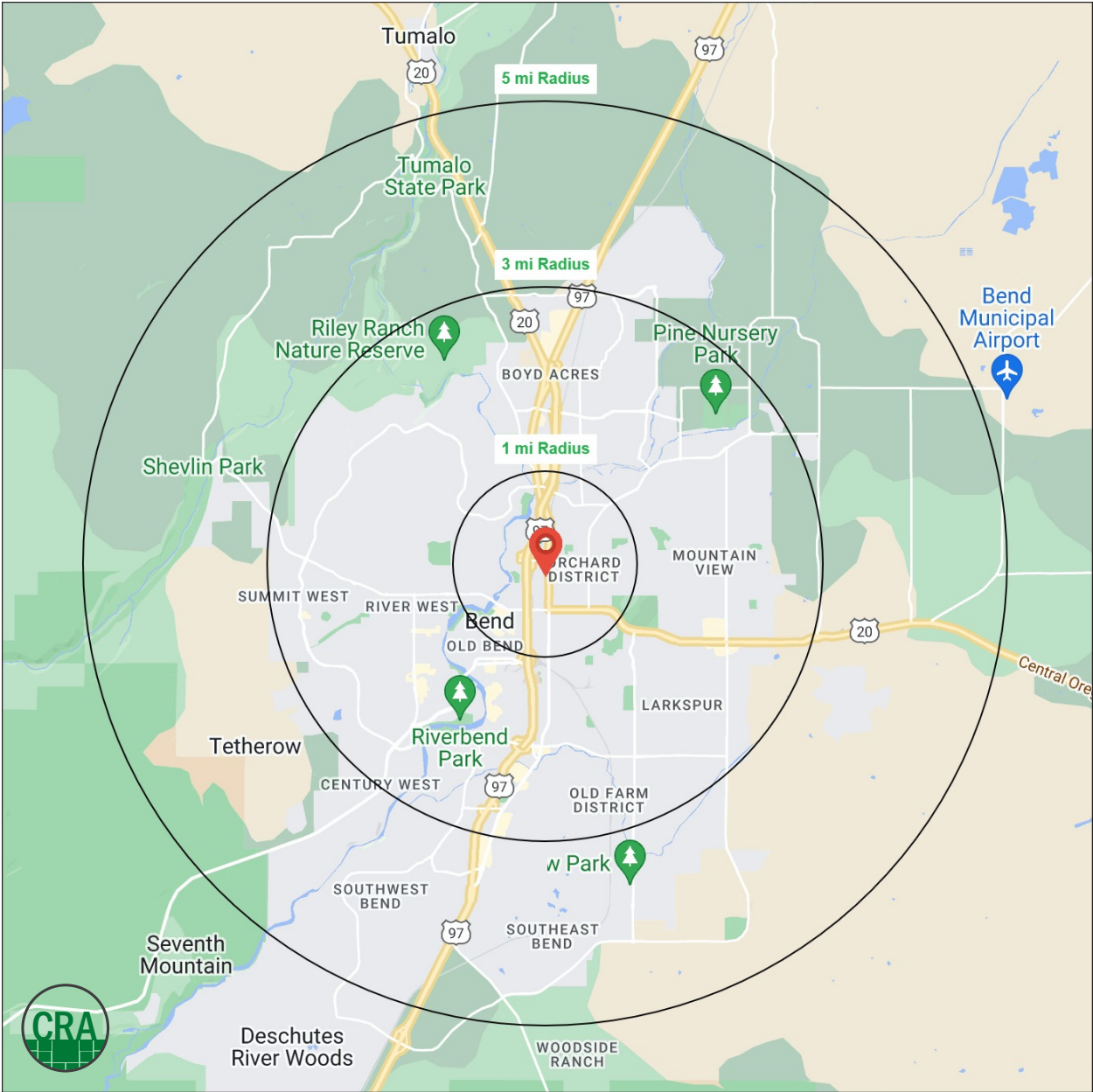
Median Home Value

1 MILE RADIUS

37.8

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0669/-121.303

1701 NE 3rd St Bend, OR 97701	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,909	82,741	109,239
2030 Projected Population	10,238	86,992	114,643
2020 Census Population	10,128	80,664	106,184
2010 Census Population	8,258	62,782	82,432
Projected Annual Growth 2025 to 2030	0.7%	1.0%	1.0%
Historical Annual Growth 2010 to 2025	1.3%	2.1%	2.2%
2025 Median Age	37.8	38.9	40.0
Households			
2025 Estimated Households	4,697	35,486	45,912
2030 Projected Households	4,912	37,724	48,708
2020 Census Households	4,648	33,687	43,539
2010 Census Households	3,767	26,248	33,968
Projected Annual Growth 2025 to 2030	0.9%	1.3%	1.2%
Historical Annual Growth 2010 to 2025	1.6%	2.3%	2.3%
Race and Ethnicity			
2025 Estimated White	87.0%	87.2%	87.3%
2025 Estimated Black or African American	0.9%	0.7%	0.7%
2025 Estimated Asian or Pacific Islander	1.9%	2.0%	1.9%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2025 Estimated Other Races	9.8%	9.5%	9.6%
2025 Estimated Hispanic	9.9%	9.6%	9.6%
Income			
2025 Estimated Average Household Income	\$113,247	\$136,045	\$141,147
2025 Estimated Median Household Income	\$86,681	\$100,223	\$103,376
2025 Estimated Per Capita Income	\$53,783	\$58,445	\$59,424
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.8%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.3%	2.3%
2025 Estimated High School Graduate	15.0%	15.4%	15.7%
2025 Estimated Some College	17.1%	19.6%	20.0%
2025 Estimated Associates Degree Only	11.1%	10.0%	9.5%
2025 Estimated Bachelors Degree Only	32.5%	31.7%	31.8%
2025 Estimated Graduate Degree	21.6%	19.1%	19.0%
Business			
2025 Estimated Total Businesses	2,073	7,545	8,569
2025 Estimated Total Employees	12,255	46,870	51,379
2025 Estimated Employee Population per Business	5.9	6.2	6.0
2025 Estimated Residential Population per Business	4.8	11.0	12.7

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAKS 503.680.3765 | kelli@cra-nw.com

ALEX MACLEAN IV 503.866.6425 | alex4@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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