

FOR LEASE

1,754 SF | \$42/SF/YR. NNN

East End Turnkey Restaurant Space

1462 NE Cushing Drive, Suite 140, Bend, OR 97701



BUILT-IN CLIENTELE FROM SURROUNDING NEIGHBORHOODS, SCHOOLS, AND MEDICAL COMMUNITY



Russell Huntamer, CCIM | Jay Lyons, SIOR, CCIM
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FOR LEASE

\$42/SF/YR. NNN

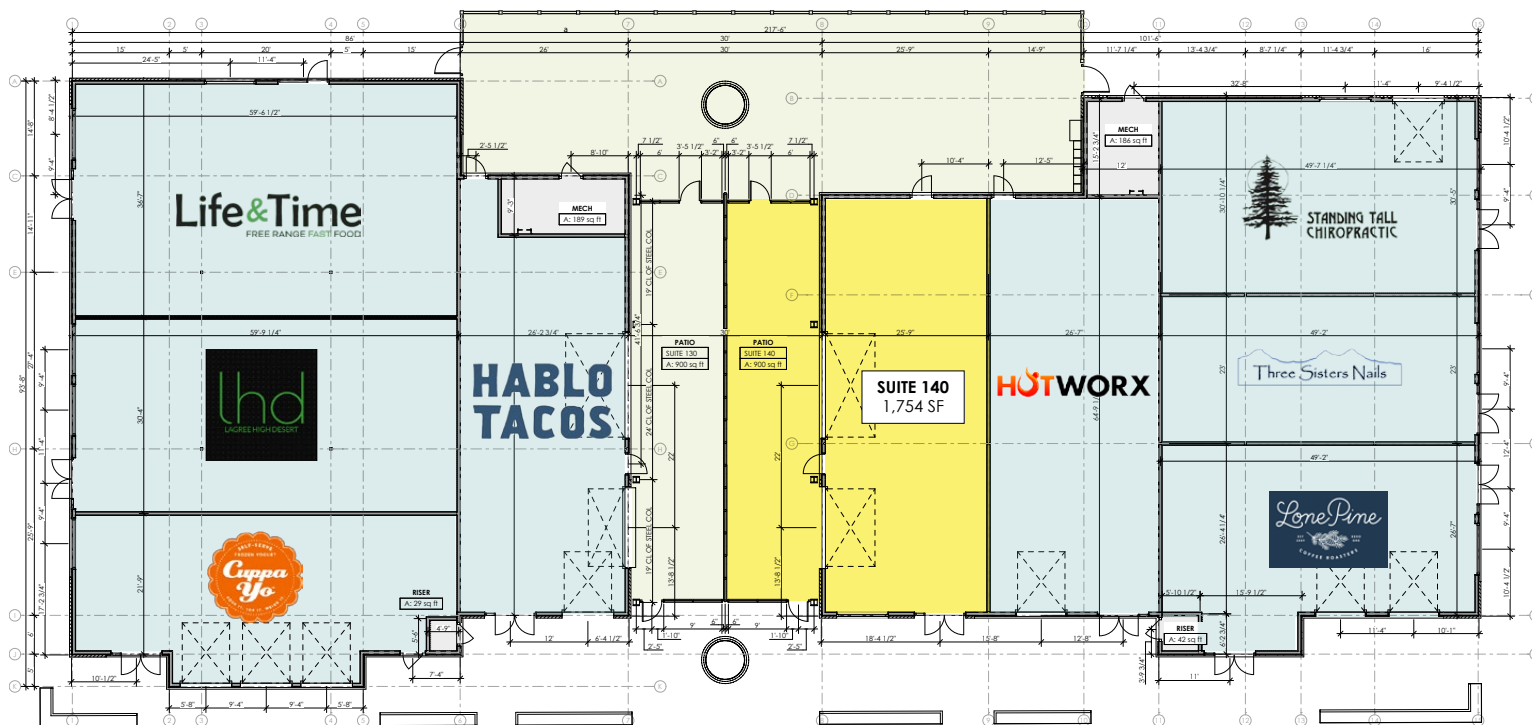
East End – Turnkey Restaurant Space

PROPERTY DETAILS

Avail. Space:	1,754 SF
Lease Rate:	\$42/SF/Yr. NNN
NNNs:	Est. at \$10.56/SF/Yr.
Bldg. Size:	16,971 SF
Lot Size:	1.71 Acres
Year Built:	2020
Zoning:	Residential High Density (RH)
Parking:	Abundant onsite parking

HIGHLIGHTS

- Immediate proximity to St. Charles Medical Center, Bend Memorial Clinic, Central Oregon Radiology and many other medical offices creating a high daytime population for the area
- Turnkey restaurant build out including Type-1 hood, walk-in cooler, and tap system
- Neighbors include Hablo Tacos, Lone Pine Coffee Roasters, Three Sisters Nails, and Lagree High Desert
- Traffic counts of 18,482 AADT on 27th Street and 11,755 AADT on Neff Road (2022)
- Heated and covered outdoor seating area
- Two roll-up doors
- FF&E available to be purchased separately





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DEMOGRAPHICS - WITHIN A 3-MILE RADIUS

POPULATION



60,539

2024 Total Population



65,200

2029 Total Population



1.49%

2023-2028 Population:
Annual Growth Rate

HOUSEHOLDS



25,362

Total Households



2.36

Average Household
Size



2.31%

2010-2020 Annual
Growth Rate

INCOME



\$80,716

Median Household
Income



\$49,493

Per Capita Income



\$215,177

Median Net Worth



\$663,428

Median Home Value



51.4%

Percent of Income for
Mortgage



\$1,452

Median Contract Rent

HOUSING STATS



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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